

OL/SE/752/Sep 2025-26

September 05, 2025

BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai - 400051
Security Code: 532880	Symbol: OMAXE

Subject: 36th Annual General Meeting (AGM) of the shareholders of Omaxe Limited ("the Company")

Ref: Disclosure under Regulation 34 and other applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Dear Sir/Madam,

We wish to inform you that pursuant to the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and in accordance with the applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and the Securities and Exchange Board of India ("SEBI"), the 36th Annual General Meeting of the equity shareholders ("Members") of Omaxe Limited (the "Company") will be held on **Monday, September 29, 2025 at 12:00 Noon (IST)** through Video Conferencing/Other Audio Visual Means, without the physical presence of Members at a common venue ("AGM").

We enclose herewith the Notice convening 36th AGM and Annual Report for the financial year 2024-25. The said documents are also uploaded on the website of the Company i.e. www.omaxe.com.

Further, please note that the Company has today i.e. September 5, 2025 completed the dispatch of the Notice of 36th AGM and Annual Report for the financial year 2024-25, through e-mail, to all Members/shareholders, holding equity shares of the Company as on August 29, 2025 and whose email IDs are registered with the Company/Company's Registrar & Share Transfer Agent i.e. MUFG Intime India Private Limited/ Depositories, in compliance with applicable circulars issued by MCA and SEBI.

Further, in compliance with Regulation 36(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a letter containing web-link, and the exact path, to access the Annual Report for financial year 2024-25, is being sent by the Company to those Members/shareholders whose e-mail ID is not registered with the Company/RTA/ Depository(ies).

The Cut-off date for the purpose of determining the Members, who shall be eligible to vote on the resolutions set out in the Notice of the 36th AGM and to attend the 36th AGM, is Monday, September 22, 2025 and the voting rights of the Members shall be in proportion to their shareholding as on Cut-off date i.e. September 22, 2025 in the paid up equity share capital of Company.

You are requested to take the same on your records.

Thanking You,

For Omaxe Limited

D B R

SRIKANTA

Digitally signed by D
B R SRIKANTA
Date: 2025.09.05
21:05:04 +05'30'

D B R Srikanta

Company Secretary & Compliance Officer

Encl.: As above

"This is to inform that please make all correspondence with us on our **Corporate Office Address only**"

OMAXE LIMITED

Corporate Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019.

Tel.: +91-11-41896680-85, 41893100, **Fax:** +91-11-41896653, 41896655, 41896799

Regd. Office: Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon - 122 001, (Haryana)

Toll Free No. 18001020064, **Website:** www.omaxe.com, **CIN:** L74899HR1989PLC051918

OMAXE LIMITED

Registered Office: 19B, First Floor, Omaxe Celebration
Mall, Sohna Road, Gurugram, Haryana-122001
CIN: L74899HR1989PLC051918; **Telephone No.** 011-41893100
Website: www.omaxe.com; **E-mail Id:** secretarial_1@omaxe.com

NOTICE OF 36TH ANNUAL GENERAL MEETING

NOTICE is hereby given that the 36th Annual General Meeting (“AGM”) of the Members of Omaxe Limited will be held on Monday, September 29, 2025 at 12:00 Noon through Video Conferencing (“VC”) or Other Audio Visual Means (“OAVM”) to seek the consent of the shareholders of the Company (“Members”), on the business items herein below:

ORDINARY BUSINESS:

1. To consider and adopt the Audited (Standalone and Consolidated) Financial Statements of the Company for the financial year ended on March 31, 2025, together with the Reports of the Board of Directors and the Auditor’s reports thereon.
2. To appoint a Director in place of Mr. Rohtaas Goel (DIN: 00003735), Director of the Company, who retires by rotation and being eligible, offers himself for re-appointment.

SPECIAL BUSINESS:

3. CONFIRMATION/ RATIFICATION OF REMUNERATION OF M/S S.K. BHATT & ASSOCIATES, COST ACCOUNTANTS, COST AUDITORS OF THE COMPANY FOR THE FINANCIAL YEAR ENDING ON MARCH 31, 2026

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

“**RESOLVED THAT** pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014 [including any statutory amendment(s), modification(s) or re-enactment(s) thereof, for the time being in force] and at the recommendation of Audit Committee, the remuneration of M/s S.K. Bhatt & Associates, Cost Accountants (Firm Registration No.: 000312), appointed as Cost Auditors by the Board of Directors to conduct the audit of the cost records of the Company for the financial year ending on March 31, 2026, amounting upto Rs. 2,00,000/- (Rupees Two Lakh Only) plus reimbursement of out-of-pocket expenses along with applicable taxes, be and is hereby ratified and confirmed.

RESOLVED FURTHER THAT the Board of the Company (which expression shall include a committee thereof) be and is hereby authorized to do all such acts, deeds and things, and to enter into such agreement(s) including any amendment(s) thereof or any such document(s), as the Board may, in its absolute discretion, consider necessary, expedient or desirable in order to give effect to this resolution or as otherwise considered by the Board to be in the best interest of the Company, as it may deem fit.”

4. APPOINTMENT OF M/S DMK ASSOCIATES, COMPANY SECRETARIES AS THE SECRETARIAL AUDITORS OF THE COMPANY

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

“**RESOLVED THAT** pursuant to the Section 204 and other applicable provisions of the Companies Act, 2013 and rules made thereunder read with Regulation 24A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, and based on the recommendations of

Audit Committee and Board of Directors of the Company, M/s DMK Associates, Company Secretaries (Firm Registration Number: P2006DE003100), a Peer Reviewed Secretarial Audit Firm (Peer Review No. 6896/2025), be and are hereby appointed as the Secretarial Auditors of the Company for an audit period of 5 (Five) consecutive years, commencing from financial year 2025-26 till financial year 2029-30, at such remuneration, as may be determined and recommended by the Audit Committee and approved by the Board of Directors, plus reimbursement of out-of-pocket expenses and applicable taxes.

RESOLVED FURTHER THAT the Board of Directors (which expression shall include a Committee thereof) be and is hereby authorized, to enter into such agreement(s) including any amendment(s) thereof or any such document(s), as the Board may, in its absolute discretion, consider necessary, expedient or desirable for the best interest of the Company and to avail or obtain from the Secretarial Auditors, such other services or certificates or reports which the Secretarial Auditors may be eligible to provide or issue under the applicable laws at a remuneration to be determined by the Board.

RESOLVED FURTHER THAT any of the Executive Directors and/or the Company Secretary of the Company be and are hereby severally authorized to do all such acts, deeds, matters and things as may be deemed necessary or desirable to give effect to this resolution.”

5. RE-APPOINTMENT OF MR. VINIT GOYAL (DIN: 03575020) AS WHOLE TIME DIRECTOR OF THE COMPANY

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

“**RESOLVED THAT** in accordance with the provisions of Sections 196, 197, 198, 203 and all other applicable provisions of the Companies Act, 2013, if any, read with Schedule V of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended and Rules made thereunder, [including any statutory modification(s) or re-enactment thereof, for the time being in force], and based on the recommendation of Nomination & Remuneration Committee and Board of Directors, the consent of the Members of the Company be and is hereby accorded to re-appoint Mr. Vinit Goyal (DIN: 03575020) as Whole-time Director of the Company for second term of 5 (Five) consecutive years with effect from 12 April, 2026, on following terms and conditions:

- a. **Tenure:** 5 years w.e.f. 12.04.2026 to 11.04.2031
- b. **Salary***: Up to Rs. 5,00,000/- (Rupees Five Lakh Only) per month.
*(*Salary and/or Annual increment shall be paid, as the Board may deem fit, at such quantum, periodicity and intervals, at the discretion of the Board and subject to overall limits as prescribed, from time to time, under the Companies Act, 2013 and Rules made there under.)*
- c. **Housing:** House Rent Allowance may be provided by the Company as per Company Policies or the Company may provide fully furnished accommodation along with its upkeep and maintenance including payment towards electricity, water and servant(s), at the discretion of the Board from time to time.
- d. **Perquisites:**
 - d1. Car: Chauffeur driven car for official use. All expenses on running and maintenance of the cars on actual basis to be borne by the Company.
 - d2. Telephone: Official telephone/mobile phone will be reimbursed by the Company as per HR Policy of the Company.
 - d3. Group medical policy and group accidental policy: Group medical policy and group accidental policy will be borne by company as per the HR Policy of the Company.
 - d4. Annual Leave: The Director would be entitled for annual leaves and encashment of leaves as per the HR Policy of the Company
 - d5. Contributions and Gratuity: Contributions and Gratuity will be governed as per the HR Policy of the Company.

RESOLVED FURTHER THAT other terms and conditions of re-appointment of Mr. Vinit Goyal shall be as per

the rules and policies of the Company except those mentioned in this resolution.

RESOLVED FURTHER THAT notwithstanding anything to the contrary herein contained and subject to the provisions of Schedule V of the Companies Act, 2013, the aforesaid remuneration shall be paid within the applicable limit(s), in case of loss or absence/inadequacy of profits, for a period of three consecutive years from the date of his re-appointment.

RESOLVED FURTHER THAT the Board of Directors may, on the recommendation of Nomination & Remuneration Committee, from time to time, vary or modify the above terms, including the remuneration as it thinks fit during his tenure, provided that such variation is as per the provisions/limits laid down under the Companies Act, 2013 and Rules made thereunder.

RESOLVED FURTHER THAT any of the Executive Director(s) of the Company and /or the Company Secretary be and is hereby severally authorized to take all such steps, acts, deeds and things as may be required, desirable or expedient to give effect to this resolution.”

6. RE-APPOINTMENT OF MR. AROON KUMAR AGGARWAL (DIN: 00828759) AS NON-EXECUTIVE & INDEPENDENT DIRECTOR OF THE COMPANY

To consider and if thought fit, to pass, with or without modification(s), the following resolution as a **Special Resolution**:

“**RESOLVED THAT** pursuant to the provisions of Section 149, 150, 152 and any other applicable provisions of the Companies Act, 2013 (the ‘Act’) and the Companies (Appointment and Qualification of Directors) Rules, 2014 [including any statutory amendment(s), modification(s) and/ or re-enactment(s) thereof for the time being in force] read with Schedule IV to the Act and Regulation 16(1)(b) and any other applicable Regulation of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR Regulations), as amended, and at the recommendation of the Nomination & Remuneration Committee and approval of Board of Directors, Mr. Aroon Kumar Aggarwal (DIN: 00828759), who meets the criteria of independence as provided in Section 149(6) of the Act and Rules framed thereunder and Regulation 16(1)(b) of the SEBI LODR Regulations and who has submitted a declaration to that effect and who was appointed as a Non-Executive Independent Director of the Company and whose term of office is expiring on May 26, 2026, being eligible, be and is hereby re-appointed as a Non-Executive & Independent Director of the Company, not liable to retire by rotation, to hold office for a second term of 5 (five) consecutive years with effect from May 27, 2026.

RESOLVED FURTHER THAT any of the Executive Directors and/or the Company Secretary of the Company be and are hereby severally authorized to do all such acts, deeds, matters and things as may be deemed necessary or desirable to give effect to this resolution.”

7. PAYMENT OF REMUNERATION TO MR. ROHTAAS GOEL (DIN: 00003735), CHAIRMAN & NON-EXECUTIVE DIRECTOR OF THE COMPANY FOR THE FINANCIAL YEAR 2025-26, WHICH MAY EXCEED 50% OF THE TOTAL ANNUAL REMUNERATION PAYABLE TO ALL OTHER NON-EXECUTIVE DIRECTORS OF THE COMPANY

To consider and if thought fit, to pass, with or without modification(s), the following resolution as a **Special Resolution**:

“**RESOLVED THAT** pursuant to the provisions of Regulation 17(6)(ca) and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and applicable provisions of the Companies Act, 2013, if any, and the Rules framed thereunder, as amended from time to time, and in accordance with Articles of Association and “Policy on Appointment and Remuneration of Director, KMPs and SMPs” of the Company, and at the recommendations of the Nomination & Remuneration Committee and Board of Directors, the consent of the Members of the Company be and is hereby accorded to pay a remuneration, as set out in the statement annexed to this notice, to Mr. Rohtaas Goel (DIN: 00003735), in the capacity of Chairman & Non-Executive Director of the Company, which may exceed 50% of total remuneration payable to all other Non-Executive Directors for the financial year 2025-26.

RESOLVED FURTHER THAT any of the Executive Directors and/or the Company Secretary of the Company be and are hereby severally authorized to do all such acts, deeds, matters and things as may be deemed necessary or desirable to give effect to this resolution.”

Date: August 13, 2025

Place: New Delhi

Regd. Office: 19B, First Floor, Omaxe Celebration Mall,
Sohna Road, Gurugram, Haryana -122001

**By order of the Board
Omaxe Limited**

**Sd/-
D B R Srikanta
Company Secretary & Compliance Officer
(M. No. F3992)**

NOTES:

1. The statement pursuant to Section 102 of the Companies Act, 2013 read with of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 [“SEBI (LODR) Regulations, 2015”], and Secretarial Standard on General Meetings, setting out material facts concerning the special businesses under Item Nos. 3 to 7 are annexed hereto and forms part of this Notice. The relevant details as required under Regulation 36(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 & Secretarial Standard-2 of the person seeking Appointment/Re-appointment as Director are also annexed herewith as Annexure A & B to this Notice.
2. The Ministry of Corporate Affairs (‘MCA’) vide General Circular No. 9/2024 dated 19 September 2024 read with General Circular No. 9/2023 dated 25 September 2023, General Circular No. 10/2022 dated 28 December 2022, General Circular No. 2/2022 dated 5 May 2022, General Circular No. 2/2021 dated 13 January 2021, General Circular No. 20/2020 dated 5 May 2020, General Circular No. 17/2020 dated 13 April 2020 and General Circular No. 14/2020 dated 8 April 2020 (collectively referred to as ‘MCA Circulars’) permitted holding of the Annual General Meeting (‘AGM’) through Video Conferencing (‘VC’) or Other Audio Visual Means (‘OAVM’), without the physical presence of the members at a common venue. The Securities and Exchange Board of India (‘SEBI’) also vide its Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated 3 October 2024 (‘SEBI Circulars’) has provided certain relaxations from compliance with certain provisions of the SEBI (LODR) Regulations, 2015. Accordingly, in compliance with the provisions of the Companies Act, 2013 (the ‘Act’), SEBI (LODR) Regulations, 2015, MCA Circulars and the SEBI Circular, the AGM of the Company will be held through VC/ OAVM. The deemed venue of the AGM shall be the Registered Office of the Company.

The Company has made arrangements through M/s. MUFG Intime India Private Limited (‘‘MUFG’’), the Registrar and Share Transfer Agent (RTA) of the Company, to provide Video Conferencing (VC) / Other Audio-Visual Means (OAVM) facility for the 36th AGM and for conducting of the AGM through VC/OAVM.

3. **PURSUANT TO THE PROVISIONS OF SECTION 105 THE COMPANIES ACT, 2013, A MEMBER ENTITLED TO ATTEND AND VOTE AT THE AGM IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE ON HIS/ HER BEHALF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. HOWEVER, SINCE THIS AGM IS BEING HELD PURSUANT TO THE APPLICABLE MCA CIRCULARS AND SEBI CIRCULARS AS MENTIONED HEREINABOVE, THROUGH VC/ OAVM, PHYSICAL ATTENDANCE OF MEMBERS HAS BEEN DISPENSED WITH. ACCORDINGLY, THE FACILITY FOR APPOINTMENT OF PROXIES BY THE MEMBERS WILL NOT BE AVAILABLE FOR THE AGM AND HENCE THE PROXY FORM AND ATTENDANCE SLIP INCLUDING ROUTE MAP ARE NOT ANNEXED TO THIS AGM NOTICE.**
4. In terms of the Articles of Association of the Company read with Section 152 of the Companies Act, 2013, Mr. Rohtaas Goel (DIN: 00003735), Director of the Company, is liable to retire by rotation at this Annual General Meeting, and being eligible, offered himself for re-appointment as Director. The Board of Directors, based on the recommendation of Nomination & Remuneration of Committee, has proposed his re-appointment. Additionally, based on the recommendation of Nomination & Remuneration Committee, the Board has proposed the re-appointment of Mr. Aroon Kumar Aggarwal (DIN: 00828759) as Non-Executive & Independent Director, and Mr. Vinit Goyal (DIN: 03575020) as Whole time Director of the Company, each for a second term of 5 consecutive years.
5. The details of Directors seeking re-appointment, in terms of Regulation 36(3) of the SEBI (LODR) Regulations, 2015 and the Act (including Secretarial Standard on General Meetings), are given in the Corporate Governance Report and annexed hereto and form part of this Notice.
6. Pursuant to Sections 112 and Section 113 of the Companies Act, 2013, Institutional/ Corporate Members (i.e. other than individuals / HUF, NRI, etc.) are required to send a scanned copy (PDF/JPG Format) of its Board or governing body resolution/ authorization etc., authorizing its representative to attend the AGM through VC/ OAVM on its behalf and to vote through remote e-voting. The said resolution/ authorization shall be sent by email through its registered email address to secretarial_1@omaxe.com with a copy marked to enotices@in.mpms.mufg.com.
7. In case of joint holders, the Member whose name appears as the first holder in the order of names as per the Register of Members of the Company will be entitled to vote through e-voting during the AGM.
8. In accordance with the aforesaid MCA Circulars and SEBI Circulars and in compliance with the provisions of the Act and the SEBI (LODR) Regulations, 2015, the financial statements including report of Board of Directors, Auditor’s reports or other documents required to be attached therewith and the Notice of AGM, are being sent in electronic mode to Members whose e-mail address is registered with the Company or the Depositories/ Depository Participants (DP). Further, pursuant to the Regulation 36(1)(b) of the SEBI (LODR) Regulations, 2015 a letter containing the web-link,

and the exact path, where complete details of the Annual Report are available, is being sent to all such shareholders who have not registered their e-mail ID with the Company/ RTA/depository participants.

In case any member is desirous of obtaining hard copy of the Annual Report for the financial year 2024-25, he/she may send request to the Company's email id at secretarial_1@omaxe.com mentioning their Folio No./DP ID and Client ID. Members may note that the Notice of 36th AGM and Annual Report for Financial Year 2024-25 are available on the Company's website at <https://www.omaxe.com/investor> and websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com, respectively.

9. Rule 18 of the Companies (Management and Administration) Rules, 2014 requires a company to provide advance opportunity at least once in a Financial Year to the Members to register his/her e-mail IDs and any changes therein. In accordance with the said requirements, we request the Members who do not have their e-mail IDs registered, get the same registered with their DP or RTA of the Company. Further, in order to receive faster communication and to enable the Company to serve the members better and to promote green initiatives, the members are requested to provide/ update their e-mail ID with their respective DPs or e-mail at delhi@in.mpms.mufg.com / enotices@in.mpms.mufg.com to get the Annual Report and other documents/ communication on their e-mail ID. Members holding equity shares in physical mode are requested to intimate their e-mail ID to the RTA/ Company, either by e-mail at delhi@in.mpms.mufg.com / enotices@in.mpms.mufg.com or secretarial_1@omaxe.com or by sending a communication at Registered Office/ Corporate Office of the Company.
10. The Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Companies Act, 2013 and the Register of Contracts or Arrangements in which the Directors are interested, maintained under Section 189 of the Act, and all documents referred to in the Notice, are available for inspection by the Members electronically from the date of circulation of this Notice up to the date of this 36th AGM and during the AGM. Members who wish to inspect the documents, may send their request through an email at secretarial_1@omaxe.com.
11. Members desiring any information regarding financial statements are requested to write to the Company at secretarial_1@omaxe.com at an early date to enable the management to keep the information ready.
12. SEBI vide its notification dated 8 June 2018, amended the SEBI (LODR) Regulations, 2015 and mandated that the transfer of securities would be carried out only in dematerialized form. Accordingly, requests for effecting transfer of physical securities cannot be processed unless the securities are held in dematerialized form with any DP. Therefore, RTA and the Company have not been accepting any request for transfer of equity shares in physical mode. Further, SEBI vide its Master Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/91 dated 23 June 2025, issued operational guidelines for processing requests for (i) Transmission; (ii) Transposition; (iii) Issue of duplicate securities certificate; (iv) Claim from Unclaimed Suspense Account; (v) Renewal/ Exchange of securities certificate; (vi) Endorsement; (vii) Sub-division/ Splitting of securities certificate; and (viii) Consolidation of securities certificates/ folios of securities would be carried out in dematerialized form only. Accordingly, requests for effecting the above-mentioned dealings in respect of physical securities will be carried out in accordance with the afore-stated SEBI Master Circular. Members can contact the Company or Company's RTA i.e. MUFG, for assistance in this regard.

However, notwithstanding anything to the contrary herein contained, SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025, has granted one more opportunity for re-lodgment of transfer requests till January 6, 2026, to the members who had lodged their transfer deeds of physical shares prior to April 1, 2019 and which were rejected/returned/not attended due to deficiency in the documents/process or otherwise. The details of the same are available at the website of the Company at <https://www.omaxe.com/investor/investor-corner>.
13. In accordance with the provisions of Section 72 of the Act and SEBI Circulars, the facility for nomination is available for the Members of the Company in respect of the equity shares held by them. Members who have not yet registered their nomination are requested to register the same by submitting Form No. SH-13. If a Member desires to opt out or cancel the earlier nomination and record a fresh nomination, they may submit the same in Form No. ISR-3 or Form No. SH-13, as applicable. The said forms are available on the Company's website at www.omaxe.com. Members are requested to submit the said details to their respective DPs, in case the equity shares are held by them in dematerialized form and to the Company/ RTA, in case the equity shares are held by them in physical mode.
14. Members holding equity shares in demat form are requested to provide their PAN, Bank details and intimate changes, if any, pertaining to their name, postal address, e-mail ID, telephone and mobile number, nomination, power of attorney, bank details (Bank account number, Bank and Branch Name and address, IFSC, MICR code) to their respective Depository Participants ('DPs'). Changes intimated to the DPs will automatically be reflected in the Company's record, which will help the Company and RTA to provide efficient and better services.

As per Circulars issued by SEBI from time to time, it is mandatory for the Shareholders holding equity shares in physical

mode to furnish their PAN, Choice of Nomination, Contact details including Mobile number, Bank account details and Specimen signature before getting any investor service request processed.

Further, with effect from 1 April 2024, dividend to Shareholders (holding equity shares in physical mode), shall be paid only through electronic mode. Such payment shall be made only after furnishing the PAN, Choice of Nomination, Contact details including Mobile number, Bank account details and Specimen signature. Members may refer to the FAQs provided by SEBI on its website at https://www.sebi.gov.in/sebi_data/faqfiles/jan2024/1704433843359.pdf.

15. Members holding shares in Electronic/Demat form or in physical mode are requested to quote their DPID & Client ID or Folio details, respectively, in all correspondences, including the dividend related matters to the RTA i.e. MUFG or the Secretarial Department of the Company.
16. Members who would like to express their views or ask questions may register themselves as a speaker by sending the request along with their queries in advance mentioning their name, demat account number / folio number, e-mail id and mobile number at secretarial_1@omaxe.com. Only those speaker registration requests received till 05:00 p.m. (IST) on Friday, September 26, 2025 shall be considered and allowed as speakers during the AGM. The Company reserves the right to restrict the number of questions and speakers, as appropriate for smooth conduct of the AGM.
17. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013.
18. Pursuant to Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended for time being in force and Regulation 44 of the SEBI LODR and Secretarial Standards on General Meetings (SS-2) issued by the Institute of Company Secretaries of India, the Company is pleased to provide the facility of remote e-voting to all the members. The complete instructions on e-voting facility provided by the Company are mentioned in the notes to this Notice at point No. 26 & 27, explaining the process of e-voting with necessary user id and password. Members present in meeting through video conferencing facility and did not cast their vote on resolutions through remote e-voting, shall be allowed to vote through e-voting system during the meeting.
19. Members of the Company are requested to note that as per the provisions of Section 124 of the Companies Act, 2013, dividends not en-cashed/ claimed by the Members of the Company, within a period of 7 (seven) years from the date of declaration of dividend, shall be transferred to the Investor Education and Protection Fund (IEPF) by the Company. Accordingly, during the FY 2024-25, unclaimed dividend aggregating to Rs. 2,52,036/- and corresponding 27,571 equity shares, pertaining to unclaimed dividend for the financial year 2016-17, were transferred to the Investor Education and Protection Fund (IEPF) Authority, after giving due notice to the Members of the Company. The Members, whose unclaimed dividend/shares have been transferred to IEPF, may claim the same by making an online application to the IEPF Authority in web Form No. IEPF-5 available on www.iepf.gov.in.

Members/claimants whose shares and/or unclaimed dividend have been transferred to the Fund, may claim the shares or apply for refund by making an application to IEPF Authority in Form No. IEPF-5 (available on www.iepf.gov.in) along with requisite fees as decided by the Authority from time to time. Members/claimants can file only one consolidated claim in a Financial Year as per IEPF Rules. The Company and IEPF Authority shall deal with the application in the manner provided in IEPF Rules.

It is in the Members' interest to claim any un-cashed dividends and for future, opt for Electronic Clearing Service, so that dividends paid by the Company are credited to the Members account on time. The details of the unclaimed dividends are available on the Company's website at www.omaxe.com/investor and IEPF Authority's website at www.iepf.gov.in.

Pursuant to the MCA circular dated July 16, 2025, Omaxe has joined a 100 days campaign "Saksham Niveshak" with the objective of reaching out to shareholders whose dividends remain unpaid or unclaimed. The Members are strongly encouraged to update their PAN, nomination details, contact information (postal address, mobile number), bank account details, and specimen signatures with either the Company or its RTA i.e. MUFG. Since dividends are paid exclusively via electronic transfer, Members with unpaid or unclaimed dividends will receive their funds only after providing the required information and documents. Members holding shares in physical form are requested to complete their KYC updates accordingly. For any issues related to unclaimed/unpaid dividends, KYC updates, or bank detail updates, shareholders are requested to contact the RTA of the Company at: Noble Heights, 1st Floor, Plot Nh 2, C-1 Block LSC, Near Savitri Market, Janakpuri, New Delhi 110058 Tel: 011-49411000 Email: delhi@in.mpms.mufg.com. Members may also reach out to the Company at secretarial_1@omaxe.com for additional support. More details are available at: <https://www.omaxe.com/investor/investor-corner>.

20. Non-Resident Indian Members are requested to inform Registrar and Share Transfer Agent and their relevant DP's immediately of Change in their residential status on return to India for permanent settlement. Particulars of their bank

account maintained in India with complete name, branch, account type, account number and address of the bank with pin code number, if not furnished earlier.

21. SEBI vide Master Circular No. SEBI/HO/OIAE/OIAE_IAD-3/P/CIR/2023/195 updated on 28 December 2023, has formulated SOPs for dispute resolution under the Stock Exchange arbitration mechanism for disputes between the Company/ Registrars to an Issue and Share Transfer Agents and Company's Shareholder(s)/ Investor(s). The Shareholders may initiate Arbitration Mechanism, post exhausting all actions for resolution of complaints including through SCORES Portal, by filing the Arbitration reference with the Stock Exchange where the initial complaint has been addressed. After exhausting all the options available for resolution of the grievances, if the Shareholders are not satisfied with the outcome, they can initiate dispute resolution through the ODR Portal at <https://smartodr.in/login>.
22. The Company has fixed Monday, September 22, 2025 as Cut-off date for determining the eligibility of Members entitled to vote at the ensuing AGM. The remote e-voting shall remain open for a period of 3 consecutive days commencing from 9.00 a.m. (IST) on Friday, September 26, 2025 up to 5.00 p.m. (IST) on Sunday, September 28, 2025 (both days inclusive).
23. The voting rights of the shareholders shall be in proportion to their shares in the paid-up equity share capital of the Company as on the cut-off date i.e. Monday, 22 September 2025. A person who is not a member as on the cut-off date should treat this Notice for information purpose only.
24. The Board of Directors has appointed M/s Neeraj Jain and Associates, Company Secretaries, as the Scrutinizer to scrutinize the voting at the meeting and remote e-voting process in a fair and transparent manner. The results declared along with scrutinizer's report shall be placed on the company's website i.e. www.omaxe.com and on the websites of Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com, respectively and shall be displayed at the registered office of the Company.
25. Members may join the 36th AGM through VC/OAVM facility by following the procedure as mentioned below which shall be kept open for the Members from 11:45 a.m. (IST) i.e. 15 minutes before the time scheduled to start the 36th AGM and the Company may close the window for joining the VC/OAVM Facility 15 minutes after the scheduled time to start the 36th AGM. The instructions and other information relating to remote e-voting, participation in the AGM through VC/OAVM and e-voting during the 36th AGM are integral part of this Notice.

26. Remote e-Voting Instructions for shareholders:

In terms of SEBI circular no. SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated July 11, 2023, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants.

Shareholders are advised to update their mobile number and email Id correctly in their demat accounts to access remote e-Voting facility.

LOGIN METHOD FOR INDIVIDUAL SHAREHOLDERS HOLDING SECURITIES IN DEMAT MODE:

Individual Shareholders holding securities in demat mode with NSDL

METHOD 1 - NSDL IDeAS facility

Shareholders registered for IDeAS facility:

- a) Visit URL: <https://eservices.nsdl.com> and click on "Beneficial Owner" icon under "IDeAS Login Section".
- b) Click on "Beneficial Owner" icon under "IDeAS Login Section".
- c) Post successful authentication, you will be able to see e-Voting services under Value added services section. Click on "Access to e-Voting" under e-Voting services.
- d) Click on "MUFG InTime" or "evoting link displayed alongside Company's Name" and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

Shareholders not registered for IDeAS facility:

- a) To register, visit URL: <https://eservices.nsdl.com> and select "Register Online for IDeAS Portal" or click on <https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp>
- b) Enter 8-character DP ID, 8-digit Client ID, Mobile no, Verification code & click on "Submit".

- c) Enter the last 4 digits of your bank account / generate 'OTP'
- d) Post successful registration, user will be provided with Login ID and password. Follow steps given above in points (a-d).

Shareholders/ Members can also download NSDL Mobile App "NSDL Speede" facility by scanning the QR code mentioned below for seamless voting experience.



METHOD 2 - NSDL e-voting website

- a) Visit URL: <https://www.evoting.nsdl.com>
- b) Click on the "Login" tab available under 'Shareholder/Member' section.
- c) Enter User ID (i.e., your 16-digit demat account no. held with NSDL), Password/OTP and a Verification Code as shown on the screen.
- d) Post successful authentication, you will be re-directed to NSDL depository website wherein you will be able to see e-Voting services under Value added services. Click on "Access to e-Voting" under e-Voting services.
- e) Click on "MUFG InTime" or "evoting link displayed alongside Company's Name" and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

METHOD 3 - NSDL OTP based login

- a) Visit URL: <https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp>
- b) Enter your 8 - character DP ID, 8 - digit Client Id, PAN, Verification code and generate OTP.
- c) Enter the OTP received on your registered email ID/ mobile number and click on login.
- d) Post successful authentication, you will be re-directed to NSDL depository website wherein you will be able to see e-Voting services under Value added services. Click on "Access to e-Voting" under e-Voting services.
- e) Click on "MUFG InTime" or "evoting link displayed alongside Company's Name" and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

Individual Shareholders registered with CDSL Easi/ Easiest facility

METHOD 1 - CDSL Easi/ Easiest facility:

Shareholders registered for Easi/ Easiest facility:

- a) Visit URL: <https://web.cdslindia.com/myeasitoken/Home/Login> or www.cdslindia.com & click on New System Myeasi Tab.
- b) Enter existing username, Password & click on "Login".
- c) Post successful authentication, user will be able to see e-voting option. The evoting option will have links of e-voting service providers i.e., MUFG InTime. Click on "MUFG InTime" or "evoting link displayed alongside Company's Name" and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

Shareholders not registered for Easi/ Easiest facility:

- a) To register, visit URL: <https://web.cdslindia.com/myeasitoken/Registration/EasiRegistration/> / <https://web.cdslindia.com/myeasitoken/Registration/EasiestRegistration>
- b) Proceed with updating the required fields for registration.
- c) Post successful registration, user will be provided username and password. Follow steps given above in points (a-c).

METHOD 2 - CDSL e-voting page

- a) Visit URL: <https://www.cdslindia.com>
- b) Go to e-voting tab.
- c) Enter 16-digit Demat Account Number (BO ID) and PAN No. and click on "Submit".
- d) System will authenticate the user by sending OTP on registered Mobile and Email as recorded in Demat Account
- e) Post successful authentication, user will be able to see e-voting option. The evoting option will have links of e-voting service providers i.e., MUFG InTime. Click on "MUFG InTime" or "evoting link displayed alongside Company's Name" and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

Individual Shareholders holding securities in demat mode with Depository Participant

Individual shareholders can also login using the login credentials of your demat account through your depository participant registered with NSDL / CDSL for e-voting facility.

- Login to DP website
- After Successful login, user shall navigate through “e-voting” option.
- Click on e-voting option, user will be redirected to NSDL / CDSL Depository website after successful authentication, wherein user can see e-voting feature.
- Post successful authentication, click on “MUFG InTime” or “evoting link displayed alongside Company’s Name” and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

LOGIN METHOD FOR SHAREHOLDERS HOLDING SECURITIES IN PHYSICAL MODE / NON-INDIVIDUAL SHAREHOLDERS HOLDING SECURITIES IN DEMAT MODE

Shareholders holding shares in physical mode / Non-Individual Shareholders holding securities in demat mode as on the cut-off date for e-voting may register and vote on InstaVote as under:

STEP 1: LOGIN / SIGNUP to InstaVote

Shareholders registered for INSTAVOTE facility:

- Visit URL: <https://instavote.linkintime.co.in> & click on “Login” under ‘SHARE HOLDER’ tab.
- Enter details as under:
 - User ID: Enter User ID
 - Password: Enter existing Password
 - Enter Image Verification (CAPTCHA) Code
 - Click “Submit”.(Home page of e-voting will open. Follow the process given under "Steps to cast vote for Resolutions")

InstaVote USER ID	NSDL	User ID is 8 Character DP ID followed by 8 Digit Client ID (e.g.IN123456) and 8 digit Client ID (eg.12345678).
	CDSL	User ID is 16 Digit Beneficiary ID.
	Shares held in physical form	User ID is <u>Event No + Folio no.</u> registered with the Company

Shareholders not registered for INSTAVOTE facility:

- Visit URL: <https://instavote.linkintime.co.in> & click on “Sign Up” under ‘SHARE HOLDER’ tab & register with details as under:
 - User ID: Enter User ID
 - PAN: Enter your 10-digit Permanent Account Number (PAN) (Shareholders who have not updated their PAN with the Depository Participant (DP)/ Company shall use the sequence number provided to you, if applicable.
 - DOB/DOI: Enter the Date of Birth (DOB) / Date of Incorporation (DOI) (As recorded with your DP/Company - in DD/MM/YYYY format)
 - Bank Account Number: Enter your Bank Account Number (last four digits), as recorded with your DP/Company.
 - Shareholders holding shares in NSDL form, shall provide ‘D’ above
 - Shareholders holding shares in physical form but have not recorded ‘C’ and ‘D’, shall provide their Folio number in ‘D’ above
 - Set the password of your choice.
(The password should contain minimum 8 characters, at least one special Character (!#\$%*), at least one numeral, at least one alphabet and at least one capital letter).
 - Enter Image Verification (CAPTCHA) Code.
 - Click “Submit” (You have now registered on InstaVote).Post successful registration, click on “Login” under ‘SHARE HOLDER’ tab & follow steps given above in points (a-b).

InstaVote USER ID	NSDL	User ID is 8 Character DP ID followed by 8 Digit Client ID (e.g.IN123456) and 8 digit Client ID (eg.12345678).
	CDSL	User ID is 16 Digit Beneficiary ID.
	Shares held in physical form	User ID is <u>Event No + Folio no.</u> registered with the Company

STEP 2: Steps to cast vote for Resolutions through InstaVote

- A. Post successful authentication and redirection to InstaVote inbox page, you will be able to see the “Notification for e-voting”.
- B. Select ‘View’ icon. E-voting page will appear.
- C. Refer the Resolution description and cast your vote by selecting your desired option ‘Favour / Against’ (If you wish to view the entire Resolution details, click on the ‘View Resolution’ file link).
- D. After selecting the desired option i.e. Favour / Against, click on ‘Submit’.
- E. A confirmation box will be displayed. If you wish to confirm your vote, click on ‘Yes’, else to change your vote, click on ‘No’ and accordingly modify your vote.

NOTE: Shareholders may click on “Vote as per Proxy Advisor’s Recommendation” option and view proxy advisor recommendations for each resolution before casting vote. “Vote as per Proxy Advisor’s Recommendation” option provides access to expert insights during the e-Voting process. Shareholders may modify their vote before final submission.

Once you cast your vote on the resolution, you will not be allowed to modify or change it subsequently.

GUIDELINES FOR INSTITUTIONAL SHAREHOLDERS (“CUSTODIAN / CORPORATE BODY/ MUTUAL FUND”)

STEP 1 – Custodian / Corporate Body/ Mutual Fund Registration

- A. Visit URL: <https://instavote.linkintime.co.in>
- B. Click on “Sign Up” under “Custodian / Corporate Body/ Mutual Fund”
- C. Fill up your entity details and submit the form.
- D. A declaration form and organization ID is generated and sent to the Primary contact person email ID (which is filled at the time of sign up). The said form is to be signed by the Authorised Signatory, Director, Company Secretary of the entity & stamped and sent to insta.vote@linkintime.co.in.
- E. Thereafter, Login credentials (User ID; Organisation ID; Password) is sent to Primary contact person’s email ID. (You have now registered on InstaVote)

STEP 2 – Investor Mapping

- A. Visit URL: <https://instavote.linkintime.co.in> and login with InstaVote Login credentials.
- B. Click on “Investor Mapping” tab under the Menu Section
- C. Map the Investor with the following details:
 - 1) ‘Investor ID’ – Investor ID for NSDL demat account is 8 Character DP ID followed by 8 Digit Client ID i.e., IN00000012345678; Investor ID for CDSL demat account is 16 Digit Beneficiary ID.
 - 2) ‘Investor’s Name - Enter Investor’s Name as updated with DP.
 - 3) ‘Investor PAN’ - Enter your 10-digit PAN.
 - 4) ‘Power of Attorney’ - Attach Board resolution or Power of Attorney.

NOTE: File Name for the Board resolution/ Power of Attorney shall be – DP ID and Client ID or 16 Digit Beneficiary ID.

Further, Custodians and Mutual Funds shall also upload specimen signatures.

- D. Click on Submit button. (The investor is now mapped with the Custodian / Corporate Body/ Mutual Fund Entity). The same can be viewed under the “Report Section”.

STEP 3 – Steps to cast vote for Resolutions through InstaVote

The corporate shareholder can vote by two methods, during the remote e-voting period.

METHOD 1 - VOTES ENTRY

- a) Visit URL: <https://instavote.linkintime.co.in> and login with InstaVote Login credentials.

- b) Click on “Votes Entry” tab under the Menu section.
- c) Enter the “Event No.” for which you want to cast vote.
Event No. can be viewed on the home page of InstaVote under “On-going Events”.
- d) Enter “16-digit Demat Account No.”.
- e) Refer the Resolution description and cast your vote by selecting your desired option ‘Favour / Against’ (If you wish to view the entire Resolution details, click on the ‘View Resolution’ file link). After selecting the desired option i.e. Favour / Against, click on ‘Submit’.
- f) A confirmation box will be displayed. If you wish to confirm your vote, click on ‘Yes’, else to change your vote, click on ‘No’ and accordingly modify your vote.
(Once you cast your vote on the resolution, you will not be allowed to modify or change it subsequently).

METHOD 2 - VOTES UPLOAD

- a) Visit URL: <https://instavote.linkintime.co.in> and login with InstaVote Login credentials.
- b) After successful login, you will see “Notification for e-voting”.
- c) Select “View” icon for “Company’s Name / Event number”.
- d) E-voting page will appear.
- e) Download sample vote file from “Download Sample Vote File” tab.
- f) Cast your vote by selecting your desired option 'Favour / Against' in the sample vote file and upload the same under “Upload Vote File” option.
- g) Click on ‘Submit’. ‘Data uploaded successfully’ message will be displayed.
(Once you cast your vote on the resolution, you will not be allowed to modify or change it subsequently).

Helpdesk:

Shareholders holding securities in physical mode / Non-Individual Shareholders holding securities in demat mode:

Shareholders holding securities in physical mode / Non-Individual Shareholders holding securities in demat mode facing any technical issue in login may contact INSTAVOTE helpdesk by sending a request at enotices@in.mpms.mufg.com or contact on: - Tel: 022 – 4918 6000.

Individual Shareholders holding securities in demat mode:

Individual Shareholders holding securities in demat mode may contact the respective helpdesk for any technical issues related to login through Depository i.e., NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending request at evoting@nsdl.co.in or call at: 022 - 4886 7000
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 22 55 33

Forgot Password:

Shareholders holding securities in physical mode / Non-Individual Shareholders holding securities in demat mode:

Shareholders holding securities in physical mode / Non-Individual Shareholders holding securities in demat mode have forgotten the USER ID [Login ID] or Password or both then the shareholder can use the “Forgot Password” option available on: <https://instavote.linkintime.co.in>

- Click on “Login” under ‘SHARE HOLDER’ tab.
- Click “forgot password?”
- Enter User ID, select Mode and Enter Image Verification code (CAPTCHA).
- Click on “SUBMIT”.

In case Custodian / Corporate Body/ Mutual Fund has forgotten the USER ID [Login ID] or Password or both then the shareholder can use the “Forgot Password” option available on: <https://instavote.linkintime.co.in>

- Click on ‘Login’ under “Custodian / Corporate Body/ Mutual Fund” tab

- Click “**forgot password?**”
- Enter User ID, Organization ID and Enter Image Verification code (CAPTCHA).
- Click on “SUBMIT”.

In case shareholders have a valid email address, Password will be sent to his / her registered e-mail address. Shareholders can set the password of his/her choice by providing information about the particulars of the Security Question and Answer, PAN, DOB/DOI etc. The password should contain a minimum of 8 characters, at least one special character (!#\$%&), at least one numeral, at least one alphabet and at least one capital letter.*

Individual Shareholders holding securities in demat mode with NSDL/ CDSL has forgotten the password:

Individual Shareholders holding securities in demat mode have forgotten the USER ID [Login ID] or Password or both, then the Shareholders are advised to use Forget User ID and Forget Password option available at above mentioned depository/ depository participants website.

General Instructions - Shareholders

- ❖ It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- ❖ For shareholders/ members holding shares in physical form, the details can be used only for voting on the resolutions contained in this Notice.
- ❖ During the voting period, shareholders/ members can login any number of time till they have voted on the resolution(s) for a particular “Event”.

27. Process and manner for attending the Annual General Meeting through InstaMeet:

In terms of Ministry of Corporate Affairs (MCA) General Circular No. 09/2024 dated 19.09.2024, the Companies can conduct their AGMs/ EGMs on or before 30 September 2025 by means of Video Conference (VC) or other audio-visual means (OAVM).

Shareholders are advised to update their mobile number and email Id correctly in their demat accounts to access InstaMeet facility.

Login method for shareholders to attend the General Meeting through InstaMeet:

- b) Visit URL: <https://instameet.in.mpms.mufig.com> & click on “**Login**”.
- c) Select the “Company Name” and register with your following details:
- d) Select Check Box - **Demat Account No.** / **Folio No.** / **PAN**
 - Shareholders holding shares in NSDL/ CDSL demat account shall select check box - **Demat Account No.** and enter the **16-digit demat account number**.
 - Shareholders holding shares in physical form shall select check box – **Folio No.** and enter the **Folio Number registered with the company**.
 - Shareholders shall select check box – **PAN** and enter 10-digit Permanent Account Number (PAN). Shareholders who have not updated their PAN with the Depository Participant (DP)/ Company shall use the **sequence number** provided by MUFG Intime, if applicable.
 - **Mobile No.**: Mobile No. as updated with DP is displayed automatically. Shareholders who have not updated their Mobile No with the DP shall enter the mobile no.
 - **Email ID**: Email Id as updated with DP is displayed automatically. Shareholders who have not updated their Mobile No with the DP shall enter the mobile no.
- e) Click “Go to Meeting”

You are now registered for InstaMeet, and your attendance is marked for the meeting.

Instructions for shareholders to Speak during the General Meeting through InstaMeet:

- a) Shareholders who would like to speak during the meeting must register their request with the company.
- b) Shareholders will get confirmation on first cum first basis depending upon the provision made by the company.
- c) Shareholders will receive “speaking serial number” once they mark attendance for the meeting. Please remember speaking serial number and start your conversation with panellist by switching on video mode and audio of your device.
- d) Other shareholder who has not registered as “Speaker Shareholder” may still ask questions to the panellist via active chat-board during the meeting.

**Shareholders are requested to speak only when moderator of the meeting/ management will announce the name and serial number for speaking.*

Instructions for Shareholders to Vote during the General Meeting through InstaMeet:

Once the electronic voting is activated during the meeting, shareholders who have not exercised their vote through the remote e-voting can cast the vote as under:

- a) On the Shareholders VC page, click on the link for e-Voting “Cast your vote”
- b) Enter your 16-digit Demat Account No. / Folio No. and OTP (received on the registered mobile number/ registered email Id) received during registration for InstaMEET
- c) Click on 'Submit'.
- d) After successful login, you will see “Resolution Description” and against the same the option “Favour/ Against” for voting.
- e) Cast your vote by selecting appropriate option i.e. “Favour/Against” as desired. Enter the number of shares (which represents no. of votes) as on the cut-off date under ‘Favour/Against’.
- f) After selecting the appropriate option i.e. Favour/Against as desired and you have decided to vote, click on “Save”. A confirmation box will be displayed. If you wish to confirm your vote, click on “Confirm”, else to change your vote, click on “Back” and accordingly modify your vote. Once you confirm your vote on the resolution, you will not be allowed to modify or change your vote subsequently.

Note:

Shareholders/ Members, who will be present in the General Meeting through InstaMeet facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting facility during the meeting.

Shareholders/ Members who have voted through Remote e-Voting prior to the General Meeting will be eligible to attend/ participate in the General Meeting through InstaMeet. However, they will not be eligible to vote again during the meeting.

Shareholders/ Members are encouraged to join the Meeting through Tablets/ Laptops connected through broadband for better experience.

Shareholders/ Members are required to use Internet with a good speed (preferably 2 MBPS download stream) to avoid any disturbance during the meeting.

Please note that Shareholders/ Members connecting from Mobile Devices or Tablets or through Laptops connecting via Mobile Hotspot may experience Audio/Visual loss due to fluctuation in their network. It is therefore recommended to use stable Wi-Fi or LAN connection to mitigate any kind of aforesaid glitches.

Helpdesk:

Shareholders facing any technical issue in login may contact INSTAMEET helpdesk by sending a request at instameet@in.mpms.mufig.com or contact on: - Tel: 022 – 4918 6000 / 4918 6175.

STATEMENT PURSUANT TO SECTION 102 OF COMPANIES ACT, 2013 READ WITH REGULATION 36 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 IN RESPECT OF SPECIAL BUSINESSES

3. REMUNERATION OF M/S S.K. BHATT & ASSOCIATES, COST ACCOUNTANTS, COST AUDITORS OF THE COMPANY FOR THE FINANCIAL YEAR 2025-26

The Members of the Company may note that the Board, on the recommendation of the Audit Committee, has approved the appointment of M/s S.K. Bhatt & Associates, Cost Accountants (FRN: 000312) as the Cost Auditors to conduct the audit of the Cost Records of the Company for the financial year 2025-26 at a remuneration of upto Rs. 2,00,000/- (Rupees Two Lakh Only) plus reimbursement of out-of-pocket expenses along with applicable taxes. In accordance with the provisions of Section 148 of the Companies Act, 2013 read with the Companies (Cost Record and Audit) Rules, 2014, the remuneration payable to the Cost Auditors has to be confirmed and ratified by the Members of the Company. Accordingly, consent of the Members is sought for confirmation and ratification of the remuneration payable to the Cost Auditors for the financial year 2025-26 by passing a resolution as set out at Item No. 3 of this Notice.

None of the Directors, Key Managerial Personnel and their relatives are, in any way, concerned or interested financially or otherwise, in this proposed Resolution.

The Board of Directors recommends Resolution as set out at Item No. 3 of the Notice of the 36th AGM for approval of the Members of the Company as an **Ordinary Resolution**.

4. APPOINTMENT OF M/S DMK ASSOCIATES, COMPANY SECRETARIES AS THE SECRETARIAL AUDITORS OF THE COMPANY

In accordance with the applicable provisions Regulation 24A of the SEBI (LODR) Regulations, 2015 and Section 204 of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, as amended, the Board of Directors, on the recommendation of the Audit Committee and subject to approval of the Members, had approved the appointment of M/s. DMK Associates, Company Secretaries (Firm Registration No. P2006DE003100), a peer reviewed firm as the Secretarial Auditors of the Company for audit period of 5 consecutive years commencing from the financial year 2025-26 till the financial year 2029-30. Further, M/s. DMK Associates have confirmed that they are eligible for the proposed appointment under the Companies Act, 2013 and other applicable Rule and Regulations and their appointment is within prescribed limits.

Brief profile and credentials: M/s. DMK Associates is a peer reviewed firm of Practicing Company Secretaries, founded in 2005. It has professional expertise in dealing with all kinds of Corporate Secretarial, Foreign Exchange Laws (FEMA & RBI Regulations/ Approvals), Corporate Advisory, Regulatory Issues and such other Allied matters.

Proposed fees & basis of recommendation for appointment: The Board of Directors, based on the recommendation of the Audit Committee, proposed the remuneration of upto Rs. 2,00,000/- (Rupees Two Lakh Only), plus reimbursement of out-of-pocket expenses and applicable taxes, to conduct the audit for financial year 2025-26. Based on knowledge, expertise, industry experience, time and efforts required to be put in by the Secretarial Auditor, the Audit Committee and the Board are of the view that the proposed fees is reasonable and in line with the industry benchmarks, considering the size and scale of the Company. The remuneration payable to the secretarial auditors for the remaining tenure of the proposed re-appointment shall be mutually agreed between the Board of Directors (including any Committee thereof) and the Secretarial Auditors, from time to time. The payment for services in the nature of certifications and other professional work will be in addition to the Secretarial audit fee and shall be determined by the Board, at the recommendations of the Audit Committee and in consultation with the Secretarial Auditors.

Terms of Appointment: For an audit period of 5 consecutive years commencing from the financial year 2025-26 till financial year 2029-30.

None of the Directors, Key Managerial Personnel of the Company and/or their relatives are concerned or interested in the aforesaid resolution.

The Board of Directors recommends Resolution as set out at Item No. 4 of the Notice of the 36th AGM for approval of the Members of the Company as an **Ordinary Resolution**.

5. RE-APPOINTMENT OF MR. VINIT GOYAL (DIN: 03575020) AS WHOLE TIME DIRECTOR OF THE COMPANY

The Board of Directors, at its meeting held on August 13, 2025, based on the recommendation of the Nomination & Remuneration Committee, approved the re-appointment of Mr. Vinit Goyal as Whole-time Director of the Company, for a second term of 5 (five) consecutive years commencing from April 12, 2026, subject to approval of the Members and subject to the provisions of Schedule V of the Companies Act, 2013, the remuneration shall be paid within the applicable limit(s), in case of absence/inadequacy of profits for a period of three years from the date of his appointment.

Mr. Vinit Goyal is graduated from Agra University and possesses more than 17 years of rich experience in Finance & Treasury Functions. He has an expertise in financial analysis, liquidity management, financial strategies, annual budgeting, MIS and liasoning with Financial Institutions/Banks etc. He has demonstrated exceptional leadership skills, providing guidance and direction that have propelled Company to its new heights. It would be therefore in the interest of the Company to re-appoint Mr. Vinit Goyal as Whole time Director of the Company, who shall be liable to retire by rotation pursuant to Section 152(6) of the Act.

Mr. Vinit Goyal has confirmed that he is not disqualified from being appointed as Director in terms of the provisions of Section 164(1) and (2) of the Act. Mr. Goyal has provided his consent for such appointment and has also confirmed that he is not debarred from holding the office of Director by virtue of any SEBI order or any such authority, pursuant to circulars dated June 20, 2018 issued by the BSE Limited and the National Stock Exchange of India Limited, pertaining to the enforcement of SEBI orders regarding the appointment of Directors by the listed companies.

This explanatory statement may be read and treated as disclosure in compliance with the requirement of Section 190 of the Companies Act, 2013. The required information/ details, in terms of Regulation 36(3) of SEBI (LODR) Regulations, 2015 and other applicable provisions of the Act (including SS-2), with respect to appointment of Mr. Vinit Goyal are annexed as **Annexure-A** and the details/disclosures pursuant to Schedule V of the Companies Act, 2013, are annexed herewith as **Annexure-B** to this Notice of AGM.

Save and except, Mr. Vinit Goyal, None of the Directors, Key Managerial Personnel and their relatives are, in any way, concerned or interested financially or otherwise, in this proposed Resolution.

The Board of Directors recommends Resolution as set out at Item No. 5 of the Notice of the 36th AGM for approval of the Members of the Company as an **Ordinary Resolution**.

6. RE-APPOINTMENT OF MR. AROON KUMAR AGGARWAL (DIN: 00828759) AS NON EXECUTIVE & INDEPENDENT DIRECTOR OF THE COMPANY

The Members of the Company may note that pursuant to the provisions of section 149 of the Companies Act, 2013 ("the Act") read with the Companies (Appointment and Qualifications of Directors) Rules, 2014 and Regulation 17 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Mr. Aroon Kumar Aggarwal (DIN: 00828759) was appointed as Non-Executive & Independent Director of the Company w.e.f. May 27, 2023 for a period of three consecutive years and his tenure shall expire on May 26, 2026.

Mr. Aroon Kumar Aggarwal has a rich and varied experience of around 20 years with strong leadership qualities and expertise in business management, administrative matters, talent acquisition & client management, and identification of new growth verticals, etc. Mr. Agarwal is an MBA from Apeejay Institute of Management (in collaboration with Thames Valley University, London), Delhi, and has done an executive program in marketing and finance from IIM, Lucknow. Mr. Agarwal is currently Managing Partner, Asia in M/s Bradford Consultants LLP, a global executive search firm, and handling the business development for the organization in Asia. Prior to this, Mr. Agarwal worked as Executive Director at M/s ABC Consultants Pvt. Ltd., and as Business Development Manager at M.R.A. Associates India Pvt. Ltd., apart from other stints. In his distinguished career of around 20 years, he has handled various responsibilities in various fields i.e. business development, talent acquisition & client acquisition, P&L management, delivery of mandates & client relationships across the world in diversified Industries including manufacturing, FMCG, consumer durable, and retail, real estate, hospitality, IT, pharma, etc. Details of the skills possessed by him are included in the Corporate Governance Report which forms a part of the Annual Report for the financial year ended 31st March, 2025.

The Company has also received a declaration of Independence from Mr. Aroon Kumar Aggarwal that he fulfils the conditions as set-out in Section 149(6) of the Act and Regulation 16(1) (b) of SEBI (LODR) Regulations, 2015 and is eligible for re-appointment as an Independent Director. Further, in terms of Regulation 25(8) of SEBI (LODR) Regulations, 2015, Mr. Aroon Kumar Aggarwal has confirmed that he is not aware of any circumstance or situation that exists or may be

reasonably anticipated that could impair or impact his ability to discharge his duties. Also, in compliance with NSE Circular No. NSE/CML/2018/24 dated June 20, 2018 and BSE Circular No. LIST/COMP/14/2018-19 dated June 20, 2018, Mr. Aroon Kumar Aggarwal has confirmed that he has not been debarred from holding the office of Director by virtue of any SEBI Order or any other Authority. Mr. Aroon Kumar Aggarwal has confirmed that he is in compliance with Rule 6 of the Companies (Appointment and Qualification of Directors) Rules, 2014, with respect to his registration with the data bank of Independent Directors maintained by the Indian Institute of Corporate Affairs. He is a person of integrity and fulfils the conditions specified under the Act read with Rules thereunder and the SEBI (LODR) Regulations, 2015 for re-appointment as an Independent & Non-Executive Director of the Company.

Considering the background, experience, his able contribution as an Independent Director during his association with the Company and after evaluating, in terms of applicable provisions of the Companies Act, 2013 and the “Policy on Appointment and Remuneration of Director, KMPs and SMPs”, the Nomination & Remuneration Committee and the Board of Directors of the Company has approved the re-appointment of Mr. Aroon Kumar Aggarwal, as Non-Executive & Independent Director for a second term of 5 (Five) consecutive years commencing from May 27, 2026, subject to the approval of Members of the Company.

The terms and conditions of re-appointment of Independent Director would be available for inspection by the members electronically and are also disclosed on the website of the Company. Members seeking to inspect the same can send an e-mail to secretarial_1@omaxe.com.

The details in terms of Regulation 36(3) of SEBI (LODR) Regulations, 2015 and other applicable provisions of the Act (including SS-2) are annexed herewith as **Annexure-A** and forms part of this Notice.

Save and except Mr. Aroon Kumar Aggarwal, none of the Directors, Key Managerial Personnel of the Company and their relatives are, in any way, concerned or interested financially or otherwise, in this proposed Resolution.

The Board recommends the resolution, set out hereinabove at Item No. 6 of this Notice, for approval of the Members as a **Special Resolution**.

7. PAYMENT OF REMUNERATION TO MR. ROHTAAS GOEL (DIN: 00003735), CHAIRMAN & NON-EXECUTIVE DIRECTOR OF THE COMPANY FOR THE FINANCIAL YEAR 2025-26, WHICH MAY EXCEED 50% OF THE TOTAL ANNUAL REMUNERATION PAYABLE TO ALL OTHER NON-EXECUTIVE DIRECTORS OF THE COMPANY

Mr. Rohtaas Goel is the founder of Omaxe Group. He has nurtured it from a construction house to a highly renowned and respected Real Estate Brand. Omaxe has grown by leaps and bounds under his dynamic leadership. The Company aims to deliver the next phase of growth, aspirations and milestones with fusion of new energy and experience, and is currently focusing on execution and completion of existing projects to meet delivery timelines, monetization of finished inventory, near-term liquidity & cash flows, a prudent capital structure and governance.

Further, pursuant to Regulation 17(6)(ca) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 every listed entity is required to obtain approval of Members of the Company by way of Special Resolution for payment of remuneration to single Non-Executive Director which is in excess of 50% of the total remuneration payable to all other Non-Executive Directors of the Company during a financial year. Since, the remuneration payable to Mr. Rohtaas Goel for the Financial Year 2025-26 is Rs. 50,00,000/- per month, along with other perquisites and allowances, which may exceed 50% of the total remuneration that may be payable to all other Non-Executive Directors of the Company.

Therefore keeping in view the experience Mr. Rohtaas Goel and his proven skills, unique vision & execution capabilities, as may be required in the capacity of Non-executive Chairman, the Board of Directors of the Company recommends the resolution, as set out at Item no. 7 of this Notice.

Save and except, Mr. Rohtaas Goel to whom these resolutions relate along with his relatives including Mr. Mohit Goel, Managing Director of the Company and to the extent of their respective shareholdings in the Company, none of the Directors/ Key Managerial Personnel of the Company/their relatives are in any way, financially or otherwise, concerned or interested in this proposed Resolution.

The Board recommends the Resolution set out at Item No. 7 of the Notice for approval of the members as a **Special Resolution**.

Details of Director seeking appointment in pursuance of Regulation 36(3) of the SEBI (LODR) Regulations, 2015, as amended and Secretarial Standard-2 on General Meetings

Name of Director	Mr. Rohtaas Goel	Mr. Aroon Kumar Aggarwal	Mr. Vinit Goyal
Director Identification Number (DIN)	00003735	00828759	03575020
Designation and Category	Chairman & Non-Executive	Non-Executive & Independent Director	Whole-time Director
Date of Birth (DOB) & Age	DOB: 19 th May, 1962; Age: 63 Years	DOB: 22 nd June, 1979 Age: 46 Years	DOB: 18 th August, 1987 Age: 37 Years
Date of First/ Original Appointment	08/03/1989	27/05/2023	12/04/2021
Qualification(s)	Diploma in Civil Engineering	MBA from Apeejay Institute of Management (in collaboration with Thames Valley University, London), Delhi, and has done an executive program in marketing and finance from IIM, Lucknow.	Graduated from Agra University
Number of Shares held in the Company	45,50,120	16,549	Nil
Brief Profile/Resume/ Nature of expertise in specific functional areas	Mr. Rohtaas Goel, Founding Chairman and Non-Executive Director of Omaxe Ltd., is a seasoned professional with nearly three decades of experience in the real estate and infrastructure sector. He has been instrumental in transforming Omaxe from a construction firm into one of India's leading real estate companies, with a strong footprint in Tier II and III cities. Mr. Goel possesses deep expertise in real estate development, infrastructure planning, strategic expansion, and corporate leadership. He has received several prestigious awards for his contributions to the industry and has served two terms as President of the National Real Estate Development Council (NAREDCO). His visionary leadership and strategic insights continue to add significant value to the Company, and his re-appointment as Non-Executive Director is considered beneficial for the Company's continued growth and governance.	Mr. Aroon Kumar Aggarwal (DIN: 00828759) is a seasoned professional with nearly 20 years of diverse experience in business management, talent acquisition, client relations, and identifying new growth opportunities across multiple sectors. He holds an MBA from Apeejay Institute of Management (in collaboration with Thames Valley University, London) and has completed an executive program in marketing and finance from IIM Lucknow. Mr. Aggarwal is currently the Managing Partner, Asia, at M/s Bradford Consultants LLP, a global executive search firm, where he leads business development across the region. In his previous roles, he has served as Executive Director at ABC Consultants Pvt. Ltd. and Business Development Manager at M.R.A. Associates India Pvt. Ltd., among others. Throughout his career, he has worked across diverse industries including manufacturing, FMCG, consumer durables, retail, real estate, hospitality, IT, and pharma. His strong leadership, strategic acumen, and extensive industry exposure make his continued association as an Independent Director valuable to the Company's governance and future growth.	Mr. Vinit Goyal brings over 17 years of rich experience in Finance and Treasury functions. He possesses deep expertise in financial analysis, liquidity management, and developing effective financial strategies. His strengths include annual budgeting, management information systems (MIS), and cash flow planning. Mr. Goyal has played a key role in streamlining financial operations and ensuring fiscal discipline within organizations. He is also proficient in liaising with financial institutions and banks for funding and financial structuring. His strategic approach and sound financial judgment contribute significantly to decision-making and long-term planning. Mr. Goyal's expertise continues to add value to the Company's financial management and growth.

Other listed entities in which he holds the directorship and the membership of Committees of the board along with listed entities from which the person has resigned in the past three years	NIL		
Directorship held in other companies	1. Annay Realtors Pvt. Ltd. 2. B D Agarwal Securities Pvt. Ltd. 3. Hansa Properties Pvt. Ltd. 4. Buildwell Builders Pvt. Ltd. 5. Affordable India Housing Finance Ltd. 6. Next10 Buildtech Pvt. Ltd. 7. Next10 Redevelopment Pvt. Ltd. 8. Next10 Realbuild Pvt. Ltd. 9. Next10 Land Developers Ltd. 10. Examo Estate Management Pvt. Ltd.	Nil	1. Shamba Developers Pvt. Ltd.; 2. Green Planet Colonisers Pvt. Ltd.; 3. Naptune Technobuild Projects Pvt. Ltd.; 4. Sangupt Developers Pvt. Ltd.; 5. Kishordeep Realtors Pvt. Ltd.; 6. Laldeep Realtors Pvt. Ltd.; 7. Oasis Township Pvt. Ltd.; 8. Mehtab Infratech Pvt. Ltd.; 9. Garg and Goel Estate Developers Pvt. Ltd.; 10. VGSG Realtors Pvt. Ltd.; 11. Jagdamba Contractors and Builders Ltd.; 12. Giant Dragon Mart Pvt. Ltd.; and 13. Ekansh Buildtech Pvt. Ltd.
Committee Positions in other Companies	Nil	Nil	Nil
Number of Board meetings attended during FY 2024-25	4 out of 4	4 out of 4	4 out of 4
Terms and Conditions of Appointment/ Re-appointment	In terms of section 152(6) of the Companies Act, 2013, Mr. Rohtaas Goel, Chairman and Non-Executive Director is liable to retire by rotation. All other terms and conditions of his appointment shall remain unchanged.	In terms of section 149, 152 of the Companies Act, 2013, Mr. Aroon Kumar Aggarwal shall, Non-Executive Independent Director, not liable to retire by rotation. The detailed of terms & conditions of his appointment are available at the website of the Company under investor section i.e. https://www.omaxe.com/investor/terms-conditions-of-appointment-of-independent-directors	Re-appointment as Whole Time Director for a second term of five (5) consecutive years, liable to retire by rotation, on terms and conditions mentioned in the proposed resolution at item no. 5.
Details of proposed remuneration from the Company	Remuneration of Rs. 50,00,000/- per month along with other perquisites and allowances, as approved by the Members.	Mr. Aroon Kumar Aggarwal would be entitled to sitting fees for attending the Meetings of the Board of Directors and Committees thereof. In addition, he would be entitled to commission as determined each	As specified in proposed resolution at item no. 5.

		year by the Board of Directors within the limits approved by the Members of the Company for the Non-Executive Directors of the Company.	
Last Remuneration drawn from the Company	Remuneration of Rs. 50,00,000/- per month along with other perquisites & allowances, as approved by the Members.	Mr. Aroon Kumar Aggarwal was paid an aggregate of Rs. 5.4 lakh as sitting fees for attending Board & its Committee Meetings during Financial Year 2024-25.	Salary of Rs. 5,00,000/- per month along with other perquisites & allowances, as approved by the Members.
Relationships between Directors inter-se and other Key Managerial Personnel of the Company	Mr. Rohtaas Goel is a father of Mr. Mohit Goel Managing Director of the Company	Not Related	Not Related

Details/statement pursuant to the provisions under Part – II of Schedule-V to the Companies Act, 2013**I. GENERAL INFORMATION:**

1. Nature of Industry: Real Estate
2. Date of Commencement of Production or Expected Date: N.A
3. In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in prospectus: N.A
4. Financial Performance based on given indicators: Financial performance of the Company in preceding three financial years are hereunder:

(Rupees in Crore)

Financial Parameters	Financial Year		
	2022-23	2023-24	2024-25
Total Revenue	471.57	718.00	449.97
Depreciation	55.66	45.48	26.31
Total Expenses (Excluding Depreciation)	665.58	855.73	628.97
Net Profit/(Loss)	(193.19)	(140.32)	(217.03)
Paid Up Capital	182.90	182.90	182.90
Reserve & Surplus	831.50	690.55	474.52
Earnings Per Share	(10.56)	(7.67)	(11.87)

5. Foreign Collaborations and Investments etc.: There is no direct foreign investment in the Company except to the extent shares held. There is no foreign collaboration in the company.

II. INFORMATION ABOUT DIRECTOR/APPOINTING:

PARTICULARS	Mr. Vinit Goyal
Background details, job profile and its suitability	Mr. Vinit Goyal brings over 17 years of rich experience in Finance and Treasury functions. He possesses deep expertise in financial analysis, liquidity management, and developing effective financial strategies. His strengths include annual budgeting, management information systems (MIS), and cash flow planning. Mr. Goyal has played a key role in streamlining financial operations and ensuring fiscal discipline within organizations. He is also proficient in liaising with financial institutions and banks for funding and financial structuring. His strategic approach and sound financial judgment contribute significantly to decision-making and long-term planning. Mr. Goyal's expertise continues to add value to the Company's financial management and growth.
Past remuneration	Salary of Rs. 5,00,000/- per month along with other perquisites & allowances, as approved by the Members.
Recognition or awards	Not Applicable
Remuneration proposed	As specified in proposed resolution at item no. 5.
Comparative remuneration profile with respect to industry, size of the company, profile of the position and person (in case of expatriates the relevant details would be with respect to the country of his origin)	The proposed remuneration is comparable with the remuneration drawn by peers and is necessitated.
Pecuniary relationship directly or indirectly with the company, or relationship with the managerial personnel	Not Applicable.

III. OTHER INFORMATION:

Reason of loss or inadequate profits	The reason, inter-alia, includes increased cost due to delay in projects and compensation paid/to be paid to customers for such delay. All the components contribute to increase in cost resulting into losses at present but as soon as the pace of work at project sites speed up & delivery is given, these losses will be curtailed in future.
Steps taken or proposed to be taken for improvement	
Expected increase in productivity and profits in measurable terms	
	The Company is currently focusing on execution and completion of existing projects to meet delivery timelines, monetization of finished inventory, near-term liquidity & cash flows, a prudent capital structure and governance.

IV. DISCLOSURES:

PARTICULARS	MR. VINIT GOYAL
All elements of remuneration package such as salary, benefits, bonuses, stock options, pension, etc., of all the directors.	As per terms & conditions of appointment mentioned in the resolution under Item No. 5 read with statement pursuant to Section 102 of Companies Act, 2013.
Details of fixed component. and performance linked incentives along with the performance criteria Service contracts, notice period, severance fees	
Stock option details, if any, and whether the same has been issued at a discount as well as the period over which accrued and over which exercisable	Nil



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Collaboration.
Diversification.
Domination.

OMAXE LIMITED
Annual Report 2024-25



Above pictures are Artistic Impressions

The Y25 story

Over the past three and a half decades, Omaxe has evolved into a new-age real estate powerhouse. This evolution can be understood by some key milestones of 2024-25.

With the launch of BeTogether, a brand-new vertical, Omaxe has turned competition into collaboration, with government and private entities. The six upcoming ultra-modern bus port projects, being jointly developed with UPSRTC, are born out of this partnership model.

There is now a conscious pivot towards commercial and retail infrastructure, that complements our proven expertise in residential projects. The Omaxe State at Dwarka, NCR, is a prime example of this diversification. It's also a great example of our capability to conceptualise and execute landmark projects at scale in metropolitan cities as well.

While we prove our prowess in the Metros, our domination of tier 2 and 3 cities continues, with our horizon expanded to 31 cities in 8 states. With the addition of Ayodhya and Gorakhpur, we carry on with our uncanny foresight to pre-empt the urban need gap in overlooked markets.

This remarkable transformation can be directly attributed to our next generation of leadership, steering Omaxe towards a formidable future.



Artistic Impression - Be Together Centre Point Gomti Nagar, Lucknow

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Collaboration. Diversification. Domination.

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Caution regarding Forward-Looking Statements

Certain statements in this annual report concerning our future growth prospects are forward-looking statements, which involve a number of risks, and uncertainties that could cause actual results to differ materially from those in such forward-looking statements.

We have tried wherever possible to identify such statements by using words such as ‘anticipate’, ‘estimate’, ‘expect’, ‘project’, ‘intend’, ‘plan’, ‘believe’ and words of similar substance in connection with any discussion of future performance. We cannot guarantee that these forward-looking statements will be realized, although we believe we have been prudent in our assumptions. The achievement of results is subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise, or should underlying assumptions prove inaccurate, our actual results could vary materially from those anticipated, estimated or projected. Readers should bear this in mind.

We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.

About OMAXE

For over three and half decades, Omaxe has been a cornerstone of India's real estate landscape. Founded in 1987, Omaxe has grown into a trusted leader, delivering over 140 million square feet of real estate across residential, commercial, and integrated township projects in 31 cities and 8 states: Punjab, Haryana, Uttar Pradesh, Madhya Pradesh, Rajasthan, Delhi, Uttarakhand, and Himachal Pradesh.

Our mission

We strive to build time-honored relationships with our customers and stakeholders by creating world-class living spaces for them.

Our vision

Our dream is to create an institution that people look up to. As true professionals, we are committed to the growth of India.

Actual Image - World Street by Omaxe, Faridabad

Since listing on the NSE and BSE in 2007, Omaxe has established a strong presence in the Indian real estate market. The company has a diverse portfolio covering residential, commercial, retail and integrated township projects. The Company continues to focus on developing high-quality projects that meet the changing needs of urban India. Omaxe has a significant presence across north & central India's Tier 2 & 3 cities and towns. In fact, Omaxe has been among the pioneers in taking the big city real estate quality and experience to Tier 2 & 3 cities and towns. In the Tier 1 cities, Omaxe has delivered some of the landmark and highly revered projects to create a diversified geographic presence.

Omaxe's success is built on a forward-thinking approach, combining institutional partnerships, strategic regional expansion, and a focus on a balanced project portfolio across commercial, residential and retail. This has allowed the Company to not just build structures, but to create vibrant, sustainable communities that meet the evolving needs of urban India.

Shaping Urban Skylines with Iconic Projects

Omaxe's impact on urban development can be seen in its portfolio of landmark projects. The company has transformed cityscapes with developments like the Omaxe New Chandigarh Township, the vibrant World Street in Faridabad, and Omaxe Chowk in the heart of Delhi's Chandni Chowk. Another notable project is Royal Residency in Ludhiana.

Currently, Omaxe is continuing its legacy of innovation with projects like The Omaxe State in Dwarka, Delhi. This cutting-edge mixed-use destination is set to become a hub for retail, hospitality, sports, and entertainment.

Enriching Tier 2 & 3 city with world-class urban real estate

Omaxe has been among the pioneers of taking the rich urban quality and style to the Tier 2 & 3 real estate development. Some of most iconic projects in these cities are credited to Omaxe's name. As we move forward, this strength of ours will grow stronger only.



Seeing the Future

Driven by a strong land bank, innovative designs, and a deep understanding of customer needs, Omaxe has earned the trust of millions of customers and investors. The Company continues to push the boundaries of real estate, setting new benchmarks and cementing its position as a key player in shaping the future of urban India.

Artistic Impression - Omaxe Hi Street, Lucknow

OMAXE

in Numbers

1987

Omaxe was founded

38

Years of sustenance

₹1,637

Crores Total Revenue FY25

₹1,430

Crores Market
Capitalization FY25

140.17

Mn. Sq. Ft – Area delivered
till 31st March, 2025

8

States

31

Cities

Tier 2 & 3 Dominance

BeTogether – A new approach to real estate of today

India's First 5-in-1 Integrated Sports-cum-Retail Destination – Omaxe State – Dwarka, New Delhi

First Such Development in Chandni Chowk in over 300 years – Omaxe Chowk, Chandni Chowk – Delhi

Shaping Modern Retail Landscape – World Street, Faridabad – Haryana

India's First Hyper-Hybrid-Hub – Beacon Street, New Chandigarh – Chandigarh

A Landmark Project in Tier 2 City – Royal Residency, Ludhiana – Punjab

Actual Image - Omaxe Royal Residency, Ludhiana

The Indian economy has shown exceptional strength and strong growth, considering increasing global trade disputes and persistent geopolitical uncertainties.

Chairman's Communique

Dear Stakeholders,

It gives me immense pleasure to connect with you all for the 36th Annual Report of Omaxe Limited for the financial year 2024-25.

Economic & Business Environment

Global economic growth is expected to decline from an estimated 3.3% in 2024 to 2.8% in 2025, attributed to direct and indirect impact of new trade policies and volatile geo-political conditions. The global economic growth is likely to experience modest recovery to 3% in 2026*.

The Indian economy has shown exceptional strength and strong growth, considering increasing global trade disputes and persistent geopolitical uncertainties. India's GDP is anticipated to have grown by 6.5% in the fiscal year 2024-25**. The Government's key initiatives like the PM Gati Shakti National Master Plan, Startup India, and the Production Linked Incentive (PLI) Scheme are transforming manufacturing, the digital economy, and financial services.

India's real estate industry market size is expected to grow from USD 660 billion in 2025 to USD 1.04 trillion by 2030, registering a robust compound annual growth rate (CAGR) of 9.51% during this period#. This momentum was robust, across residential, commercial, and premium real estate segments, in CY 2024. The industry experienced greater demand for high-end housing due to growing consumer sentiment which led to 9% surge in residential property prices in Bengaluru and 4-5% rise in property prices in cities like Mumbai, Pune and the National Capital Region (NCR).

The retail leasing was strong in 2024 with 6.4 million sq. ft. of space leased across India's top eight cities##. Furthermore, the industry expects 5-6 million sq. ft. of robust supply pipeline of Grade A malls, likely to come up in Bengaluru, Hyderabad, Delhi-NCR and Mumbai.

On the other hand, the Union Budget 2025-2026 has put a significant focus upon the real estate sector while presenting strategic initiatives to support India's economic growth. These programs focus on housing affordability, infrastructure development, investment incentives, and technology integration, thereby establishing the foundation for strong economic growth.

Operational & Financial Performance

During FY25, Omaxe successfully handed over 4.29 million sq. ft. of real estate spaces to its esteemed customers, thereby maintaining the trajectory of delivering. These deliveries included projects spread over multiple cities, including Delhi, Ludhiana, Faridabad, Prayagraj, Chandigarh and Lucknow. Cumulatively, Omaxe has now supplied more than 140 million sq. ft. of real estate developments to its customers till FY25, since inception.

Omaxe continued to make sincere efforts towards improving its cash position. During the year, the consolidated revenues stood at ₹1,637 Crores in FY25. The net cash flow from operations and Cash & Bank balances stood at ₹1,007 Crores and ₹301 Crores, respectively, as on 31st March 2025. Additionally, Omaxe repaid debt of ₹358 Crores during FY2024-25.

Future Growth Engines

Omaxe is geared to keep good momentum growing and to achieve newer milestones, through multiple strategic focus areas including institutional partnerships, land bank utilization, portfolio balancing, and leadership evolution.

We believe that on the back of these strategic actions, we'll be able to contribute significantly to the stakeholder value:

Omaxe successfully handed over 4.29 million sq. ft. of real estate projects to its esteemed clientele in FY25, thereby maintaining its growth trajectory.

• **Public-Private-Partnerships (PPP) and Joint Developments through BeTogether**

We believe that PPP model projects bring opportunities of scale for developers, governments and consumers, alike. During FY2024-25 itself, through BeTogether, the Company signed MoU with UPSRTC to develop 6 modern bus ports across Uttar Pradesh to partner in state-led urban transport infrastructure development. Additionally, the Company is also collaborating with land owners for coming up with world class townships at Vrindavan and Gorakhpur.

• **Further expansion into emerging Tier 2 & 3 Cities**

We have one of the strongest tier 2 & 3 presence in India and have been among pioneers to take metro city equivalent development to these cities. During FY2024-25, the Company entered Gorakhpur and Ayodhya aligning with the state development goals, taking our presence to 31 cities across 8 states.

• **Township Development through Landbank Optimization**

During FY 2024-25 Omaxe continued to scale up large-format township expansions in cities like New Chandigarh, Ludhiana, Lucknow and Indore with strategically located, considerable land reserve thereby leading to enhanced monetization.

• **Portfolio Balancing: Focus on increasing contribution of Commercial and Retail developments**

In order to diversify revenue streams and project portfolio, Omaxe has been focusing on developing a balanced mix of projects. The Company deepened its focus on commercial and retail infrastructure in Metros as well as tier two cities during FY2024-25. This has been done through active development of key assets including The Omaxe State (Dwarka), World Street (Faridabad), a mall in Vrindavan, 6 modern bus ports in U.P., Omaxe New Chandigarh - development of 125-acre commercial zone including iconic India Trade Tower (ITT) & INTT (International Trade Tower), High Street at Lucknow, besides the successful completion of Omaxe Chowk in Delhi.

We have one of the strongest tier 2 & 3 presence in India and have been among pioneers to take metro city equivalent development to these cities. During FY2024-25, the Company entered Gorakhpur and Ayodhya aligning with the state development goals, taking our presence to 31 cities across 8 states.

• **Strengthening Organization Leadership for Future Readiness**

At Omaxe, we are cognizant of building next line of leadership for long-term sustainability and growth of the organization. During the previous two years, Omaxe opted for business leadership transition with Mr. Mohit Goel and Mr. Jatin Goel taking forward the operational responsibilities, resulting in enhanced agility and readiness for the next wave of growth, as also visible from recent initial strategic success.

Outlook

India's capital markets are on a strong growth trajectory, driven by robust economic fundamentals, progressive reforms, and increasing investor participation. Within this evolving environment, the real estate sector stands out as a key growth engine, with rising momentum

The initiatives like BeTogether; developing India's first integrated multi-sports facility; portfolio balancing; land monetization and PPP, give impetus to our strengths and our ability to overcome challenges and garner a rather wider opportunity landscape.

across income-yielding assets, data centres, and modern infrastructure. Supportive monetary policies are further stimulating demand, particularly in the mid- and premium housing segments, reinforcing confidence in the sector's upward trajectory. These dynamics position FY25 as a defining year with significant opportunities for value creation.

At the same time, the rapid emergence of Tier 2 and Tier 3 cities is opening up new avenues of expansion. Strengthened by improving infrastructure, aspirational demand, and government initiatives such as the Smart Cities Mission and PM Gati-Shakti, these high-potential markets are already witnessing faster growth than traditional metros. For our Company and its shareholders, this presents an exciting opportunity to participate in a broader, diversified, and sustainable growth story—one that not only contributes to India's urban transformation but also delivers consistent, long-term value.

Gratitude to stakeholders

I would like to sincerely thank the Company's esteemed shareholders, investors and lenders. I also extend my vote of thanks to our people - our team, for their persistent work towards our long-term objectives and vision. I also want to express my gratitude to the Board of Directors for their leadership and motivation, which inspired the Omaxe team to explore new growth opportunities. For all of our valued stakeholders, Omaxe's business model is ideally positioned for long-term, sustainable growth.

Yours truly,

Rohtaas Goel
Chairman

*April 2025 World Economic Outlook Report by IMF
** National Statistical Office's (NSO) Second Advance Estimates, February 2025
#Mordor Intelligence, July 2025 Report
##CBRE South Asia's report - 'India Retail Figures H2 2024'

From the desk of Managing Director — Mr. Mohit Goel

Dear Stakeholders,

India's cities are in the middle of a once-in-a-generation build-out—powered by infrastructure investment, formalization of the economy, and a wave of aspirational homebuyers and entrepreneurs. What's different today is where the action is: growth is dispersing beyond the top metros into high-potential Tier-2 urban centres that are becoming self-sustaining ecosystems for living, working, learning, and leisure. This dispersion is reshaping demand patterns, urban design, and the way developers must think about delivery, accountability, and long-term community value.

Over the past year, we aligned tightly with this shift. Our geographic focus looks beyond a handful of big cities to a portfolio of high-opportunity markets across Uttar Pradesh (Lucknow, Gorakhpur, Prayagraj, Vrindavan, Ayodhya, Ghaziabad), Madhya Pradesh (Indore, Ujjain, Ratlam,) and Punjab (Amritsar, Bathinda, New Chandigarh). These are cities where new highways, airports, economic corridors, and institutional investments are catalyzing jobs and consumption—creating durable demand for quality residential, commercial and retail destinations. Our strategy in these markets is simple: build for real daily life, at scale, with civic integration and long-term stewardship.

Public-Private Partnerships (PPP) remain central to how we create impact at city scale. Omaxe Chowk—a large, multi-level retail and parking development in Chandni Chowk, executed under a PPP with the erstwhile North Delhi Municipal Corporation (now MCD)—is designed to decongest a heritage district

while curating an organized retail and F&B ecosystem with substantial parking capacity and connectivity to Delhi Metro. This is a model of heritage-sensitive regeneration that unlocks jobs, trade, and a better public experience in one of India's most visited precincts.

Likewise, in New Delhi's Dwarka, The Omaxe State advances our PPP approach with the Delhi Development Authority. Conceived as a 50.4-acre, integrated "5-in-1" sports, retail, food, and hospitality destination, the project is planned as a multi-year investment to anchor a new consumption and recreation node in the capital. The objective is not only to build commercial square footage but to stitch together sport, leisure, and commerce in a way that keeps people returning and businesses thriving.

Our thesis is consistent: cities are at their best when private enterprise and public institutions collaborate. We will continue to participate in well-structured PPPs where we can add design depth, execution capacity, and lifecycle management, and where governance frameworks support timely clearances and transparent milestones.

Looking ahead, our priorities are clear. First, keep delivery and customer experience at the centre—on-time handovers, robust post-handover services, and continuous improvement through digital tools. Second, design for community and climate: energy-efficient systems, water stewardship and green mobility that reduce lifetime costs for residents and occupiers. Third, build destination assets in Tier-2 cities that blend homes, commerce, culture, and open spaces—places that make everyday life easier and more enjoyable, and that compound value for decades.

I am grateful to our customers, employees, partners, channel associates, and shareholders for their trust. As India accelerates toward its 2047 vision, we will keep doing the unglamorous work that compounds—site by site, handover by handover—so the cities we help build are not just larger, but truly livable, productive, and inclusive.

Mr. Mohit Goel
Managing Director

The Y25 Collaboration Story @Omaxe: A New Era of Growth

FY25 marks a pivotal year in Omaxe's journey, characterized by a strategic shift towards collaborative and institutional partnerships. The launch of BeTogether - a dedicated vertical for joint ventures and Public-Private Partnerships (PPP) - have become the engine for this new phase of expansion.

This forward-looking approach allows Omaxe to leverage its expertise and land bank to create large-scale, future-ready destinations that serve as catalysts for urban transformation. These collaborations are not just about building structures; they're about building the future of cities.

A. Public-Private Partnerships (PPP)

About the Model

Omaxe's PPP model demonstrates the belief that the private sector, when partnered with government bodies, can significantly accelerate infrastructure development. This model is focused on creating world-class public amenities that address urban need-gaps while generating sustainable value.

It's a win-win: the government gains access to private expertise and capital, and Omaxe secures large-scale, strategic projects on otherwise possibly inaccessible land parcels.

Success Story Project: 'Omaxe Chowk, Chandni Chowk, Delhi'

Delhi witnessed the iconic architecture of Omaxe Chowk, one that blends Indian, Mughal and British elements, creating a visually striking and culturally rich ambience. This first such large scale development in Chandni Chowk after 300 years, Chandni Chowk witnessed a significant real estate development in form of Omaxe Chowk. This landmark project was executed by Omaxe in a public-private partnership (PPP) with the Municipal Corporation Delhi (MCD). Omaxe Chowk features multi-level parking, retail shops, and Asia's largest food court with 2000+ seats, addressing the area's

Success Story Project - PPP: India's First Integrated Multi-Sports and Retail Hub in Delhi

A flagship project showcasing the power of the PPP model is the development of a mega-complex in Delhi's Dwarka. In a partnership with the Delhi Development Authority (DDA), Omaxe is developing this sprawling 50.40-acre facility.

This project, a first of its kind in India, will feature an international cricket and football stadium, an indoor stadium, and a modern retail and hospitality hub. Omaxe will construct and maintain the sports stadium and club for 30 years before handing it over to the DDA, while the commercial facilities will be developed and maintained on a 99-year lease.

This strategic partnership is expected to generate significant revenues from retail unit sales, demonstrating its significant commercial potential alongside its public utility.

Artistic Impression - The Omaxe State, Dwarka, Delhi

The Y25

Collaboration Story @Omaxe: A New Era of Growth

critical need for parking and providing a premier shopping and dining destination with both local and international brands.

Spanning 4.5 acres with a built-up area of over 10 lakh sq. ft., Omaxe Chowk offers an unparalleled opportunity for businesses. The Chandni Chowk market receives a daily footfall of 4-6 lakh people and above 40 Lakh serious shoppers monthly.

B. BeTogether

About the Brand

Launched with a strategic investment of over ₹2,800 Crores, BeTogether is the embodiment of Omaxe's vision for collaborative growth. This new brand is dedicated to reshaping India's urban landscape by forging partnerships across three key areas: Public-Private Partnerships, Joint Ventures

with private developers, and the development of stalled or stressed projects. The operations under BeTogether are projected to have revenue potential of ₹5,000 Crores over the coming years.

BeTogether is poised to drive socio-economic growth and create vibrant, integrated destinations that contribute to national goals like "Smart Cities" and "Housing for All."

Success Story Project - BeTogether: Uttar Pradesh Bus Port Modernization

A key success story for the BeTogether brand is its partnership with the Uttar Pradesh State Road Transport Corporation (UPSRTC). This initiative involves the modernization of six major bus terminals in cities like Lucknow, Ghaziabad, Ayodhya, and Prayagraj.

The BeTogether project, with an estimated investment of around ₹2,700 Crores, will transform these bus terminals into modern bus ports. The total saleable area across these projects is a substantial 45.59 lakh sq. ft., with a combined built-up area of 70.80 lakh sq. ft.

This large-scale infrastructure development is projected to generate revenues to the tune of ₹4,700 crores, establishing Omaxe as a key partner in state-led infrastructure creation.

C. Joint Development

About the Model

Omaxe's Joint Development model is a strategic approach to optimize its robust land bank and expand into high-growth corridors. This model involves partnering with other landowners and developers to co-create integrated townships and colonies.

It allows Omaxe to leverage its design, planning, and execution expertise to unlock value from land parcels, delivering comprehensive residential and commercial ecosystems.

Success Story: BeTogether Courtyard, Vrindavan

Omaxe anchored around BeTogether Courtyard Vrindavan to modernize the city's core commercial and hospitality infrastructure. This project is set to elevate Vrindavan's profile by delivering contemporary real estate solutions in line with the city's cultural and spiritual context, addressing a key urban need-gap.



Artistic Impression - BeTogether Courtyard, Vrindavan



Actual Image - Omaxe Royal Residency, Ludhiana

The FY25

Diversification Story @Omaxe

FY25 was a landmark year for Omaxe, defined by a deliberate and successful strategy of diversification. The company's focus was on expanding its business model, revenue streams and nature and scale of projects, thereby building a resilient and future-ready enterprise. This strategic evolution, championed by the launch of the BeTogether vertical, PPP model projects, has laid the groundwork for sustained, long-term growth.

Increasing Revenue Contribution from Leasing

To ensure a balanced and resilient revenue mix, Omaxe has intensified its focus on commercial and retail infrastructure, adding a recurring revenue stream through leasing. This strategic pivot complements the company's strong residential portfolio and futureproofs its growth by aligning with evolving urban consumption patterns.

Diversifying Projects Categories and Scale

During FY25, we progressed further on our agenda to diversify the scale and categories of projects that we develop.

With greater focus on PPP projects, we have scaled up the project size, scale and execution plans. In partnership with governments and government authorities, the scale suddenly goes to the extent that we delivered first major large scale development in heart of Delhi with Omaxe Chowk in Chandni Chowk in over last 300 years. We launched India's first Integrated Multi-sports Facility – Omaxe State in Dwarka, Delhi.

While adding to our revenue streams, we also added to the diversity the nature of projects from Group Housing, Integrated Township, Malls and Office Spaces, we started to successfully develop and projects like multi-level parking-cum-shopping destination; modernizing bus ports; studded with shopping and commercial spaces; and bringing world-class themed shopping destination to plain vanilla commercial land. Our recently launched BeTogether Bus Ports, Omaxe State Dwarka, Omaxe WorldStreet Faridabad and Omaxe Chowk are tall testimony to our strategic efforts.

For instance, in the Dwarka multi-sports hub, while the company anticipates generating significant sale and leasing revenues from retail unit sales, supported by the 99-year leasehold basis, creating a consistent and long-term source of income. This focus on building and managing marquee assets like World Street in Faridabad and other mixed-use formats strengthens the company's portfolio balance and enhances long-term growth resilience



Domination Story @Omaxe

In FY25, Omaxe cemented its market dominance through a series of strategic victories, a seamless leadership transition, and the successful execution of landmark projects. The company's unique ability to identify and capitalize on new opportunities, diversify its revenue model, and deliver on large-scale, transformative projects has established its position as a dominant force in the Indian real estate landscape. This story of domination is built on a foundation of visionary leadership and a portfolio of successful, new-age developments.

A. Adding to the Tier 2/3 Domination

During FY25, Omaxe further deepened and expanded in its area of strength and domination

– the Tier 2 & 3 markets. Omaxe strategically expanded its geographical presence by adding Gorakhpur and Ayodhya to its footprint. With these two new Tier 3 cities added, the company has grown its presence to 31 cities across 8 states.

This expansion is a calculated move to tap into the long-term potential of under-served markets, which are rapidly evolving into growth hubs. This approach not only reinforces Omaxe's strong leadership in these regions but also contributes to inclusive urban development, aligning with the "Emerging Bharat" opportunity and ensuring a steady pipeline of projects beyond the traditional Tier 1 and Tier 2 cities.

B. Visionary Leadership: A New Generation of Success

Omaxe's market dominance is underpinned by a successful and seamless leadership succession. Mr. Mohit Goel and Mr. Jatin Goel have assumed expanded operational responsibilities under the continued guidance of Founder and Chairman, Mr. Rohtaas Goel. This strategic restructuring has not only enhanced governance and operational clarity but has also propelled the company's success into newer avenues. The new leadership's ability to drive ambitious initiatives like the BeTogether brand and its expansion into new geographies and project types demonstrates a future-ready vision that has ensured the company's success remains unabated. This effective transition stands out as one of the most successful and rewarding in the real estate industry.

C. Next-Gen Projects: A Portfolio for Market-Leading Success

Omaxe's market leadership is defined by an unmatched portfolio of new-age, large-scale projects that are successfully redefining urban spaces.

Omaxe Chowk, Chandni Chowk: This project stands as a prime example of a successful collaborative development, showcasing Omaxe's ability to unlock value in premium, high-footfall locations that were otherwise inaccessible.

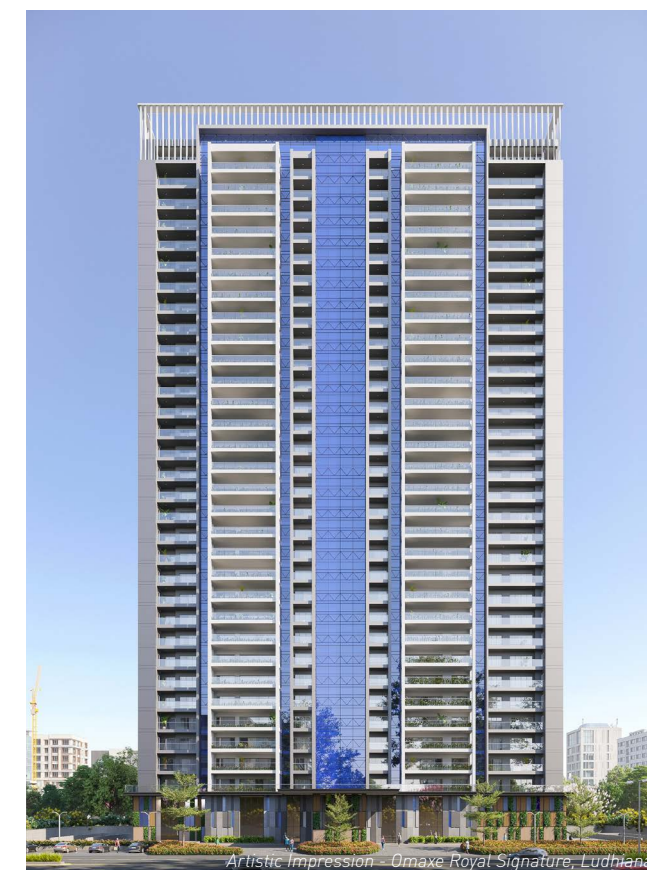
Omaxe State, Dwarka: A true game-changer, this project marks Omaxe's entry into developing India's first integrated multi-sports facility. Being developed on a 50.40-acre land parcel, it combines an international cricket stadium, a football stadium, and a retail and hospitality hub.

World Street, Faridabad: As a marquee commercial asset, World Street has established a vibrant retail and lifestyle ecosystem. The launch of its new phases, New Singapore and Clarkee, with a project value of ₹600 Crores, further cements its

dominance in creating world-class commercial destinations with 1.5 million sq. ft. of retail space.

Bus Ports in Uttar Pradesh: Through its BeTogether vertical, Omaxe is successfully executing 6 bus port projects in Uttar Pradesh with the UPSRTC. This pioneering move into transport infrastructure, backed by an investment of around ₹2,700 Crores, is estimated to generate revenues of ₹4,700 crores, demonstrating the company's ability to dominate in new sectors.

Ludhiana Township: Omaxe's strategic land bank optimization has led to strong progress and successful development of large-format integrated townships in key growth corridors, including Ludhiana, reinforcing its dominance in Tier 2 cities.



Omaxe has demonstrated strong operational momentum through key strategic initiatives and project launches. A major highlight is the launch of Omaxe State in Dwarka, New Delhi, a large-scale, mixed-use development featuring India's first integrated multi-sports facility. Omaxe also expanded its portfolio with the launch of "New Singapore" and "Clarkee" in Faridabad, a ₹600 crore development at World Street.

Further, Omaxe is strategically expanding its presence in Tier 3 cities like Ayodhya and Gorakhpur.

1. Major Project Launches & Developments

- a. **Omaxe State, New Delhi:** We launched Omaxe State, a cutting-edge, mixed-use destination in Dwarka. This is India's first integrated multi-

sports facility, spanning 50.40 acres. It features international cricket and football stadiums, an indoor stadium, and dedicated retail and hospitality areas.

- b. **New Singapore & Clarkee, Faridabad:** We launched this ₹600 crore development at World Street by Omaxe, covering 13.50 acres, as part

of our strategy to focus on commercial and retail infrastructure.

2. Strategic Partnerships & Expansion

- a. **Public-Private Partnerships (PPP):** Through our BeTogether initiative, we partnered with the UPSRTC to develop six modern bus ports in Uttar Pradesh. This includes projects in Ghaziabad, Lucknow, Prayagraj, Kaushambi, and Ayodhya, with an estimated investment of ₹2,700 crore and projected revenues of ₹4,700 crores. This partnership showcases our role in state infrastructure creation.
- b. **Geographic Expansion:** We expanded our presence into emerging Tier 3 cities like Ayodhya and Gorakhpur, growing our footprint to 31 cities across 8 states.
- c. **New Amritsar Township:** We received a Letter of Intent from the Amritsar Development Authority to develop a new integrated residential township in Amritsar over 127 acres.

3. Leadership & Team Strengthening

- a. **Leadership Transition:** The company successfully concluded the transition to a new generation of promoters, with Mr. Mohit Goel and Mr. Jatin Goel now at the helm, guided by Chairman Mr. Rohtaas Goel.
- b. **Key Appointments:** We strengthened our team with several strategic new appointments, across functions and locations.

The Y25 Operational Highlights



The Y25 Awards & Recognitions

Our Y25 Story was one that was well recognized for excellence, innovation and outstanding contribution to the industry and our customers. During FY25, Omaxe and its projects were recognized at multiple reputable platforms. Here is glimpse of a few:



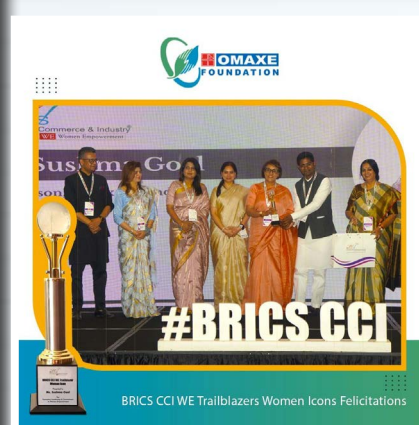
“Mixed Use Architecture India” - Omaxe State:

Omaxe State, a project by Omaxe, has been honored with the “Mixed Use Architecture India” award at the Asia Pacific Property & Hotel Awards 2024-2025. This award recognizes The Omaxe State as India’s first 5-in-1 integrated development, which includes a sports stadium, retail spaces, hospitality, social, and food districts.



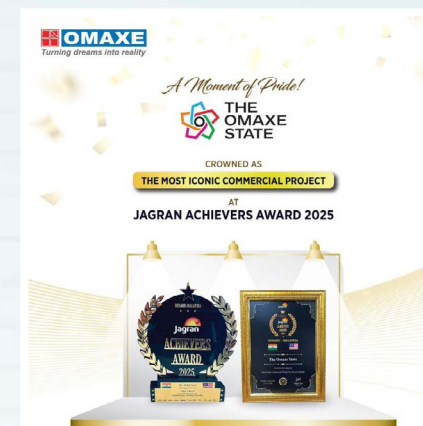
“2025 Value Creator of the Year - North India” Award - Omaxe Limited

Omaxe Limited was awarded the GROHE Hurun India Value Creator of the Year—North India award in 2025, which recognizes the company’s dedication to growth, innovation, and long-term value creation. The award was given at the 2025 India Real Estate Excellence Awards, and Omaxe’s Managing Director, Mohit Goel, received the honor.



“BRICS CCI WE Trailblazers Woman Icon” Award - Mrs. Sushma Rohtas Goel, Chairperson of Omaxe Foundation

Mrs. Sushma Rohtas Goel, Chairperson of Omaxe Foundation, honored with the BRICS CCI WE Trailblazers Woman Icon Felicitation by the BRICS Chamber of Commerce & Industry - Women Empowerment for her dedication to uplifting underprivileged children through education and financial support.



“The Most Iconic Commercial Project” – Omaxe State:

Omaxe State won was recognized “The Most Iconic Commercial Project” at the Jagran Achievers Awards 2025.



“Most Admired Shopping Centre” – Omaxe Chowk:

Omaxe Chowk has been awarded the prestigious Images Retail Award for “Most Admired Shopping Centre” in Design and Atmosphere.



“Excellence in Public-Private Collaboration in Real Estate” – Omaxe Limited:

Omaxe received Excellence in Public-Private Collaboration in Real Estate award at the ET NOW Realty Conclave & Awards 2025.



“The Most Iconic Township in Tri-City” – Omaxe Limited:

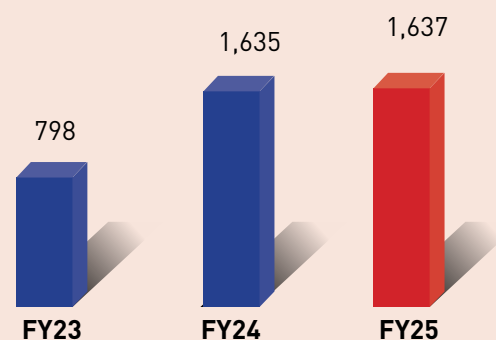
Omaxe was awarded for “The Most Iconic Township in Tri-City” at the Emerging Tricity Season 3 event by ZEE Punjab Haryana Himachal! This recognition fuels our commitment to creating landmark developments and transforming dreams into reality.

The Y25

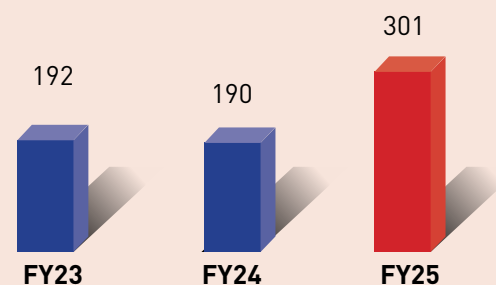
Financial Highlights

₹ Crores				
S. No.	Particulars	FY25	FY24	FY23
1	Total Income (₹ Crores)	1637	1635	798
2	Cash & Cash Equivalents (₹ Crores)	301	190	192
3	Market Capitalization (₹ Crores)	1430	1656	909
4	Total Borrowings (₹ Crores)	744	729	1022

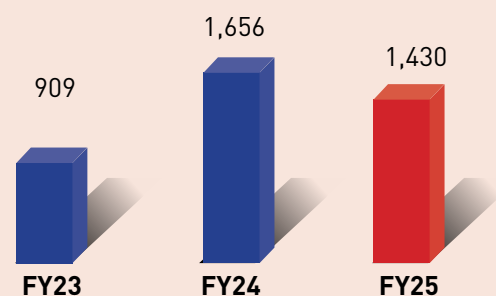
Total Income (₹ Crores)



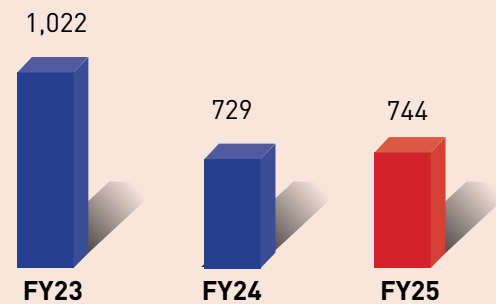
Cash & Cash Equivalents (₹ Crores)



Market Capitalization (₹ Crores)



Total Borrowings (₹ Crores)



BOARD OF DIRECTORS

Mr. Rohtaas Goel
Chairman & Non-Executive Director

Mr. Mohit Goel
Managing Director

Mr. Vinit Goyal
Whole Time Director

Ms. Nishal Jain
Non-Executive & Woman Independent Director

Mr. Satbir Singh
Non-Executive & Independent Director

Mr. Aroon Kumar Aggarwal
Non-Executive & Independent Director

Mr. Gurnam Singh
Non-Executive & Independent Director

KEY MANAGERIAL PERSONNELS

Mr. Atul Banshal
Director - Finance

Mr. Manoj Kumar Dua
Chief Financial Officer

Mr. D B R Srikanta
Company Secretary & Compliance Officer

BOARD COMMITTEES

Audit Committee
Mr. Satbir Singh, Chairperson
Mr. Gurnam Singh, Member
Ms. Nishal Jain, Member
Mr. Vinit Goyal, Member

Nomination & Remuneration Committee
Ms. Nishal Jain, Chairperson
Mr. Rohtaas Goel, Member
Mr. Satbir Singh, Member
Mr. Aroon Kumar Aggarwal, Member

Corporate Social Responsibility Committee
Ms. Nishal Jain, Chairperson
Mr. Aroon Kumar Aggarwal, Member
Mr. Vinit Goyal, Member

Investor Grievances Cum Stakeholders Relationship Committee
Mr. Satbir Singh, Chairperson
Mr. Aroon Kumar Aggarwal, Member
Mr. Vinit Goyal, Member

Risk Management Committee
Mr. Gurnam Singh, Chairperson
Mr. Satbir Singh, Member
Mr. Vinit Goyal, Member
Mr. Atul Banshal, Member

STATUTORY AUDITORS

M/s. B S D & Co.
Chartered Accountants,
810, 8th Floor, Antriksh Bhawan,
22, Kasturba Gandhi Marg,
New Delhi-110001

INTERNAL AUDITORS

M/s Doogar & Associates,
Chartered Accountants
13, Community Center
East of Kailash,
New Delhi-110065

COST AUDITORS

M/s S.K. Bhatt & Associates,
Cost Accountants
83 B, Pocket 4,
Mayur Vihar Phase-1
New Delhi-110091

SECRETARIAL AUDITORS

M/s DMK Associates, Company Secretaries
31/36, Old Rajinder Nagar,
New Delhi - 110060

REGISTRAR & SHARE TRANSFER AGENT

M/s MUFG Intime India Private Limited
Noble Heights, 1st Floor,
NH-2 C-1 Block LSC,
Near Savitri Market, Janakpuri,
New Delhi-110058

BANKERS/FINANCIAL INSTITUTIONS

State Bank of India
Punjab National Bank
Piramal Enterprises Limited
Indian Bank
PNB Housing Finance Limited
J & K Bank Limited
Kotak Mahindra Bank
Kotak Mahindra Investments Limited
Kotak Mahindra Prime limited
Samman Capital Limited
Venus India Asset Finance Pvt. Ltd.
SWAMIH Investment Fund

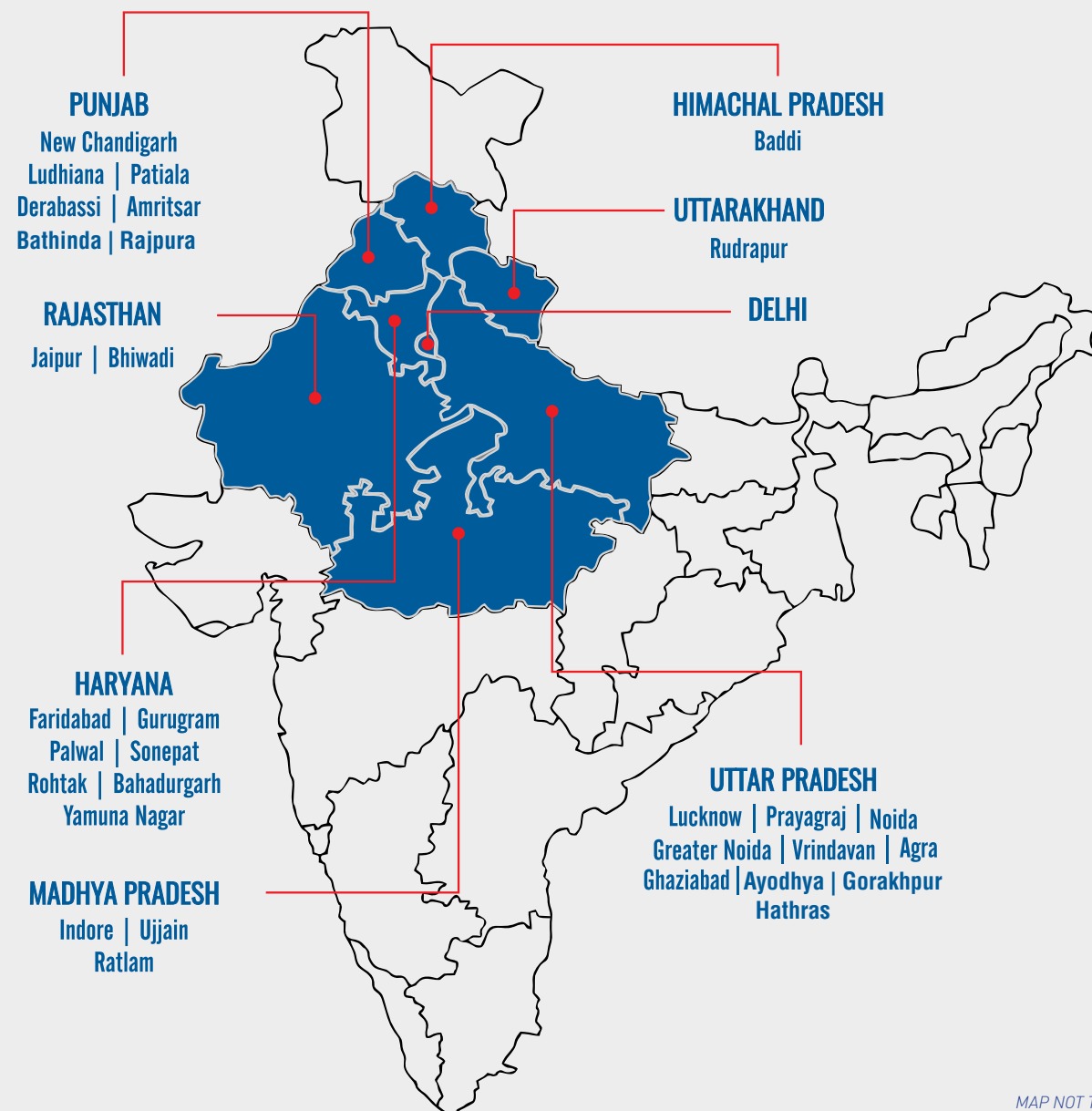
REGISTERED OFFICE

Shop No. 19-B First Floor
Omaxe Celebration Mall,
Sohna Road, Gurugram
Haryana - 122001

CORPORATE OFFICE

Omaxe House,
7, Local Shopping Centre,
Kalkaji, New Delhi-110019

Growing Presence,
A NATIONAL PRIDE!
8 STATES AND 31 CITIES



37 YEARS OF TRUST



13.02 MILLION SQ. MTR.
OF DELIVERED SPACE
AS OF 31st MARCH 2025

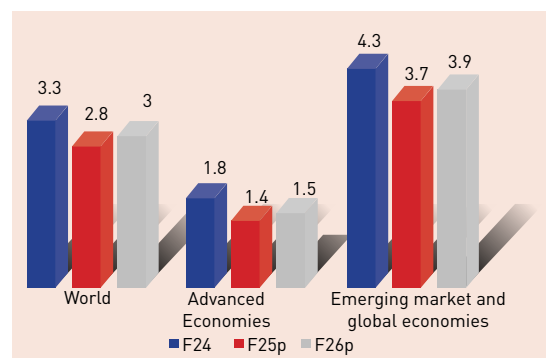
Management Discussion & Analysis

MANAGEMENT DISCUSSION AND ANALYSIS

1. MACRO-ECONOMIC AND INDUSTRY OVERVIEW

A. GLOBAL ECONOMY

Following a period of significant global disruption, the economic growth remained stable yet sluggish throughout Calendar Year 2024 and is anticipated to continue on a similar trajectory in 2025. According to the April 2025 World Economic Outlook Report, global growth is projected to dip from an estimated 3.3% in 2024 to 2.8% in 2025, with a slight rebound to 3% in 2026. These downward revisions span across most economies and are primarily attributed to the direct and indirect impacts of newly introduced trade policies. These include disrupted trade networks, increased uncertainty, and weakened investor and consumer confidence. In this context, monetary policy must remain alert and adaptive to counter these mounting challenges.



Source: International Monetary Fund's World Economic Outlook – April 2025

In advanced economies, growth is expected to fall from an estimated 1.8% in 2024 to 1.4% in 2025, with a minor rise to 1.5% in 2026. This decline reflects heightened policy uncertainty, intensifying trade frictions, and slowing consumer demand. Tariffs are also likely to further restrain growth in 2026, projected at just 1.7%, amid only modest gains in private spending.

For emerging markets and developing economies, the growth outlook has also weakened, with forecasts showing a slowdown to 3.7% in 2025 and 3.9% in 2026, down from an estimated 4.3% in 2024.

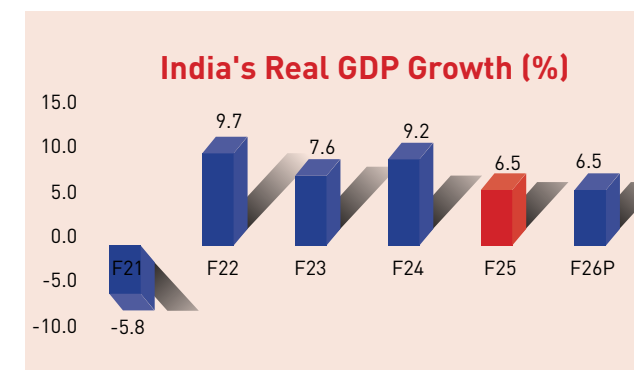
B. INDIAN ECONOMY

Amid rising global trade tensions and ongoing geopolitical uncertainties, the Indian economy has demonstrated remarkable resilience and robust growth. As per the National Statistical Office's (NSO) Second Advance Estimates, India's GDP is expected to grow by 6.5% in the fiscal year 2025–26.

The Reserve Bank of India's (RBI) June 2025 policy review forecasts sustained economic momentum in FY26, supported by strong private consumption and increased investment in fixed capital. This investment boost is attributed to higher capacity utilization, stronger corporate balance sheets, and continued government expenditure on infrastructure. Although trade policy uncertainties may weigh on exports, recently signed free trade agreements - especially with the UK - are anticipated to enhance trade flows. The agricultural sector is also projected to perform well, aided by a favourable monsoon, while the services sector is likely to maintain its strong performance.

In 2025, the RBI reduced the repo rate to 6.25% and projected GDP growth at 6.7% for FY26, signalling optimism driven by recent fiscal measures and a stable inflation outlook. Inflation is expected to ease to 4.2%, moving closer to the central bank's target of 4%, largely due to softening food prices, as noted by the Monetary Policy Committee.

India is projected to retain its status as the fastest-growing major economy globally over the next two years. In 2025 itself, India surpassed Japan to become the world's fourth-



SOURCE: NSO, MoSPI (National Statistical Organisation)
https://www.mospi.gov.in/sites/default/files/press_release/PRESS-NOTE-ON-SAE-2024-25-Q3-2024-25-FRE-2023-24-and-FE-2022-23-M1.pdf

largest economy with a GDP of approximately USD 4.19 trillion.

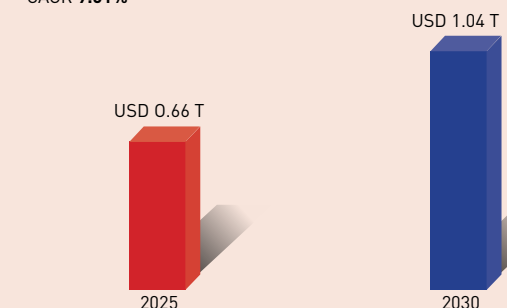
The International Monetary Fund's (IMF) World Economic Outlook reaffirms this positive trajectory, maintaining its October estimates of 6.5% GDP growth for India in both 2025 and 2026. This consistency reflects the country's solid economic fundamentals and resilience in the face of global volatility.

C. GLOBAL REAL ESTATE MARKET

The global real estate market was valued at USD 4.06 trillion in 2024 and is projected to grow from USD 4.36 trillion in 2025 to USD 7.84 trillion by

Real Estate Industry in India

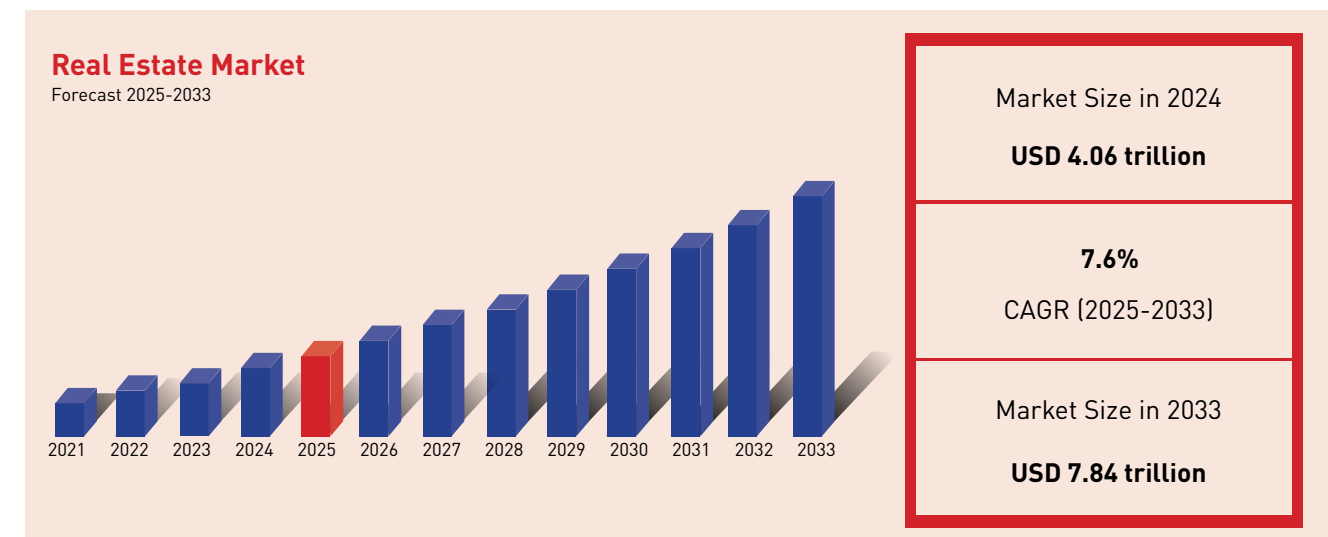
Market Size in USD Trillion
CAGR 9.51%



Source: Mordor Intelligence

2033, expanding at a compound annual growth rate (CAGR) of 7.6% over the forecast period (2025–2033).

In recent years, rapid population growth and increasing urbanization have significantly influenced global trends, as more individuals gravitate toward urban living. This shift is expected to be a major driver of market growth. Additionally, the growing awareness around environmental sustainability has spurred the rise of eco-friendly and energy-efficient buildings, creating new opportunities for market development.



Source Straits Research report: <https://straitresearch.com/report/real-estate-market>

D. INDIAN REAL ESTATE MARKET ANALYSIS

India's Real Estate Market Set for Rapid Expansion

India's real estate industry is poised for substantial growth, with its market size projected to rise from USD 660 billion in 2025 to USD 1.04 trillion by 2030, with a compound annual growth rate (CAGR) of 9.51% during the 2025–2030 period.

Key highlights for the sector, during the year

- **Growth momentum across segments:** In 2024, the sector witnessed gains across residential, commercial, and premium real estate segments. A leading real estate brokerage firm reported a 17% year-on-year increase in residential property sales during the first three quarters of the year, as per 'India Retail Figures H2 2024' report by CBRE. This surge was driven by growing consumer confidence and increased demand for high-end housing, particularly in cities like Mumbai, Bengaluru, and Pune. Residential property prices in Bengaluru rose by 9%, while Mumbai, Pune, and the National Capital Region (NCR) recorded price increases between 4% and 5%, reflecting notable growth in luxury and premium categories, as per the CBRE report.
- **Traction in commercial segment:** The commercial real estate segment also remained strong, with consistent demand for office spaces, especially in IT hubs such as Bengaluru and Hyderabad. Leasing activity is on the rise, supported by growing interest in co-working models and high-quality Grade A office spaces.
- **Rapid Urbanization:** Looking ahead to 2047, as per a KPMG report, nearly half of India's population is expected to reside in urban areas, which will drive increased demand for housing, office, and retail infrastructure. Niche sectors like senior living, co-living, and data centers are

also projected to expand rapidly. Reports suggest that by 2025, the demand for real estate related to data centers will grow by 15–18 million square feet.

- **Rising Consumerism, impetus to retail:** Consumer preferences are evolving, leading to rapid growth in organized retail real estate. Shoppers now seek immersive, convenience-driven experiences, pushing retailers to adopt advanced technologies, including omni-channel models, e-commerce platforms, and enhanced in-store digital solutions.
- **Government Programmes:** The updated version of PMAY emphasizes "Housing for All," focusing on delivering affordable homes to economically weaker sections (EWS), low-income groups (LIG), and middle-income groups (MIG) in urban areas. The plan includes subsidies, encourages public-private partnerships, and prioritizes sustainable, energy-efficient construction.
- **Rising demand for better infrastructure:** As urbanization intensifies—driven by job creation and infrastructure improvements—the real estate market is expanding beyond tier 1 cities. Smaller cities and peripheral areas around major urban centers, particularly in tier 2 and 3 regions, are emerging as promising hubs for development across various property types, setting the stage for widespread and inclusive growth in the coming years.

Source:
<https://www.mordorintelligence.com/industry-reports/real-estate-industry-in-india>
<https://www.cbre.co.in/insights/reports/india-retail-figures-h2-2024>
<https://assets.kpmg.com/content/dam/kpmg/in/pdf/2022/03/urban-india-smart-cities-roadmap-infrastructure.pdf>

Union Budget 2025-26: Key Highlights for the sector

As of February 1, 2025, Finance Minister Smt. Nirmala Sitharaman presented the Union Budget 2025–26, introducing strategic initiatives aimed at boosting India's economic growth, with a significant focus

on the real estate sector. These initiatives target infrastructure development, housing affordability, investment incentives, and technology integration—laying the groundwork for robust industry expansion.

• Housing and Homebuyer Support

- **Affordable Housing Push:** The government extended the benefits under the Pradhan Mantri Awas Yojana (PMAY) and introduced new tax deductions and relaxed loan eligibility for first-time homebuyers, encouraging middle-class participation in the housing market.
- **Home Loan and Tax Incentives:** Increased tax deductions on home loan interest and capital gains exemptions aim to attract more buyers and investors, making housing more financially viable.
- **Lower Property Transaction Costs:** Reduction in stamp duty, registration charges, and GST on under-construction properties is expected to ease ownership costs and boost market demand.
- **Infrastructure and Urban Development:** Major capital allocations support urban infrastructure, including metro expansion, Smart Cities Mission, and connectivity in Tier 2 and Tier 3 cities.
 - Plans for new industrial and commercial corridors are poised to fuel commercial real estate development, particularly in logistics, warehousing, and office spaces.
- **Commercial Real Estate and REIT Growth:** To enhance investment in REITs and rental properties, the budget offers tax incentives for investors and developers.
 - Increased focus on office spaces, co-working hubs, and warehousing aligns with the changing dynamics of the workplace and logistics sector post-pandemic.

Sustainability and Green Building Initiatives: The budget promotes eco-friendly and energy-efficient construction through financial incentives for green buildings and solar energy adoption in housing projects.

- Government-led sustainable urban planning initiatives aim to reduce carbon footprints and support long-term environmental goals.
- **Rental and Co-Living Segments**
 - Policies are being implemented to formalize co-living spaces and expand affordable rental housing schemes.
 - The budget encourages private investment in rental markets, addressing growing urban migration and flexible living needs.
- **Digital and Technological Transformation**
 - Emphasis on blockchain-based property registration, digitized land records, and AI integration is expected to streamline property transactions, increase transparency, and assist in smart urban planning.

2. COMPANY OVERVIEW AND STRATEGIC POSITIONING

A. COMPANY OVERVIEW

The brand "Omaxe" was founded in 1987 to undertake construction and contracting business. Subsequently, the Company diversified into real estate sector, listed on both the NSE & BSE in 2007 and became one of India's leading and most trusted real estate development company with large land holdings. In last 38 years, Omaxe has delivered more than 140 million sq. ft. of real estate across 31 Cities in 8 States, i.e., Punjab, Haryana, Uttar Pradesh, Madhya Pradesh, Rajasthan, Delhi, Uttarakhand, and Himachal Pradesh. Its diverse portfolio spans residential, commercial and integrated township projects. With over three decades of experience, the company has consistently focused on delivering high-quality developments that cater to the evolving needs of urban India. Omaxe has played a key role in transforming urban landscapes with iconic projects like Omaxe New Chandigarh Township, World Street in Faridabad, Omaxe Chowk in Delhi's Chandni Chowk, and Royal Residency in Ludhiana. Omaxe is currently developing



Actual Image - World Street by Omaxe, Faridabad

“The Omaxe State” in Dwarka, a cutting-edge mixed- land use destination featuring retail, hospitality, sports, and entertainment. With a robust land bank, innovative designs, and a vision for creating vibrant communities, Omaxe has gained the trust of millions of customers and investors. Omaxe continues to set benchmarks in the real estate industry, solidifying its position as a leader in shaping the future of urban India

B. STRATEGIC POSTIONING

Omaxe is positioned for substantial growth, leveraging a series of strategic initiatives and developments. The launch of high-impact projects like Omaxe State in Dwarka, featuring India's first integrated multi-sports facility, showcases the ability to innovate and tap into mixed-use infrastructure that combines sports, entertainment, retail, and hospitality. These

ventures, along with developments such as “New Singapore” and “Clarkee” at World Street in Faridabad, indicate a sharp focus on portfolio diversification and monetization of its existing land bank. The introduction of BeTogether, a public-private partnership platform, unlocks opportunities in state infrastructure, such as modernizing six major bus ports in Uttar Pradesh with an investment of ₹2,700 crore. These projects not only enhance Omaxe’s

revenue potential, by and estimated ₹4,700 crore, but also position the company as a key player in urban infrastructure development.

Moreover, geographical expansion into Tier-3 cities like Ayodhya and Gorakhpur broadens Omaxe’s presence to 31 cities across 8 states, capturing demand in high-growth, underpenetrated markets. Omaxe ability to secure large-scale residential licenses—such as the township in Amritsar and the plotted colony under Deen Dayal Jan Awas Yojna in Palwal—demonstrates its strength in affordable housing and township development. Additionally, the leadership transition with the second generation of promoters and key strategic hires in treasury, business development, and legal functions positions Omaxe to build operational capacity and enhance execution. These moves collectively highlight Omaxe’s readiness for future growth, capitalizing on government partnerships, urbanization trends, and increasing demand for integrated, quality real estate in both established and emerging cities

Omaxe’s unwavering commitment to building large-scale, future-ready destinations, serve as catalysts for urban transformation. By proactively entering into high-potential markets such as Tier 3 cities and optimizing its landbank for township development, Omaxe continues to unlock long-term value in under-served regions. Simultaneously, the company’s strategic pivot toward commercial and retail infrastructure in metro and Tier 1 cities ensures a well-balanced portfolio that supports diversified revenue streams.

The Company’s strategic growth agenda is complemented by a forward-looking leadership restructuring, for a forward-looking cohesive growth model, one that is agile, resilient, and aligned with evolving market dynamics. Omaxe remains focused on delivering integrated living and business environments while driving

sustainable expansion across India's urban landscape.

Together, these strategies reflect Omaxe's commitment to creating large-scale destinations, entering high-potential markets early, and building a balanced, sustainable growth model.

3. BUSINESS PERFORMANCE REVIEW

PROJECTS UPDATES – FY25

During FY25, Omaxe remained steadfast to its core delivery area of project planning, launches and deliveries. During FY25, following are the major projects where Omaxe focused its energies for revenue growth and investment opportunities for customers:

- **India's first integrated multi-sports stadium, retail and hospitality hub in Delhi**

Development of India's first integrated multi-sports facility in Delhi's Dwarka area by Worldstreet Sports Center Limited, a wholly owned subsidiary and special purpose vehicle of Omaxe, under a public-private partnership model with the Delhi Development Authority (DDA). This facility to include an international cricket and football stadium, an indoor stadium, and a retail and hospitality hub, covering 50.40 acres. Omaxe anticipates the project to add significantly to our revenue and our position as a strong player in breakthrough PPP projects.

Development of a residential colony 'Omaxe New Amritsar Integrated Township' Amritsar Development Authority (ADA) has issued Letter of Intent (LOI) to various wholly owned subsidiaries of Omaxe for developing a residential colony 'Omaxe New Amritsar Integrated Township' sprawling over 127 acres at Village Nijarpura, Meharbanpura, Wadali Dogra and Rakh Devidass Pura Tehsil & Distt. Amritsar, Punjab. This milestone opens avenues for revenue generation and expansion in the Amritsar region.



Actual Image - Downtown, Omaxe New Chandigarh

- **Launched 'New Singapore' & 'Clarkee'— A ₹600 Crore Development at World Street, Faridabad**

Omaxe World Street Pvt. Ltd., (Wholly Owned Subsidiary of Omaxe Ltd.), has announced the launch of New Singapore, an expansive new phase at World Street by Omaxe in Faridabad with a project value of ₹600 Crore. New Singapore, a RERA registered commercial colony under mixed land use will be spread across 11.59

acres. Additionally, the thriving ecosystem has 1.5 million sq. ft. of retail space, offering a world-class shopping and lifestyle experience. Adding to its vibrancy, Clarkee, a RERA registered commercial colony under mixed land use, a first-of-its-kind party and nightlife district, spread across 1.91 acres, will be a major highlight within New Singapore.

- **Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 at Palwal, Haryana**

Omaxe Forest Spa & Hills Developers Ltd. (Wholly Owned Subsidiary of Omaxe Ltd.) has received approval by Directorate of Town & Country Planning, Haryana for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 at Palwal, Haryana spread across 9.19 acres. It boosts Omaxe Limited's market position, accelerates revenue growth, enhances its brand image, and offers long-term strategic and financial advantages.

• **Upgrade Key Six Bus Terminals in Uttar Pradesh with Modern Facilities under PPP model with UPSRTC**

Through BeTogether, Omaxe is partnering with UPSRTC to develop 6 bus port projects in Uttar Pradesh, demonstrating our evolving role as a partner in state infrastructure creation. BeTogether to modernize Bus Terminals at Ghaziabad, Lucknow (Gomti Nagar), Prayagraj, Kaushambi, Ayodhya, and Lucknow (Amausi) with an Investment of around ₹2,700 crore. The project is estimated to generate revenues to the tune of ₹4,700 crores.

PROJECT DELIVERIES DURING FY25

Omaxe operates across several verticals i.e. Group Housing Projects, Integrated Township Projects, Commercial Projects, Retail Projects and Infrastructure & Construction (including third-party contracts)

Key delivery metrics:

- Delivered Net Area in FY25 is 4.29 Mn sq. ft spread into Residential – 3.45 Mn. Sq. Ft. and Commercial – 0.84 Mn Sq. Ft.
- Total Delivered Area (as of 31.03.2025): 140.17 Mn sq ft (up from 135.87 Mn. Sq. Ft. in FY24; annual delivery up 11.7%).

Omaxe’s net delivered area during FY25 grew by 11.7% YoY at 4.29 Mn. sq. ft. demonstrating

the company’s strong understanding of the dynamics of the evolving Indian real estate market.

4. FINANCIAL PERFORMANCE HIGHLIGHTS

(Amount in ₹ Crore)			
Particulars	FY24	FY25	YoY Change
Total income from operations	1,635	1,637	0.12%
Profit before tax	(507)	(764)	51%
Profit after tax	(406)	(685)	69%
Total Borrowings	729	744	2%
Cash and Cash Equivalent	190	301	58%

Total income from operations: The total income of the Company during current FY 2024-25 on a consolidated basis was at ₹1,637 Crores which is 0.12% higher than the last year total income of ₹1,635.

Profit before tax (PBT): The loss for current financial year 2024-25 was ₹764 Crore against loss of ₹507 Crore of last year.

Profit after tax (PAT): The loss for current financial year 2024-25 was ₹685 Crore against loss of ₹406 Crore of last year.

Cash from operations: There is a notable increase in the cash from operations during the current financial year. The company has generated cash from operations of ₹1,007 Crore during the current financial year against ₹987 Crore during the last year.

5. KEY FINANCIAL RATIOS

Parameter	FY24	FY25	Change	Explanation
Debtor Turnover (Times)	4.35	4.68	8%	Minor change
Inventory Turnover (Times)	0.17	0.19	12%	Minor change
Interest Coverage Ratio (Times)	-1.4	-0.81	-42%	Due to reduction in interest cost, ratio improved
Current Ratio (Times)	1.02	0.95	7%	Minor change
Debt Equity Ratio (Times)	3.12	-1.85	-159%	Due to increase in losses, ratio became negative
EBITDA margin (%)	-20%	-32%	65%	Due to increase in cost, ratio became negative
Net Profit Margin (%)	-25%	-42%	69%	Due to increase in cost, ratio became negative

6. OUTLOOK & STRATEGY

A. OUTLOOK

India’s capital markets continue to evolve rapidly, supported by strong economic fundamentals, progressive policy reforms, and growing interest from domestic and global investors. The real estate sector remains a vital driver of this momentum, with increased activity in income-generating assets and emerging segments such as data centres and specialized infrastructure. Institutional participation and focused capital allocation are expected to deepen market liquidity and drive growth, positioning FY25 as a pivotal year for real estate investments. At the same time, supportive monetary policies—including recent RBI rate cuts and improved liquidity—are enhancing affordability and stimulating demand, especially in the mid- and premium housing segments.

Significantly, the real estate market is witnessing a strategic shift toward Tier 2 and Tier 3 cities, fueled by rising affordability, infrastructural improvements, and aspirational demand. These emerging cities now represent a substantial portion of new land acquisitions and housing sales, often outpacing traditional metros in capital appreciation. Government initiatives like the Smart Cities Mission and PM Gati-Shakti are accelerating connectivity and urban development, making these regions attractive for long-term investments. This geographical diversification offers investors access to high-growth, underpenetrated markets with lower competition, creating a robust foundation for sustainable expansion across India’s urban landscape in the coming years.

B. KEY STRATEGIES

In FY 2024–25, Omaxe implemented a focused growth strategy built on three key pillars: collaboration, diversification and domination. Central to this approach were strategic

institutional partnerships, optimal utilization of its landbank, portfolio diversification, and leadership transformation—each designed to drive sustainable growth and strengthen Omaxe’s position across evolving real estate markets.

1. Public-Private Partnerships (PPP) through BeTogether

Omaxe has established a dedicated vertical, BeTogether, to enhance its commitment to infrastructure development through Public-Private Partnerships (PPPs) and joint ventures. This strategic initiative aims to leverage collaborative efforts between the public and private sectors to drive sustainable urban transformation.

Outcome: As a significant milestone, Omaxe has successfully signed a Memorandum of Understanding (MoU) with the Uttar Pradesh State Road Transport Corporation (UPSRTC) to modernize six state-of-the-art bus ports across Uttar Pradesh. This partnership not only marks Omaxe’s entry into the transport infrastructure sector but also reinforces its position as a key partner in state-led urban development initiatives. Through BeTogether, Omaxe is

Institutional participation and focused capital allocation are expected to deepen market liquidity and drive growth, positioning FY25 as a pivotal year for real estate investments.

poised to contribute to the modernization of urban transport facilities, thereby enhancing the overall efficiency and accessibility of public transportation in the region.

2. Strengthening our Tier 2/3 domination - Expansion into emerging Tier 3 Cities of Gorakhpur and Ayodhya

In a strategic move to tap into the long-term potential of under-served markets, Omaxe has expanded its operations into Gorakhpur and Ayodhya. This expansion aligns with state-led development agendas and leverages the growing cultural and economic relevance of these cities.

Outcome: The initiative reflects Omaxe's commitment to the "Emerging Bharat" opportunity, focusing on Tier 3 cities that are rapidly evolving into growth hubs. By entering these high-potential markets, Omaxe aims to contribute to inclusive urban development while reinforcing its leadership in India's real estate sector.

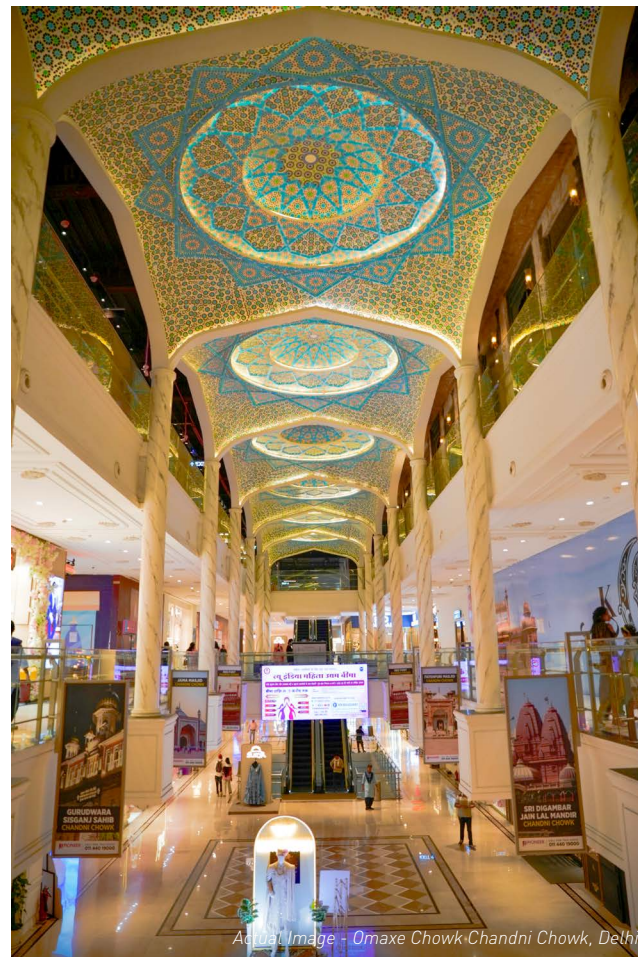
3. Township Development through Strategic Landbank Optimization

Leveraging its robust land reserves, Omaxe accelerated the development of large-format integrated townships in key growth corridors including New Chandigarh, Ludhiana, Lucknow, and Indore. This strategic deployment of land assets enabled the company to scale up its township portfolio while aligning with evolving urbanization trends.

Outcome: The Company optimized monetization of owned land parcels and delivered comprehensive residential and commercial ecosystems, enhancing long-term value creation and customer experience.

4. Portfolio Balancing: Strategic Focus on Commercial and Retail Infrastructure

As part of its diversification strategy and to future-proof revenue streams, Omaxe has



Actual Image - Omaxe Chowk-Chandni Chowk, Delhi

intensified its focus on commercial and retail infrastructure development, particularly in metro and Tier 1 cities. This strategic shift complements the company's traditionally strong residential portfolio and aligns with evolving urban consumption patterns.

Outcome: The Company's active development of marquee assets such as *The Omaxe State* in Dwarka, *World Street* in Faridabad, and other mixed-use formats across core markets has strengthened the portfolio balance, thereby enhancing long-term growth resilience.

5. Focus on Customers and Quality Delivery

Omaxe's strong focus on customer satisfaction and high-quality delivery has been central to its success and the strength of its brand. The company fosters a customer-centric mindset

across all stakeholders in its ecosystem. While fully complying with the customer-friendly guidelines of RERA, Omaxe also goes a step further by adopting proactive measures that put customer needs first—even before regulations require them. Through its consistent commitment to superior construction standards, timely project delivery, and full regulatory compliance, Omaxe has earned the trust and loyalty of its customer base.

Outcome: Beyond the initial purchase, Omaxe continues to prioritize customer satisfaction by maintaining a comprehensive grievance redressal system to swiftly handle any post-sale issues. Its guiding values—'Customer First,' 'Commitments Fulfilled,' and 'Superior Quality Always'—ensure that buyers enjoy a seamless purchase experience, long-term satisfaction, and confidence in the brand. This approach supports Omaxe's vision for responsible, customer-driven, and sustainable growth in the real estate industry.

Leveraging its robust land reserves, Omaxe accelerated the development of large-format integrated townships in key growth corridors including New Chandigarh, Ludhiana, Lucknow, and Indore.

6. Leadership Restructuring for Future Readiness

In a strategic move to strengthen organizational agility and prepare for the next phase of growth, Omaxe undertook key leadership restructuring during the year. Mr. Mohit Goel and Mr. Jatin Goel assumed expanded operational responsibilities under the continued guidance of Founder and Chairman, Mr. Rohtaas Goel.

Outcome: The transition has enhanced governance, operational clarity, and strategic alignment thereby, positioning the company for sustained growth and future readiness.

7. MARKET OPPORTUNITIES AND GROWTH DRIVERS

A. OPPORTUNITIES:

The latest developments and trends in the Indian real estate market indicate towards a set of opportunities for the players.

Infrastructure Development Push from Government

The Indian government is on path for rapid infrastructure development. While KPMG's report estimates that by 2047 India's 50% population will reside in urban areas, the report also states that about 70% of that urban infrastructure is yet to be built. The Government is focusing on PPP models and encouraging private sector to participate in this quest and it is likely to benefit the players who adapt and tap these opportunities.

Premium housing drives India's real estate boom

India's housing market experienced strong growth in 2024, led by increasing demand in the premium and luxury segments. Key metropolitan areas are seeing a surge in high-end housing developments and sales. This trend presents opportunities for players with a wider project portfolio.

Lifestyle Shifts and Investment Trends Shape Luxury Market

Post-pandemic lifestyle changes have prompted homebuyers to seek future-ready, spacious residences with premium amenities like integrated townships and luxury developments with advanced infrastructure, green spaces, and smart technology features. The demand is further bolstered by high-net-worth individuals (HNIs) and non-resident Indians (NRIs), who view luxury homes as both status symbols and valuable investments. This presents with substantial opportunities for organizations with strategic and balanced portfolio and presence.

Office Real Estate sees strong growth and investment surge

India's office real estate sector experienced robust growth in early 2024, marked by a 15% increase in overall real estate investments during the first quarter. Foreign investors contributed 55% of the total capital inflow, reflecting strong global confidence in India's market potential. This investment surge has notably benefited office spaces, commercial spaces, luxury housing, data centers, and warehouses. Office leasing activity reached 15.16 million square feet in Q1 2024, a 13.8% rise year-on-year, underscoring opportunities for the players with strategic presence

Retail: Lease Income

The retail industry has transformed significantly, shifting from brick-and-mortar stores to click-and-collect models, contributing to India's economic growth. With a growing economy, rapid urbanization, an expanding affluent middle class, and changing consumer preferences, the retail leasing market in India is thriving.

According to the CBRE report, the retail leasing was robust in 2024 at about 6.4 million sq. ft.



Post-pandemic lifestyle changes have prompted homebuyers to seek future-ready, spacious residences with premium amenities like integrated townships and luxury developments with advanced infrastructure, green spaces, and smart technology features.

of space leased across India's top eight cities. It is anticipated that 5-6 million sq. ft. of strong supply pipeline of Grade A malls is expected to come up in Bengaluru, Hyderabad, Delhi-NCR and Mumbai. The leasing activity is anticipated to remain stable, fuelled by robust demand for mid-range fashion, value fashion, athleisure, and jewellery.

Hybrid Work Models and Co-Working Spaces Reshape Office Dynamics

Driven by the shift to hybrid work models, India is seeing a growing demand for flexible office solutions. Multinational companies are increasingly adopting co-working spaces to

enhance agility, efficiency, and innovation. The organizations having presence and strategic focus on office spaces are likely to benefit immensely.

GROWTH DRIVERS:

In view of a dynamically evolving industry landscape, policy framework and market scenario, the macro environment presents a number of growth drivers for the industry. Following is brief snapshot of various growth drivers across the three main segments of the industry:

• Exceptional office spaces

The rise of startups and businesses in Tier-1, Tier-2, and Tier-3 cities has led to a rise in the development of and demand for exceptional office spaces.

Most tenants and buyers are businesses operating in quickly expanding industries like consulting, e-commerce, business process management, and information technology. Additionally, domestic and international companies are showing interest in Indian commercial real estate as a means of expanding their operations due to the country's remarkable locations, excellent amenities, and affordable purchasing and leasing costs.

• Commercial shops at prime locations

A CBRE report states that leasing deals for retail spaces have risen by almost 130% year over year.

This proves that the commercial real estate market is flourishing for several reasons, including prime locations and well-designed and constructed stores.

Since these areas see a lot of footfall, there is a high likelihood of customer traffic and greater visibility for retail businesses. These properties also frequently increase in value over time, which makes them potentially profitable long-term investments.

- **Rising demand for varied residential properties**

The residential real estate market has been mounting a recovery in 2024 and has tremendously added to India's growth story. The Union Budget has been critical in shaping the industry's direction. The growth in demand for affordable housing is helped by expanding the Affordable Housing Program, increasing the PMAY allocation, and raising the income tax deduction limit for home loan interest. This has given a much-needed boost to the sector as a whole.

8. KEY RISKS AND MITIGATION MEASURES:

Like any compelling journey, the real estate sector also faces its share of obstacles. Key challenges include soaring land prices, congested and poorly planned infrastructure, and a complex regulatory environment. These factors often lead to increased costs, project delays, and reduced productivity.

As part of the industry, Omaxe Ltd. is also exposed multiple business risks and has in place an effective risk mitigation system. Following is an account of key risks and their respective mitigation measures:

a. Market Demand risk

Real Estate sector is prone to risks of consumer demand for its products. The consumer demand is then linked to multiple macro and micro factors like interest rates, availability of credit, market sentiments, which are beyond the Company's control.

Risk mitigation

- The Company endeavors to effectively and to the extent possible, accurately forecasting the demand, using historical data, knowledge of local factors and latest technology.
- Consistently diversifying business & product portfolio in terms of segments, geographies, product specifications and

quality enrichment.

- Partnering and collaborating with other likeminded entities to help share the risk of demand fluctuation.
- An effective pricing strategy also helps in minimizing demand risks by gaining larger share of sales and keeping the revenue flow consistent.

b. Economic Inflation risk

The Company's business is directly linked to the broader infrastructure sector and economic conditions including financial regulation by the government and the central bank. These

various factors may lead to increase in prices of various input materials and services required for project execution. These may lead to higher inflation in the economy leading to higher cost of input sources for project execution thus impacting project profitability.

Risk mitigation

- Utilizing efficient construction techniques to optimize consumption of raw materials to help minimize project delays and enable better cost control.
- Long-term rate contracts for cost predictability, wherever feasible.



c. Execution risk

Delivering projects on time is critical to company's financial, marketing and compliance success. Delays in completing projects on time exposes the Company to deferment of revenue realization and hence cash inflow besides adding to higher operational cost, steep capital costs and customer dissatisfaction.

Risk mitigation

- Ensuring project-based organization structures, planning and control systems, contingency plans and timely allocation of necessary resources.
- Continuous value addition to employees and staff through trainings and development programs for productivity and accuracy in execution.
- Scout for joint development possibilities with vision-aligned partners from the industry to expand execution capabilities and reduce execution risks.

d. Capital risk

The Company's business operations require continuous, low-cost and at times quicker capital infusion in order to deliver on core KRA i.e. delivering real estate projects. Any lack of adequate funds availability for projects poses risks of project delays which may further lead to financial penalties besides loss of reputation

Risk mitigation

- Improve regularity of the cash flow and overall liquidity by pursuing diversified revenue streams.
- Assess and implement asset monetization of noncore and non-viable assets.
- Highest level of due diligence at project planning stage for effective, optimized and justified capital allocation to projects.



- Consistently putting in efforts to reduce the cost of capital by choosing long-term debt / capital over short-term financing.

e. Compliance Risks

The Real Estate industry is one of the most regulated industry, demanding strict and high level of compliance to the regulations and laws. Due to this, the Company faces significant levels of compliance risks.

Risk mitigation

- The Company makes all endeavor through policies and practices to work towards a zero-tolerance culture to non-compliances of any nature.

- A proper regulatory and legal compliance management process that transcends across functions, locations
- Having a strong internal controls system and frequent update in light of prevalent laws and regulations.

f. Human Resources Risk

The Company's business is manpower intensive one and it involves a considerable dependency on manpower or human resources. This nature of business presents with risks arising out of shortage or non-availability of manpower, less skilled workforce and challenges in workforce retention.

The Real Estate industry is one of the most regulated industry, demanding strict and high level of compliance to the regulations and laws. Due to this, the Company faces significant levels of compliance risks.

Risk mitigation

- Employee friendly human resources policies to attract, retain and nurture skilled manpower and professional senior employees
- Maintaining congenial employee-employer relations with effective and transparent communication process
- Provide healthy work environment for organization's progress together with personal and professional growth of employees
- Consistent learning and development programs and opportunities for employees

9. INTERNAL CONTROL, GOVERNANCE AND COMPLIANCE

Internal Financial Control & Systems of the Company have been devised through its extensive experience that ensures control over various functions of its business. The Company practices quality management system for design, planning, construction and marketing. Periodic audits conducted by Internal Auditors and Statutory Auditors provide means whereby any weakness, whether financial or otherwise, is identified. All financial and audit control systems are also reviewed by the Audit Committee of the Board of Directors of the Company. Based on the report of the Internal Auditors, process owners undertake corrective actions in their respective areas and thereby strengthen the controls. The internal control system ensures compliance with all applicable laws and regulations and facilitates optimum utilization of available resources and protects the interests of all stakeholders. Strong governance frameworks underpin these controls, promoting transparency, accountability, and ethical business practices throughout the organization. Compliance mechanisms are regularly updated to align with evolving regulatory requirements, ensuring the Company meets its legal and



fiduciary responsibilities. This robust governance and compliance structure supports sustainable business operations and fosters stakeholder confidence.

10. Human Resources

Our employees are our most valuable assets. The Company remains dedicated to key drivers of employee engagement, career growth, learning opportunities, fair performance evaluations, rewards, and employee well-being by continually enhancing its HR processes to ensure scalability, agility, and a consistent employee experience. Additionally, the Company organizes workshops to enhance employees' skill sets and encourage their overall engagement. Individual goals are assigned to employees, aligned with the company's objectives, serving as a strong motivator and improving overall business efficiency. Furthermore, our open-door policy allows employees to voice concerns and share opinions or suggestions, leading to high engagement levels and a lower

employee turnover rate.

As of 31st March 2025, the Omaxe group had 1598 full-time employees contributing to its success.

11. Forward-Looking Statements

Statements in the Management Discussion & Analysis Report detailing the Company's objectives, projections, estimates, expectations or predictions may be forward-looking statements within the meaning of applicable securities laws and regulations. These statements being based on certain assumptions and expectations of future event; actual results could differ materially from those expressed or implied. Important factors that could make a difference to the Company's operations include economic conditions affecting domestic demand supply conditions, finish goods prices, changes in Government Regulations and Tax regime etc. The Company assumes no responsibility to publicly amend, modify or revise any forward-looking statements on the basis of subsequent developments, information or events.

BOARD'S REPORT

BOARD'S REPORT

Dear Members,

Your Directors have pleasure in presenting the 36th (Thirty Six) Annual Report on the business and operations of the Company together with the audited financial statements of the Company for the financial year ended on March 31, 2025.

1. FINANCIAL HIGHLIGHTS

A brief overview on standalone and consolidated financial performance of the Company for the financial year ended on March 31, 2025 is as follows:

(Rupees in Crores)

Particulars	Standalone		Consolidated	
	31.03.2025 (Audited)	31.03.2024 (Audited)	31.03.2025 (Audited)	31.03.2024 (Audited)
Revenue from Operations	389.85	705.35	1560.99	1614.32
Other Income	60.12	12.65	75.98	20.56
Total Income	449.97	718.00	1636.97	1634.88
Expenses				
Operating Expenditure	409.35	629.98	2010.84	1789.49
Employee Benefit Expense	44.77	37.87	24.09	34.58
Depreciation and Amortization Expenses	26.31	45.48	36.69	54.26
Finance Cost	123.39	114.09	195.30	130.34
Other Expenses	51.46	73.79	133.80	133.51
Total Expenses	655.28	901.21	2400.72	2142.18
Profit/(Loss) Before Tax,				
Tax Expenses	11.72	(42.89)	(78.62)	(101.16)
Share of profit/(loss) in associates			(0.27)	0.23
Profit/(Loss) before comprehensive income	(217.03)	(140.32)	(685.40)	(405.91)
Other comprehensive incomes	1.01	(0.63)	0.46	(0.40)
Total Comprehensive Income for the year	(216.02)	(140.95)	(684.94)	(406.31)

2. REVIEW OF BUSINESS OPERATIONS

In FY25, Omaxe made significant strides in its diversified growth strategy with key project launches and robust execution. Landmark developments included India's first integrated multi-sports stadium, retail, and hospitality hub in Dwarka (₹1,500 Cr investment with ₹2,500 Cr in projected retail revenue), the 127-acre 'Omaxe New Amritsar Integrated Township', and the ₹600 Cr "New Singapore" and "Clarkee" commercial development in Faridabad. Additionally, Omaxe launched an affordable plotted colony in Palwal under the Deen Dayal Jan Awas Yojna and initiated the modernization of six UPSRTC bus terminals across Uttar Pradesh through its PPP-focused vertical, BeTogether, with an investment of ₹2,700 Cr.

Demonstrating its strong delivery capabilities, Omaxe handed over a total of 4.29 million sq. ft. during the year—3.45 million sq. ft. in residential and 0.84 million sq. ft. in commercial spaces—marking an 11.7% YoY increase. The company's cumulative delivered area stood at 140.17 million sq. ft. as of March 31, 2025. These developments and delivery achievements highlight Omaxe's commitment to high-impact urban transformation and sustainable growth across residential, commercial, and infrastructure segments.

3. OUTLOOK

India's capital markets continue to evolve rapidly, supported by strong economic fundamentals, progressive policy reforms, and growing interest from domestic and global investors. The real estate sector remains a vital driver of this momentum, with increased activity in income-generating assets and emerging segments such as data centres and specialized infrastructure. Institutional participation and focused capital allocation are expected to deepen market liquidity and drive growth, positioning FY25 as a pivotal year for real estate investments. At the same time, supportive monetary policies—including recent RBI rate cuts and improved liquidity—are enhancing affordability and stimulating demand, especially in the mid- and premium housing segments.

Significantly, the real estate market is witnessing a strategic shift toward Tier 2 and Tier 3 cities, fueled by rising affordability, infrastructural improvements, and aspirational demand. These emerging cities now represent a substantial portion of new land acquisitions and housing sales, often outpacing traditional metros in capital appreciation. Government initiatives like the Smart Cities Mission and PM Gati-Shakti are accelerating connectivity and urban development, making these regions attractive for long-term investments. This geographical diversification offers investors access to high-growth, underpenetrated markets with lower competition, creating a robust foundation for sustainable expansion across India's urban landscape in the coming years.

4. TRANSFER TO RESERVES

During the year under review, in view of the losses, the Board of Directors of your Company has decided not to transfer any amount to the General Reserves.

5. DIVIDEND

The Board of Directors of your Company has decided not to recommend any Dividend on Preference Shares & Equity Shares of the Company for the Financial Year ended on 31.03.2025, due to losses/ absence of profits.

6. DIVIDEND DISTRIBUTION POLICY

In terms of Regulation 43A of SEBI (LODR) Regulations, 2015, the Dividend Distribution Policy is available at the website of the Company at <https://www.omaxe.com/investor/dividend-distribution-policy>.

7. SHARE CAPITAL OF THE COMPANY

The paid-up equity share capital of the Company stands at 182900540 fully paid up equity shares of Rs.10/- each. There is no change in the authorized, issued and paid-up equity share capital of the Company during the financial year 2024-25.

8. INVESTOR EDUCATION & PROTECTION FUND (IEPF)

During the financial year 2024-25, in accordance with the applicable provisions of Companies Act, 2013 (hereinafter referred to as "the Act") read with Investor

Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 (hereinafter referred to as the "IEPF Rules"), an unclaimed dividend aggregating to Rs. 2,52,036/- and corresponding 27,571 equity shares, pertaining to unclaimed dividend for the financial year 2016-17, were transferred to the Investor Education and Protection Fund (IEPF). The details of dividend and shares transferred by the Company to IEPF are available on the websites of the Company and IEPF. Those members whose dividend and/or shares have been transferred to IEPF Authority are advised and requested to follow the procedure specified by IEPF Authority for claiming their dividend/shares, or may write to MUFG Intime India Private Limited, Registrar & Share Transfer Agent (RTA) of the Company. Additionally, the total amount of unclaimed matured deposits and interest thereon, pertaining to financial year 2024-25, amounting to Rs. 3,40,355/-, was transferred to the Investor Education and Protection Fund (IEPF).

9. DIRECTORATE & KEY MANAGERIAL PERSONNEL

During the period under review, Ms. Binitha Manohar Dalal (DIN: 08055468) was appointed as an Additional Director (Non-Executive & Independent) by the Board of Directors, based on the recommendation of the Nomination & Remuneration Committee, for a term of three consecutive years effective from 28.05.2024. Her appointment as a Non-Executive & Woman Independent Director was subsequently approved by the Members of the Company. However, due to her increasing professional commitments, she tendered her resignation from the Board with effect from 25.04.2025. Additionally, Mr. Shridhar Rao, Non-Executive & Independent Director, ceased to be a Director of the Company upon the completion of his tenure on 03.11.2024. The Board placed on record its sincere appreciation for the valuable contributions made by both Ms. Dalal and Mr. Rao during their association with the Company.

Ms. Nishal Jain (DIN: 06934656), Non-Executive and Woman Independent Director, completed her first tenure of five consecutive years on 03.11.2024. Based on the recommendation of the Nomination & Remuneration Committee and with the approval of the Members, she was re-appointed as a Non-Executive & Woman

Independent Director, not liable to retire by rotation, for a second term of five consecutive years commencing from 04.11.2024.

To ensure an optimum mix of the Board and to further strengthen professionalism, independence, and corporate governance standards, Mr. Satbir Singh (DIN: 06887978) and Mr. Gurnam Singh (DIN: 08357396) were appointed as Additional Directors (Non-Executive & Independent) by the Board, on the recommendation of the Nomination & Remuneration Committee, for a term of three consecutive years with effect from 15.05.2025 and 28.05.2025, respectively. Their appointments as Non-Executive & Independent Directors were duly approved by the Members of the Company.

Furthermore, based on the recommendations of the Nomination & Remuneration Committee and the Audit Committee, Mr. Atul Banshal, Director-Finance, has been appointed as the Chief Financial Officer of the Company, under the designation of Director-Finance & Chief Financial Officer, effective from August 14, 2025. He succeeds Mr. Manoj Kumar Dua, who stepped down from the position of Chief Financial Officer at the close of business on August 13, 2025.

In accordance with the provisions of Section 152 of the Companies Act, 2013, Mr. Rohtaas Goel (DIN: 00003735) will retire by rotation at the ensuing AGM and being eligible, has offered himself for re-appointment. The Board of Directors of the Company has recommended his reappointment at the ensuing AGM. Further, the tenure of Mr. Vinit Goyal, Whole Time Director & Mr. Aroon Kumar Aggarwal, Non-Executive & Independent Director will expire on April 11, 2026 and May 26, 2026, respectively. The Board, at the recommendation of Nomination & Remuneration Committee, has approved their appointment, subject to the approval of Shareholders, for another term of five consecutive year, after completion of their respective tenure. The resolutions seeking Members' approval for re-appointment of Mr. Rohtaas Goel, Mr. Vinit Goyal and Mr. Aroon Kumar Aggarwal forms part of the AGM Notice.

10. COMMITTEE POSITION CONFIRMED BY THE DIRECTORS

Based on the disclosures received, the number of

directorship(s), committee membership(s), and chairmanship of all the Directors of the Company are within respective limits prescribed under Companies Act, 2013 and SEBI (LODR) Regulations, 2015. Further during the year under review, none of the executive directors of the Company served as an Independent Director in any other listed company. Necessary disclosures regarding committee positions in other public companies as on 31.03.2025 have been made by the directors and reported in the Corporate Governance Report which forms part of the Annual Report.

11. DECLARATION BY INDEPENDENT DIRECTORS

All the Independent Directors of the Company are registered in the data bank of Independent Directors pursuant to the provisions of the Companies (Appointment & Qualifications of Directors) Rules, 2014. The Company has received disclosures from all the Independent Directors that they fulfill conditions specified under Section 149(6) of Companies Act, 2013 and Regulation 16(1) (b) and 25(8) of SEBI (LODR) Regulations, 2015 and are Independent of the Management of the Company. Based on the declarations received from the Independent Directors, the Board of Directors has confirmed that they meet the criteria of independence as mentioned under Regulation 16(1) (b) and 25(8) of the SEBI (LODR) Regulations, 2015 and Section 149(6) of the Companies Act, 2013 and possess high integrity expertise and experience including the proficiency required to discharge the duties and responsibilities as Directors of the Company. Independent Directors, in their disclosures submitted to the Company, have confirmed that they are not aware of any circumstances or situation which exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties.

Further, the details of Independent Director's meeting have been included in the Corporate Governance Report forming part of this Annual Report.

12. PUBLIC DEPOSITS

During the FY 2024-25, the Company has not accepted any deposits from the public falling within the ambit of Chapter V of Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014.

Further, the existing outstanding & unclaimed deposits, aggregating to Rs. 0.37 Crore as on 31.03.2025, were accepted in compliance with the provisions of Sections 73 and 76 and other relevant provisions of the Companies Act, 2013 and Rules made thereunder, as amended from time to time.

The details of the Deposit are as follows:

- a. Accepted during the year: Nil
- b. Outstanding deposits as at the end of the year: Rs. 0.37 Crore
- c. Whether there has been any default in repayment of deposits or payment of interest thereon during the year and if so, number of such cases and the total amount involved:
 - (i) At the beginning of the year: NIL
 - (ii) Maximum during the year: NIL
 - (iii) At the end of the year: NIL
- d. The details of deposits which are not in compliance with the requirements of Chapter V of the Companies Act, 2013: NIL
- e. Details of National Company Law Tribunal (NCLT)/ National Company Law Appellate Tribunal (NCLAT) orders with respect to depositors for extension of time for repayment, penalty imposed, if any: NIL

These outstanding deposits have already been matured, but are unclaimed, and the periodical reminders are being sent to the deposit-holders to claim the same. However, if any amount of these deposits will remain unclaimed for a period of 7 years, such amount shall be statutorily transferred by the Company to Investors Education and Protection Fund (IEPF), in accordance with the applicable provisions of the Act and IEPF Rules.

13. CREDIT RATING

The details of the credit ratings awarded to the Company are provided in the Corporate Governance Report forming part of this Annual Report.

14. LISTING WITH STOCK EXCHANGES

The equity shares of your Company continued to be listed on the BSE Ltd. (BSE) and the National Stock Exchange of India Ltd. (NSE). The Company has paid annual listing fees for the FY 2024-25 to BSE & NSE within prescribed timelines. The Company has also paid the Annual Custody Fees to National Securities Depository Limited ('NSDL') and Central Depository Services (India) Limited ('CDSL') for the period under review.

15. STATUTORY AUDITORS & THEIR REPORTS

The Members of the Company at their 33rd Annual General Meeting, held on 28.09.2022, re-appointed M/s BSD & Co., Chartered Accountants, (Firm Registration No. 000312S) as Statutory Auditors of the Company for a second term of five years at a remuneration as decided by the Board of Directors of the Company.

The audit reports, issued by the Statutory Auditors of the Company, on standalone and consolidated financial statements of the Company for the financial year ended on 31.03.2025, does not contain any qualification or adverse remarks. The comments of the Statutory Auditors, when read together with the relevant notes to accounts and accounting policies are self-explanatory and therefore do not call for any further comments.

16. SECRETARIAL AUDITOR & THEIR REPORTS

Pursuant to the provisions of Section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, M/s DMK Associates, Company Secretaries were appointed as Secretarial Auditors of the Company for the FY 2024-25. The Company has provided all assistance, facilities, documents, records and clarifications etc. to the Secretarial Auditors for conducting their audit. The Secretarial Audit Report in Form MR-3 and Annual Secretarial Compliance Report for the FY 2024-25 are annexed as Annexure IA & IB, respectively, to this report. The said reports do not contain any qualifications or adverse remarks and are self-explanatory and therefore do not call for any further explanation.

Pursuant to the provisions of Regulation 24A of SEBI (LODR) Regulation, 2015, the Secretarial Audit Reports

of material unlisted subsidiaries of the Company i.e. M/s Omaxe New Chandigarh Developers Private Limited, M/s Omaxe Heritage Private Limited M/s Omaxe Forest Spa and Hills Developers Limited, M/s Satvik Hitech Builders Private Limited and M/s Omaxe Buildhome Limited are annexed herewith as Annexure IC, ID, IE, IF & IG respectively, forming part of this report. The said reports do not contain any qualifications or adverse remarks and are self-explanatory and therefore do not call for any further explanation.

Further, pursuant to the provisions of Section 204 of the Act read with the Rules made thereunder, Regulation 24A and other applicable provisions of the SEBI LODR Regulations, 2015, the Board of Directors, at the recommendation of the Audit Committee, had approved the appointment of DMK Associates, Company Secretaries, as Secretarial Auditors of the Company for a term of 5 (five) consecutive years, commencing from FY 2025-26 to FY 2029-30, subject to approval of the members at the ensuing AGM. DMK Associates have given their consent to act as Secretarial Auditors of the Company. The brief profile and other details of DMK Associates, Company Secretaries, forms part of the AGM Notice.

17. COST AUDITOR & THEIR REPORT

M/s S.K. Bhatt & Associates, Cost Accountants were appointed as Cost Auditors to conduct the audit of cost records of the Company for FY 2024-25. The Company has maintained the necessary accounts and records as specified by the Central Government under Section 148 of the Companies Act, 2013 pertaining to the cost records and statement.

The report given by the Cost Auditors for the Financial Year 2024-25 shall be furnished to the Central Government within prescribed timelines as per provisions of applicable laws for the time being in force. The said report does not contain any qualifications or adverse remarks and is self-explanatory and therefore does not call for any further explanation.

Further, in terms of the provisions of Section 148 of the Companies Act, 2013 read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014, the Board of Directors,

at the recommendations of Audit Committee, had appointed M/s S.K. Bhatt & Associates, Cost Accountants as Cost Auditors to conduct the audit of the cost records of the Company for the FY 2025-26 at a remuneration of upto Rs. 2,00,000/- (Rupees Two Lakh only) plus out of pocket expenses and applicable taxes. The Board hereby recommends the remuneration of the Cost Auditors for ratification by the Members of the Company at their ensuing Annual General Meeting.

18. REPORTING OF FRAUD BY AUDITORS

During the year under review, the Auditors have not reported any instance of offence involving fraud in respect of the Company by its officers or employees under Section 143(12) of the Act.

19. CORPORATE SOCIAL RESPONSIBILITY (CSR)

A Corporate Social Responsibility (CSR) Committee has been constituted in accordance with the provisions of Section 135 of the Companies Act, 2013. The details of composition of CSR Committee are included in the Corporate Governance Report, forming part of this Annual Report. Pursuant to Section 135 of the Companies Act, 2013 and the applicable Rules made thereunder, the Company was not required to make any contribution towards Corporate Social Responsibility (CSR) activities during the financial year 2024-25, as it had incurred average net losses in the three immediately preceding financial years. The CSR Annual Report of NIL expenditure and other relevant details is annexed as **Annexure II**. The CSR policy of the Company is available at the website of the Company at <https://www.omaxe.com/investor/other-codes-policies>.

20. MANAGEMENT DISCUSSION AND ANALYSIS REPORT

The Management Discussion and Analysis Report for the year under review, as required under Regulation 34(2) (e) read with schedule V of SEBI (LODR) Regulations, 2015, as amended, is presented in a separate section forming part of this Annual Report.

21. CORPORATE GOVERNANCE REPORT

Our corporate governance practices mirror our values, including our culture, policies, and stakeholder

relationships. Integrity and transparency are key to these practices, ensuring we build and maintain stakeholder trust. At Omaxe, corporate governance focuses on maximizing shareholder value in a legal, ethical, and sustainable manner. The Board is committed to fulfilling its fiduciary responsibilities comprehensively. We aim to follow best practices in corporate governance through our disclosures and strive to boost long-term shareholder value while respecting minority rights in all our business decisions.

The Corporate Governance Report, as stipulated under Regulation 34(3) and other applicable Regulations read with Part C of Schedule V of SEBI (LODR) Regulations, 2015, forms part of this Annual Report.

The Statutory Auditors of the Company M/s BSD & Co., Chartered Accountants, have issued a certificate with respect to Company's compliance with the requirements of Corporate Governance as stipulated under Regulation 34(3) read with Schedule V of the SEBI (LODR) Regulations, 2015 and the said certificate is annexed to the Corporate Governance Report forming part of this Annual Report.

22. BUSINESS RESPONSIBILITY AND SUSTAINABILITY REPORT

Your Company is dedicated to strong Environmental, Social, and Governance (ESG) practices to ensure long-term sustainability and value creation. We have implemented comprehensive initiatives across all areas of our operations. These include energy efficiency measures, waste management, water conservation, and social programs supporting community welfare and diversity. Additionally, we maintain stringent governance practices to ensure compliance and ethical conduct. Our commitment to these ESG efforts reflects our dedication to responsible growth and a positive impact on our stakeholders and the environment.

In terms of Regulation 34 of the SEBI (LODR) Regulations, 2015, the Business Responsibility and Sustainability Report (BRSR) for FY 2024-25 is uploaded on the website of the Company at <https://www.omaxe.com/investor/annual-reports>.

23. DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement under section 134(5) of the Companies Act, 2013, with respect to Directors' Responsibility Statement, your Directors hereby confirmed that:

- a. In the preparation of the annual accounts for the Financial Year ended 31.03.2025, the applicable Accounting Standards have been followed and there are no material departures;
- b. The Directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as on 31.03.2025 and of the Loss of the Company for the year ended on that date;
- c. The Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d. The Annual Accounts of the Company for the Financial Year ended 31.03.2025 were prepared on a going concern basis;
- e. The Directors had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and
- f. The Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

24. ANNUAL RETURN

Pursuant to Section 92(3) read with Rule 12 of the Companies (Management and Administration) Rules, 2014 and Section 134(3)(a) of the Companies Act, 2013, the copy of Annual Return in form MGT-7 for the FY 2024-25 is available at the official website of the Company at <https://www.omaxe.com/investor/annual-return-as-per-section-92-of-companies-act-2013>, in accordance with the provisions of the Companies Act, 2013.

25. BOARD MEETINGS

The Board of Directors of your Company met Four (4) times during the FY 2024-25. The details of such meetings are given in Corporate Governance Report forming part of this Annual Report. The intervening gap between these meetings was within the period prescribed under the Companies Act, 2013 and SEBI LODR Regulations, 2015. The notice and agenda including all material information and minimum information required to be made available to the Board under SEBI LODR Regulations, 2015, were circulated to all directors, well within the prescribed time, before the meeting or placed at the meeting with the permission of majority of Directors (including the Independent Directors) & Chairperson. During the year under review, separate meeting of the Independent Directors was held on February 10, 2025, without the presence of Non-Independent Directors and the members of the Company's Management.

26. COMPOSITION OF COMMITTEES OF BOARD OF DIRECTORS AND MEETINGS THEREOF

The details of composition of Committees of Board of Directors, their meetings held during the period under review and other relevant details/ information are included in the Corporate Governance Report forming part of this Annual Report.

27. PERFORMANCE EVALUATION OF THE BOARD, ITS COMMITTEES AND DIRECTORS

The Nomination & Remuneration Committee (NRC) has formulated criteria for evaluation of Board, its Committees' functioning and individual Directors including Independent Directors and also specified that such evaluation will be undertaken by the NRC and the Board, pursuant to the Companies Act, 2013 and the Rules made thereunder read with the SEBI LODR Regulations, 2015. The details of the performance evaluation are provided in Corporate Governance Report forming part of this Annual Report.

28. POLICY ON APPOINTMENT OF DIRECTORS AND THEIR REMUNERATION

Pursuant to the provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of SEBI

(LODR) Regulations, 2015 the Board of Directors, at the recommendation of Nomination & Remuneration Committee (NRC) has framed a "Policy on Appointment and Remuneration of Director(s), KMP(s) and Senior Managerial Persons (SMP)" (herein after referred to as "N&R Policy") which is annexed herewith as **Annexure III** and also available at the website of the Company at <https://www.omaxe.com/investor/terms-conditions-of-appointment-of-independent-directors>.

N&R Policy includes matters related to Director's appointment and remuneration including the criteria for determining qualifications, positive attributes, independence of a Director and other related matters. N&R Policy of the Company is aimed at inculcating a performance-driven culture.

The Board of Directors and Senior Management play a pivotal role in shaping the Company's long-term success. Our succession planning framework is designed to ensure a forward-looking and future-ready leadership team. NRC plays a central role in maintaining a well-balanced and diverse Board. As part of this process, NRC considers various factors—including the tenure of Directors and Senior Management, required skill sets, diversity parameters, and statutory compliance—to enable seamless and effective succession planning.

Based on the recommendations of the NRC, the Audit Committee, and the Board, the Members of the Company had approved payment of commission up to 1% of the net profits of the Company, as computed under Section 198 of the Companies Act, 2013, to the Non-Executive Directors for a period of five financial years—from FY 2023-24 to FY 2027-28. However, in view of the loss/absence of profits for the financial year 2024-25, no commission was paid to the Non-Executive Directors during the year under review. The details of remuneration paid to Executive Directors, Non-Executive Directors, Independent Directors & other Key Managerial Personnel's are included in the Corporate Governance Report forming part of this Annual Report.

29. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENT

Your Company is engaged in the business of providing infrastructure facilities, i.e. housing, real estate

development etc. The provisions of Section 186 of the Companies Act, 2013, except sub-section (1), are not applicable to the Company and the Company is in compliance with the provisions of sub-section (1) of Section 186 of the Companies Act, 2013. Further, the details of loans, guarantees, securities and investments have been disclosed in the notes to the Financial Statements.

30. COMPLIANCE BY LARGE CORPORATE

Your Company does not fall under the category of large corporate, as defined under SEBI vide its circular SEBI/HO/ DDHS/DDHS-RACPOD1/P/CIR/2023/172 dated October 19, 2023, as such no disclosure is required in this regard.

31. PARTICULARS OF CONTRACTS OR ARRANGEMENT WITH RELATED PARTIES

During the year, no materially significant related party transaction was entered by the Company with its Promoters, Key Managerial Personnel or other designated persons which may have potential conflict with the interest of the Company at large. Details of all related party transactions are disclosed in the financial statement of the Company forming part of this Annual Report. The attention of the Members is drawn to Note No. 53 and Note No. 55 of Notes on Standalone Financial Statements and Consolidated Financial Statements, respectively, which set out related party disclosures. None of the transactions with related parties is material transaction and/or transaction which is not at Arm's length, requiring disclosure pursuant to Section 134(3) (h) of the Act read with Rule 8(2) of the Companies (Accounts) Rules, 2014. Therefore, the information required in prescribed form AOC - 2 is not applicable. During the year under review, the Company had not entered into any contract/ arrangement/transaction with the related parties which could be considered material in accordance with the Policy of the Company on materiality of related party transactions. The Policy on Related Party Transaction(s) and its materiality is available on the Company's website under the web link <https://www.omaxe.com/investor/policy-on-dealing-with-related-party-transactions>.

32. INTERNAL FINANCIAL CONTROL & SYSTEMS

M/s Doogar & Associates continued to be the Internal Auditors of the Company for the FY 2024-25. Internal Financial Control & Systems of the Company have been devised through its extensive experience that ensures control over various functions of its business. The Company practices quality management system for design, planning, construction and marketing. Periodic audits conducted by Internal Auditors and Statutory Auditors provide means whereby any weakness, whether financial or otherwise, is identified. All financial and audit control systems are also reviewed by the Audit Committee of the Board of Directors of the Company. Based on the report of the Internal Auditors, process owners undertake corrective actions in their respective areas and thereby strengthen the controls. The internal control system ensures compliance with all applicable laws and regulations and facilitates optimum utilization of available resources and protects the interests of all stakeholders.

33. MATERIAL CHANGES AND COMMITMENT, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY

There are no material changes and commitments, involving the Company and affecting the financial position of the Company, which have occurred between the end of the financial year 2024-25 and the date of this report.

34. CONSERVATION OF ENERGY, RESEARCH AND DEVELOPMENT/ TECHNOLOGY ABSORPTION/ FOREIGN EXCHANGE EARNING AND OUTGO

The information on conservation of energy, technology absorption and foreign exchange earnings and outgo, is as under:

- Conservation of Energy

The operations of the Company do not involve significant energy consumption. Nevertheless, the Company remains committed to energy conservation and continues to implement various measures in this regard. As part of its ongoing efforts, the Company has undertaken several measures to conserve energy and promote environmentally

responsible operations. These include the use of star-rated appliances wherever feasible and the replacement of CFL lights with energy-efficient LED lighting systems across project sites and office premises. Additional initiatives such as monitoring resource usage, improving process efficiency, and reducing waste generation and disposal costs have also contributed to energy conservation.

At its offices, the Company has implemented various upgrades such as LED lighting, star-rated air conditioning systems, automatic power controllers to reduce demand charges, and the use of power-saving TFT monitors. The Company also continues to explore collaborations with contractors and partners that prioritize energy efficiency and resource conservation. In this regard, it actively promotes the adoption of innovative technologies, including green building concepts and other energy-efficient measures in the design and construction of its residential and commercial projects.

Key practices adopted for energy conservation include comprehensive energy modeling during the design stage to optimize energy use while meeting functional requirements, selection of climate-appropriate building materials, and implementation of energy-saving fixtures. The Company has made capital investments in energy conservation equipment as part of its broader commitment to sustainability and reducing its environmental footprint.

- **Technology Absorption**

The Company continues to adopt technology-driven solutions to automate and enhance its business operations, resulting in improved efficiency, data accuracy, and operational security. These efforts have supported faster implementation of new schemes, products, and customer services, while also strengthening overall business practices and customer engagement.

(a) Efforts made towards technology absorption:

The Company focuses on incorporating advanced technologies and equipment to improve process efficiency and customer

satisfaction. Key initiatives include partial or full automation of manual tasks, deployment of improved construction technologies to enhance speed and quality, and the use of digital platforms for communication with customers and stakeholders. The Company also promotes electronic dissemination of reports and communications to reduce reliance on physical documents.

(b) Benefits derived:

The adoption of technology has resulted in improved customer service, better planning and execution of construction activities, reduced administrative and operational costs, and enhanced project timelines. Strategic planning, efficient workflows, and continuous performance monitoring have further contributed to productivity and business growth.

(c) Information regarding imported technology (imported during last 3 years) and Expenditure incurred on Research & Development:

Not Applicable, since the Company has not imported any technology or incurred expenses of Research & Development, during such period.

- **Foreign Exchange Earnings and Outgo**

There were no earnings and Rs. 1.61 Crore expenditure was incurred in foreign currency during the period under review as compared to expenditure of Rs. 1.58 Crore, in previous financial year.

35. RISK MANAGEMENT POLICY

The Company has its Risk Management Policy in line with Regulation 21 of SEBI LODR Regulations, 2015, which identifies and evaluates business risks and opportunities. The Company recognizes that these risks need to be managed and mitigated to protect the interest of the shareholders and stakeholders, to achieve business objectives and enable sustainable growth. The Company has also constituted a Risk Management Committee in accordance with SEBI (LODR) Regulations, 2015 and the details of which, including terms of reference, have been mentioned in the Corporate Governance Report forming

part of this Annual Report. The risk management framework is aimed at effectively mitigating the Company's various business and operational risks, through strategic actions. Risk management is embedded in critical business activities, functions and processes. The risks are reviewed for the change in the nature and extent of the major risks identified since the last assessment. It also provides control measures for risk and future action plans. The Audit Committee has additional oversight in the area of financial risks and controls. The major risks identified by the businesses and functions are systematically addressed through mitigating actions on a continuing basis.

36. PARTICULARS OF EMPLOYEES

Pursuant to the provisions of Section 197 (12) of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014, required details are set out in **Annexure IV**. In terms of the provisions of Section 136(1) of the Companies Act, 2013 read with the said Rules, the Board's Report is being sent to all the shareholders of the Company excluding the annexure on the names and other Particulars of employees, required in accordance with Rule 5(2) of Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014, which is available for inspection by the members, subject to their specific written request, in advance, to the Company Secretary at secretarial_1@omaxe.com. The inspection is to be carried out at the Company's Corporate Office situated at New Delhi, during business hours on working days of the Company up to date of ensuing Annual General Meeting.

37. FAMILIARISATION PROGRAMME FOR NON-EXECUTIVE DIRECTORS

The details of Familiarization Programme conducted by the Company for Non-Executive Directors are mentioned in the Corporate Governance Report forming part of this Annual Report.

38. HOLDING COMPANY

As on 31.03.2025, M/s Guild Builders Private Limited continued to be the holding company and holds, directly & indirectly, 68.45% of paid up equity share capital of the Company.

39. SUBSIDIARY, JOINT VENTURE & ASSOCIATE COMPANIES

As on 31.03.2025, your Company has 129 Subsidiaries (including 5 material unlisted subsidiary companies namely, M/s Omaxe New Chandigarh Developers Private Limited, M/s Omaxe Heritage Private Limited, M/s Omaxe Forest Spa and Hills Developers Limited, M/s Satvik Hitech Builders Private Limited & M/s Omaxe Buildhome Limited and 2 LLPs namely M/s Dreamze New Faridabad Developers LLP and M/s Shine Grow New Faridabad LLP), 2 Joint Ventures Companies ("JV") and 1 Associate Company ("Associates").

During the period under review, the following companies became the Wholly Owned Subsidiaries (WOS) of your Company:

1. M/s Parshwa Veer Builders and Developers Private Limited (PVBDPL) became a Wholly Owned Subsidiary upon acquisition of 100% of its shareholding on 30.09.2024. Consequently, its subsidiary, M/s Secure Properties Private Limited, also became a step-down Wholly Owned Subsidiary of your Company.
2. M/s Radhika Buildwell Private Limited, M/s Khushiyaon Ka Ghar Private Limited and M/s Be Together Developers Private Limited became Wholly Owned Subsidiaries on 30.09.2024, following the acquisition of their entire equity shareholding. As a result, their respective subsidiaries—M/s Omaxe Be Together Ayodhya Dham Busport Private Limited, M/s Omaxe Be Together Project Developers Private Limited, M/s Omaxe Be Together Lucknow Busport Private Limited, M/s Omaxe Be Together Ghaziabad Busport Private Limited, M/s Omaxe Be Together Prayagraj Busport Private Limited, M/s Omaxe Be Together Kaushambi Busport Private Limited, M/s Be Together Infra Project Private Limited and M/s Omaxe Be Together Amausi Busport Private Limited, also became step-down Wholly Owned Subsidiaries of your Company.
3. M/s Nexten Township Private Limited and M/s Nexten Cityspace Realty Private Limited were incorporated as WOS of your Company on 01.01.2025

4. M/s Omaxe Capital Development Private Limited (formerly Known as Capital Redevelopment Private Limited), which was previously an associate company, became a Wholly Owned Subsidiary upon acquisition of the remaining shareholding on 28.03.2025.

Furthermore, your Company divested its entire shareholding in Landlord Developers Private Limited, thereby ceasing it to be a Wholly Owned Subsidiary with effect from 05.08.2025.

In terms of Indian Accounting Standard (Ind AS) 27, there are 144 other companies whose accounts have been consolidated with Company's accounts. List of the companies whose financial statements have been consolidated at the year-end is given in the Notes to Accounts.

40. MATERIAL UNLISTED SUBSIDIARY

In terms of the provisions of the SEBI (LODR) Regulations, 2015, your Company has in place a policy for determining 'Material Subsidiary' and the said policy is available on the Company's website at <https://www.omaxe.com/investor/policy-for-determining-material-subsidaries>. As on March 31, 2025, your Company had five material unlisted subsidiaries namely, M/s Omaxe New Chandigarh Developers Private Limited, M/s Omaxe Heritage Private Limited, M/s Omaxe Forest Spa and Hills Developers Limited, M/s Satvik Hitech Builders Private Limited and M/s Omaxe Buildhome Limited.

41. ACCOUNTS OF SUBSIDIARY COMPANIES

Pursuant to applicable Accounting Standards on Consolidated Financial Statements and Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI') and as prescribed by Securities and Exchange Board of India (SEBI), Consolidated Financial Statements, which includes the financial information of the subsidiaries, form part of this Annual Report.

As per the provision of first proviso of Section 129(3) of the Companies Act, 2013 read with Rule 5 of the Companies (Accounts) Rules, 2014, the balance sheets of the Subsidiary Companies have not been attached with this Annual Report and a separate statement

containing the salient features of financial statements of its subsidiaries in Form AOC-1 has been attached with the Consolidated Financial Statements of the Company forming part of this Annual Report.

Further, pursuant to the provisions of Section 136 of the Act, the financial statements of the Company, consolidated financial statements along with relevant documents and separate audited accounts in respect of subsidiaries, are also available on the website of the Company at <https://www.omaxe.com/investor/audited-financial-statements-of-subsidiary-companies>. Shareholders may write to the Company for the annual financial statements and detailed information on subsidiary companies. Further, the documents shall also be available for inspection by the shareholders at the registered office of the Company.

42. COMPLIANCE OF THE SECRETARIAL STANDARDS

The Board confirms that, during the period under review, the Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI) as amended from time to time.

43. POLICY ON SEXUAL HARASSMENT

The Company has constituted an Internal Complaints Committee as required under the Sexual Harassment of Women at workplace (Prevention, Prohibition and Redressal) Act, 2013 ("POSH"). The required details have been disclosed in the Corporate Governance Report forming part of this Annual Report. During FY 2024-25, neither any complaint was reported nor was any complaint pending for disposal.

44. CERTAIN TYPES OF AGREEMENTS BINDING THE COMPANY/ SIGNIFICANT DEVELOPMENTS

There is no subsisting agreement which is required to be disclosed in terms of Clause 5A of Paragraph A of Part A of Schedule III pursuant to Para G of Schedule V of SEBI (LODR) Regulations, 2015.

45. WHISTLE BLOWER POLICY/ VIGIL MECHANISM

Your Company is committed to adhere to the highest standards of ethical, moral and legal conduct of its

business operations. To maintain these standards, the Company has implemented the Whistle Blower Policy ("the Policy"), to provide an avenue for employees to report matters without the risk of subsequent victimization, discrimination or disadvantage. The Policy applies to all employees of the Company and pursuant to the Policy, the whistle blowers can raise concerns relating to matters such as unethical behavior, actual or suspected, fraud or violation of Company's code of conduct etc. The Policy aims to ensure that serious concerns are properly raised and addressed and are recognized as an enabling factor in administering good governance practices. The Whistle Blower Policy is available at Company's website and can be accessed at <https://www.omaxe.com/investor/vigil-mechanism-whistle-blower-policy>. The details of same have been provided in the Corporate Governance Report forming part of this Annual Report.

46. GREEN INITIATIVES

In furtherance of the Green Initiative in Corporate Governance announced by the Ministry of Corporate Affairs, the Company had in past requested the shareholders to register their email addresses with the Registrar/Company for receiving the report, accounts, and notices etc. in electronic mode. However, some of the shareholders have not yet registered their e-mail IDs with the Company. Shareholders who have not registered their email addresses are once again requested to register the same with the Company by sending their requests to investors@omaxe.com.

Further, Ministry of Corporate Affairs and SEBI vide various Circulars have granted exemption to all the Companies from dispatching physical copies of Notices and Annual Reports to Shareholders and it is always advisable to all the shareholders to keep their email ids registered/ updated with the Company in order to receive important communication/information on time.

47. DIRECTORS AND OFFICERS INSURANCE ('D AND O INSURANCE')

Pursuant to SEBI (LODR) Regulations, 2015, the Company has taken Directors and Officers insurance ('D and O Insurance') from SBI General Insurance Company Limited.

48. INVESTOR RELATIONS

The Company continues to promptly resolve investor grievances through the SEBI's upgraded SCORES 2.0 platform, effective from April 1, 2024. The new mechanism ensures automated complaint routing, timely redressal, and structured escalation for unresolved issues. As a part of compliance, the Company has constituted an "Investor Grievances cum Stakeholders Relationship Committee" (IGSRC) to redress investors' grievances. The details of the same are provided in the Corporate Governance Report forming part of this Report.

49. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS

No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and company's operations in future. However, the details of orders passed by Securities Exchange Board of India are provided in the Corporate Governance Report forming part of this Annual Report.

50. ISSUE AND ALLOTMENT OF NON-CONVERTIBLE DEBENTURES

The Board of Directors of the Company, at its meeting held on May 15, 2025, approved the raising of funds through the issuance of up to 1,994 Unrated, Senior, Secured, Non-Convertible Debentures (NCDs) of face value ₹10,00,000 each, aggregating to ₹199.40 crore, in one or more tranches, on a private placement basis, in compliance with the Companies Act, 2013, SEBI Regulations, and other applicable laws. Pursuant to this approval, 398 NCDs were allotted on July 16, 2025.

51. DISCLOSURE OF COMPLIANCE OF MATERNITY BENEFIT ACT 1961

Your Company values its employees as its most important assets. During the period under review, we are pleased to confirm that the Company has remained fully compliant with the provisions of the Maternity Benefit Act, 1961, ensuring support and benefits for eligible employees in accordance with the law.

52. OTHER INFORMATION

- There has been no issue of equity shares with differential rights as to dividend, voting or otherwise.
- There has been no issue of shares (including sweat equity shares) to employees of the Company under any scheme.
- There was no revision of financial statements and Board's Report of the Company for the preceding financial years, during the year under review.
- There has been no change in the nature of business of the Company.
- During the period under review, the Company has not made any political contribution to any political party.
- There was no one time settlement done in respect of loans taken from Banks or Financial Institutions.
- No applications were made or case was pending against the Company, under the Insolvency and Bankruptcy Code, 2016.

53. ACKNOWLEDGEMENT

Your Directors would like to express their sincere appreciation for assistance and co-operation received from the vendors and stakeholders including financial

institutions, banks, Central & State Government Authorities, other business associates, who have extended their valuable sustained support and encouragement during the year under review.

Your Directors are thankful to the shareholders and customers for their continued patronage. Your Directors also commend the continuing commitment and dedication of the employees at all levels. The Directors look forward for their continued support in future for the Company's success.

For and on behalf of the Board

Omaxe Limited

Sd/-

Rohtaas Goel

Chairman & Non-Executive Director

DIN: 00003735

Regd. Office: 19B, First Floor,
Omaxe Celebration Mall, Sohna Road,
Gurugram-122001

Date: August 13, 2025

Place: New Delhi

Annexure IA

FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31.03.2025

[Pursuant to Section 204(1) of the Companies Act, 2013 read with Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 24A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To,
The Members,
OMAXE LIMITED

CIN: L74899HR1989PLC051918

Shop No. 19-B, First Floor,
 Omaxe Celebration Mall, Sohna Road,
 Gurugram, Haryana, 122001

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Omaxe Limited** (hereinafter called "**the Company**"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conduct/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, we hereby report that in our opinion, the Company has during the audit period covering the financial year ended on March 31, 2025 ("**Audit Period**") complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter along with **Annexure-A** attached to this report.

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

- (i) The Companies Act, 2013 (the "**Act**") and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 and the rules made thereunder;

- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment("FDI"), Overseas Direct Investments ("ODI") and External Commercial Borrowings("ECB"); **(No FDI and ECB was taken and no ODI was made by the Company during the Audit Period);**
- (v) The Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('**SEBI Act**') as amended from time to time:-
 - a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not applicable to the Company during the Audit Period)**
 - d. The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; **(Not applicable to the Company during the Audit Period)**
 - e. The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Shares) Regulations, 2021 **(Not applicable to the Company during the Audit Period);**
 - f. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; **(Not applicable to the Company**

during the Audit Period)

- g. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **(Not applicable to the Company during the Audit Period)**
- h. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(Not applicable to the Company during the Audit Period)**
- i. Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (herein after referred as “**SEBI LODR Regulations**”);

(vi) OTHER LAWS SPECIFICALLY APPLICABLE TO THE COMPANY AS IDENTIFIED BY THE MANAGEMENT

As per the information provided and confirmed by the management, following specific sector law applicable on the Company are as follows:

- (i) The Real Estate (Regulation and Development) Act, 2016 and rules of the state(s) where project(s) were being undertaken.
- (ii) The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
- (iii) The Land Acquisition Act, 1984.
- (iv) The Transfer of Property Act, 1882.
- (v) The Indian Easements Act, 1882.
- (vi) The Registration Act, 1908.

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

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India (SS-1 and SS-2).
- (ii) The Listing Agreements entered into by the Company with BSE Limited (“**BSE**”) and National Stock Exchange of India Limited (“**NSE**”).

During the Audit Period, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

Based on the information received and records maintained, we further report that:

1. The Board of Directors of the Company is duly constituted with proper balance of Executive, Non-Executive, Women and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
2. In compliance with the provisions of the Act and Secretarial Standard, the adequate notices were given to all the directors to schedule the Board & Committee Meetings along with agenda and detailed notes on agenda, other than those meetings which were held at shorter notice and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
3. All decisions at Board and Committee Meetings are carried out with requisite majority of the members of the Board and committees, as the case may be. Further, as informed and verified from minutes, dissent given by the directors in respect of resolutions passed in the Board & Committee Meetings, wherever applicable were duly recorded in the minutes.

Based on the compliance mechanism established by the Company and on the basis of the Compliance Certificate (s) issued by Officers of the Company and taken on record by the Board of Directors at their meeting(s), **we further report that** there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period the Company has not undertaken any event /action which may be construed as major in pursuance of above referred laws, rules, regulations, guidelines, standards etc. subject to the following:

- 1) The Securities and Exchange Board of India (“**SEBI**”) vide

its Order Reference No. QJA/GR/CFID/CFID/30598/2024-25 dated July 30, 2024 under Sections 11(1), 11(4), 11(4A), 11B(1) and 11B(2) of the SEBI Act and Rule 5 of the SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995 has, inter-alia, taken the following actions against the Company, its Chairman and others in the matter of alleged mis-statements/ irregularities in financial statements of the Company for FY 2018-19, 2019-20, and 2020-21:

1. The Noticee's No. 1 i.e. Omaxe Limited to 6 (Directors and erstwhile KMPs) in the said order have been restrained from accessing the securities market and prohibited from buying, selling or otherwise or dealing in securities market, directly or indirectly, or being associated with the securities market in any manner, whatsoever, for a period of two years from July 30, 2024.
2. The Noticee No. 2 to 6 in the order have been prohibited from holding any position as Director or KMP of any other listed company for a period of two years from July 30, 2024.
3. Monetary penalties have been imposed: Rs. 7 lakh on Omaxe Ltd.; Rs. 6 lakh each on Noticees No. 2 to 6; and Rs. 1 lakh each on Noticees No. 7 to 16.

Further, the copy of aforementioned order is available at SEBI website i.e. <https://www.sebi.gov.in/enforcement.html>.

- 2) The Company has filed an appeal on September 12, 2024 before the Hon'ble Securities Appellate Tribunal ("SAT"), Mumbai challenging SEBI's Order dated 30.07.2024 and pursuant to the appeal, SAT, through its order dated October 1, 2024, has granted a stay on the directions under Paragraphs 41(i) and (ii) of the aforesaid SEBI

Order. This stay effectively suspends the restrictions on Noticees No. 1 to 6 from accessing the securities market and the prohibition on Noticees No. 5 and 6 from holding positions as Directors or KMPs in other listed companies for two years, subject to the appellants depositing the imposed penalty amount.

The penalty imposed have been deposited by the applicants and the case before the SAT is pending and sub-judice. Further, Noticee No. 2 & 3 are not disqualified to hold position of Director in Noticee No. 1 i.e. Omaxe Limited.

- 3) Adoption of new set of the Memorandum of Association of the Company by the shareholders of the Company by passing the special resolution in the Annual General Meeting of the company held on September 27, 2024, for aligning the with the Companies Act, 2013.

**FOR DMK ASSOCIATES
COMPANY SECRETARIES**

Date : 13.08.2025

Place: New Delhi

UDIN : F005480G001005457

Sd/-

(MONIKA KOHLI)

FCS, I. P., LL.B., B. Com (H)

PARTNER

FCS No. 5480

CP No. 4936

Peer Review No. 6896/2025

ANNEXURE-A

To,
The Members,
OMAXE LIMITED

CIN: L74899HR1989PLC051918

Shop No. 19-B, First Floor,
Omaxe Celebration Mall, Sohna Road,
Gurugram, Haryana, 122001

Sub: Our report for the Audit Period is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our Audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. We believe that the processes and practices, we followed provide a reasonable basis of our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules, and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of the procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.
7. As per the information provided by the Company, there are no pending cases filed by or against the Company which will have major impact on the Company except as mentioned in the report.

FOR DMK ASSOCIATES
COMPANY SECRETARIES

Date : 13.08.2025

Place: New Delhi

UDIN : F005480G001005457

Sd/-
(MONIKA KOHLI)
FCS, I. P., LL.B., B. Com (H)
PARTNER
FCS No. 5480
CP No. 4936
Peer Review No. 6896/2025

Annexure IB

**ANNUAL SECRETARIAL COMPLIANCE REPORT OF
OMAXE LIMITED
FOR THE YEAR ENDED MARCH 31, 2025**

We have examined:

- a. all the documents and records made available to us and explanation provided by **OMAXE LIMITED (CIN: L74899HR1989PLC051918)** (hereinafter referred to as "the **Listed Entity**") having its registered office at Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurugram, Haryana, 122001
- b. the filings/ submissions made by the Listed Entity to the Stock exchanges,
- c. website of the Listed Entity,
- d. any other document/ filing, as may be relevant, which has been relied upon to make this certification

for the year ended March 31, 2025 ("**Review Period**") in respect of compliance with the provisions of:

- (a) the Securities and Exchange Board of India Act, 1992 ("**SEBI Act**") and the Regulations, Circulars, guidelines issued thereunder; and
- (b) the Securities Contracts (Regulation) Act, 1956 ("**SCRA**"), rules made thereunder and the Regulations, Circulars, guidelines issued thereunder by the Securities and Exchange Board of India ("**SEBI**");

The specific Regulations, whose provisions and the Circulars/ guidelines issued thereunder, have been examined, include: -

- (a) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (herein after referred as "**SEBI LODR Regulations**");

- (b) Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; (**Not applicable to the Listed Entity during the review period**)
 - (c) Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - (d) Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (**Not applicable to the Listed Entity during the review period**)
 - (e) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (**Not applicable to the Listed Entity during the review period**)
 - (f) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021; (**Not applicable to the Listed Entity during the review period**)
 - (g) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - (h) Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018, to the extent applicable;
- and based on the above examination, we hereby report that, during the Review Period:

- a) The Listed Entity has complied with the provisions of the above Regulations and Circulars/ guidelines issued thereunder.
- b) The Listed Entity has taken the following actions to comply with the observations made in previous reports: (**Not Applicable, as there was no observation in the previous secretarial compliance report of the Company**)

c) We hereby report that, during the review period the compliance status of the listed entity with the following requirements:

S. No.	Particulars	Compliance Status (Yes / No/ NA)	Observations/ Remarks by PCS
1.	<u>Secretarial Standards:</u> The compliances of listed entity are in accordance with the applicable Secretarial Standards (SS) issued by the Institute of Company Secretaries of India (ICSI).	YES	NIL
2.	<u>Adoption and timely updation of the Policies:</u>		
	• All applicable Policies under SEBI Regulations are adopted with the approval of board of directors of the listed entities.	YES	NIL
	• All the Policies are in conformity with SEBI Regulations and has been reviewed & timely updated as per the regulations/ Circulars/guidelines issued by SEBI.	YES	NIL
3.	<u>Maintenance and disclosures on Website:</u>		
	• The Listed entity is maintaining a functional website.	YES	NIL
	• Timely dissemination of the documents/ information under a separate section on the website.	YES	NIL
	• Web-links provided in annual corporate governance reports under Regulation 27(2) are accurate and specific which redirects to the relevant document(s)/ section of the website.	YES	NIL
4.	<u>Disqualification of Director:</u> None of the Director of the Listed Entity are disqualified under Section 164 of the Companies Act, 2013.	YES	NIL
5.	<u>To examine details related to Subsidiaries of listed entities:</u>		
	a. Identification of material subsidiary companies.	YES	NIL
	b. Requirements with respect to disclosure of material as well as other subsidiaries.	YES	NIL
6.	<u>Preservation of Documents:</u> The listed entity is preserving and maintaining records as prescribed under SEBI Regulations and disposal of records as per Policy of Preservation of Documents and Archival Policy prescribed under the SEBI LODR Regulations.	YES	NIL
7.	<u>Performance Evaluation:</u> The listed entity has conducted performance evaluation of the Board, Independent Directors and the Committees at the start of every financial year /during the financial year as prescribed in SEBI Regulations.	YES	NIL
8.	<u>Related Party Transactions:</u>		
	a. The Listed entity has obtained prior approval of Audit Committee for all Related party transaction	YES	NIL

S. No.	Particulars	Compliance Status (Yes / No/ NA)	Observations/ Remarks by PCS
	b. In case no prior approval obtained, the listed entity shall provide detailed reasons along with confirmation whether the transaction were subsequently approved/ ratified/ rejected by the Audit Committee.	NA	All Related party transactions were entered after obtaining prior approval of the Audit Committee.
9.	<u>Disclosure of events or information:</u> The listed entity has provided all the required disclosure(s) under Regulation 30 along with Schedule III of SEBI LODR Regulations within the time limits prescribed thereunder.	YES	NIL
10.	<u>Prohibition of Insider Trading:</u> The listed entity is in compliance with Regulation 3(5) & 3(6) of SEBI (Prohibition of Insider Trading) Regulations, 2015.	YES	NIL
11.	<u>Actions taken by SEBI or Stock Exchange(s), if any:</u> No Actions taken against the listed entity/ its promoters/directors/ subsidiaries either by SEBI or by Stock Exchanges (including under the Standard Operating Procedures issued by SEBI through various Circulars) under SEBI Regulations and Circulars/ guidelines issued thereunder.	No	Refer note 1 & 2
12.	<u>Resignation of statutory auditors from the listed entity or its material subsidiaries:</u> In case of resignation of statutory auditor from the listed entity or any of its material subsidiaries during the financial year, the listed entity and / or its material subsidiary(ies) has / have complied with paragraph 6.1 and 6.2 of section V-D of chapter V of the Master Circular on compliance with the provisions of the LODR Regulations by listed entities.	NA	There was no case of Resignation of Statutory Auditors.
13.	<u>No additional non-compliances observed:</u> No additional non-compliance observed for any of the SEBI regulation/ Circular/ guidance note etc.	YES	NIL

NOTES:

- 1) SEBI vide its Order Reference No. QJA/GR/CFID/CFID/30598/2024-25 dated July 30, 2024 under Sections 11(1), 11(4), 11(4A), 11B(1) and 11B(2) of the SEBI Act and Rule 5 of the SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995 has, inter-alia, taken the following actions against the listed entity, its Chairman and others in the matter of alleged mis-statements/irregularities in financial statements of the Company for FY 2018-19, 2019-20, and 2020-21:
- The Noticee's No. 1 i.e. Omaxe Limited to 6 (Directors and erstwhile KMPs) in the said order have been restrained from accessing the securities market and prohibited from buying, selling or otherwise or dealing in securities market, directly or indirectly, or being associated with the securities market in any manner, whatsoever, for a period of two years from July 30, 2024.
 - The Noticee No. 2 to 6 in the order have been prohibited from holding any position as Director or KMP of any other listed company for a period of two years from July 30, 2024.
 - Monetary penalties have been imposed: Rs. 7 lakh on Omaxe Ltd.; Rs. 6 lakh each on Noticees No. 2 to 6; and Rs. 1 lakh each on Noticees No. 7 to 16.

Further, the copy of aforementioned order is available at SEBI website i.e. <https://www.sebi.gov.in/enforcement.html>.

2) The Listed entity has filed an appeal on September 12, 2024 before the Hon'ble Securities Appellate Tribunal ("SAT"), Mumbai challenging SEBI's Order dated 30.07.2024 and pursuant to the appeal, SAT, through its order dated October 1, 2024, has granted a stay on the directions under Paragraphs 41(i) and (ii) of the aforesaid SEBI Order. This stay effectively suspends the restrictions on Noticees No. 1 to 6 from accessing the securities market and the prohibition on Noticees No. 5 and 6 from holding positions as Directors or KMPs in other listed companies for two years, subject to the appellants depositing the imposed penalty amount.

The penalty imposed have been deposited by the applicants and the case before the SAT is pending and sub-judice. Further, Noticee No. 2 & 3 are not disqualified to hold position of Director in Noticee No. 1 i.e. Omaxe Limited.

d) Further, the requirements for disclosure of Employee Benefit Scheme documents in terms of regulation 46(2) (za) of the SEBI LODR Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated December 31, 2024 are not applicable to the Listed Entity.

ASSUMPTIONS & LIMITATION OF SCOPE AND REVIEW:

1. Compliance of the applicable laws and ensuring the authenticity of documents and information furnished, are the responsibilities of the management of the listed entity.

2. Our responsibility is to report based upon our examination of relevant documents and information. This is neither an audit nor an expression of opinion.
3. We have not verified the correctness and appropriateness of Financial Records and Books of Accounts of the listed entity.
4. This Report is solely for the intended purpose of compliance in terms of Regulation 24A (2) of the SEBI LODR Regulations and is neither an assurance as to the future viability of the listed entity nor of the efficacy or effectiveness with which the management has conducted the affairs of the listed entity.

**FOR DMK ASSOCIATES
COMPANY SECRETARIES**

Place: New Delhi

Date: 28.05.2025

UDIN: F005480G000498390

Sd/-

(MONIKA KOHLI)
FCS, I. P., LL.B., B. Com (H)
PARTNER
FCS No. 5480
CP No. 4936
Peer Review No. 779/2020

Annexure IC

FORM No. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31st March, 2025

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

TO

THE MEMBERS

OMAXE NEW CHANDIGARH DEVELOPERS PRIVATE LIMITED
10, LOCAL SHOPPING CENTRE, KALKAJI, SOUTH DELHI-110019

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **OMAXE NEW CHANDIGARH DEVELOPERS PRIVATE LIMITED** (hereinafter called the company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on our verification of **Company** books, papers, minute books, forms and returns filed and other records maintained by the company and also the information, details and explanation provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the company has, during the audit period covering the financial year ended on **31st March, 2025** complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

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

- i. The Companies Act, 2013 (the Act) and the rules made thereunder;
- ii. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- iii. The Depositories Act, 1996 and the Regulations and Bye-

laws framed there under;

- iv. The Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to extent of Foreign Direct Investment(FDI), Overseas Direct Investment (ODI) and External Commercial borrowings(ECB). (No FDI and ECB was taken and no ODI was made by the Company during the Audit Period);
- v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
 - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (Not applicable to the Company during the Audit period)
 - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 as amended from time to time; (Not applicable to the Company during the Audit period)
 - c) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993; regarding the Companies Act and dealing with Client: (Not applicable as the company is not registered Registrars to an Issue and Share Transfer Agents during the audit period)
 - d) The Securities and Exchange Board of India (Listing Obligation and disclosure Requirements) Regulation, 2015; (Applicable only to the extent of Regulation 24 and 24A)
 - e) The Securities and Exchange Board of India (Issue of Capital and disclosure Requirements) Regulation, 2018; (Not applicable to the Company during the Audit period)
 - f) The Securities and Exchange Board of India (Share

Based Employee Benefits and Sweat Equity) Regulations, 2021; (Not applicable to the Company during the Audit period)

- g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulation, 2021; - (Not applicable as there was no reportable event during the period under review);
 - h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (Not applicable to the Company during the Audit period)
 - i) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021: (Not applicable to the Company during the Audit period).
- vi. OTHER LAWS SPECIFICALLY APPLICABLE TO THE COMPANY AS IDENTIFIED BY THE MANAGEMENT

As per the Information provided and confirmed by the management of the Company, following specific Laws applicable on the Company are as follows

- a. The Real Estate (Regulation and Development) Act, 2016 and Rules of the State(s) where(s) projects are being undertaken.
- b. The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
- c. The Land Acquisition Act 1984.
- d. Transfer of Property Act, 1882.
- e. Indian Easements Act, 1882.
- f. Registration Act, 1908.

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

- (i) Secretarial Standards with respect to Meetings of Board of Directors (SS-1) and General Meetings (SS-2) issued by the Institute of Company Secretaries of India.
- (ii) The listing agreement entered into by the Company with the Stock Exchange(s), if applicable.(Not applicable to the Company during the audit period)

During the Audit period the Company has complied with the

provisions of the Act, Rules, Regulations, Guidelines and Standards etc. as mentioned above .

We further report that:

1. The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
2. Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance (except few board meeting which are held on Shorter notice in compliance with the Act) and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting in the compliance of the Act.
3. All decisions at the Board Meetings are carried out unanimously and recorded in the Minutes of the Board Meetings. Further as informed, no dissent was given by any directors in respect of resolutions passed in the Board Meetings.

Based on the Compliance mechanism established by the Company, We Further Report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

The following are the details of the pending litigation

Pending Court Cases as on 31.03.2024	60
New Case - 01.04.2023 to 31.03.2024	135
Closed - 01.04.2023 to 31.03.2024	76
Total case pending as on 31.03.2024	294

During the period under review the Company has made allotment of Unlisted, Unrated, Senior, Secured, Redeemable, Transferable, Non-Convertible Debentures issued on the Private Placement basis:

359 (Three Hundred Fifty Nine Only) fully paid-up "Unlisted, Unrated, Senior, Secured, Redeemable, Transferable, Non-Convertible Debentures in dematerialized form carrying a face value of Rs 10,00,000/- (Indian Rupees Ten Lakh Only) each, on private placement basis and has paid Rs.

35,90,00,000/- (Rupees Thirty Five Crore Ninety Lakhs Only) has been allotted to SWAMIH Investment Fund I, a private trust registered with the Securities and Exchange Board of India as a Category II Alternative Investment Fund, on the terms as mentioned in private placement offer letter dated March 28, 2024 (Offer Document) and said the Debenture Trust Deed, on June 27, 2024

1580 (One Thousand Five Hundred Eighty Only) "Unlisted, Unrated, Senior, Secured, Redeemable, Transferable, Non-Convertible Debentures at face value of Rs. 1,00,000/- each on private placement basis for an aggregate consideration 15,80,00,000/- (Rupees Fifteen Crore Eighty Lakhs Only) has been allotted to SWAMIH Investment Fund I, a private trust registered with the Securities and Exchange Board of India as a Category II Alternative Investment Fund, pursuant to the debenture trust deed dated December 23, 2022 on June 15, 2024

660 (Six Hundred Sixty Only) "Unlisted, Unrated, Senior, Secured, Redeemable, Transferable, Non-Convertible Debentures at face value of Rs. 1,00,000/- each on private placement basis for an aggregate consideration of Rs. 6,60,00,000/- (Rupees Six Crore Sixty Lakhs Only) has been allotted to SWAMIH Investment Fund I, a private trust registered with the Securities and Exchange Board of India as a Category II Alternative Investment Fund, pursuant to the debenture trust deed dated December 23, 2022 on July 04, 2024

1000 (One thousand Only) "Unlisted Unrated, Senior, Secured, Redeemable, Transferable, Non-Convertible Debentures at face value of Rs. 1,00,000/- each has been allotted SWAMIH Investment Fund I, a private trust registered with the Securities and Exchange Board of India as a Category II Alternative Investment Fund on private placement basis for an aggregate consideration of Rs. 10,00,00,000/- (Rupees Ten Crore Only), pursuant to the debenture trust deed dated December 23, 2022 on February 22, 2025.

For and on behalf of **RSMV & Co.**

Place: Delhi

Date: 21.06.2025

Sd/-

Manoj Sharma

(Partner)

FCS: 7516

CP No.: 11571

UDIN: F007516G000642436

Peer reviewed vide Certificate No:1198/2021

*Note: This reports to be read with our letter of even date which is annexed as '**ANNEXURE A**' and forms an integral part of this report.*

'ANNEXURE-A'

TO
THE BOARD OF DIRECTORS
OMAXE NEW CHANDIGARH DEVELOPERS PRIVATE LIMITED
10, LOCAL SHOPPING CENTRE, KALKAJI, SOUTH DELHI- 110019

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

1. Maintenance of secretarial and other records is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the records. The verification was done on test basis to ensure that correct facts are reflected in the records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. The audit has been conducted on the basis of the Inspection of the hard copies / photocopies of documents provided to us by the company, and we relied on these documents fully.
4. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.
5. Where ever required, we have obtained the Management Representation about the compliance of laws, rules and regulations and happening of events etc.
6. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the Management. Our examination was limited to the verification of procedures on test basis.

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

For and on behalf of **RSMV & Co.**

Place: Delhi
Date: 21.06.2025

Sd/-
Manoj Sharma
(Partner)
FCS: 7516
CP No.: 11571
UDIN: F007516G000642436
Peer reviewed vide Certificate No:1198/2021

FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31.03.2025

[Pursuant to Section 204(1) of the Companies Act, 2013 read with Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 24A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To,
The Members,
OMAXE HERITAGE PRIVATE LIMITED
CIN: U45200DL2008PTC172543
10, Local Shopping Centre Kalkaji, New Delhi-110019

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **OMAXE HERITAGE PRIVATE LIMITED** (hereinafter called "**the Company**"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, We hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2025 (**Audit Period**) complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter along with **Annexure 1** attached to this report:

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

- (i) The Companies Act, 2013 and the rules made thereunder(**the Act**);
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder; (**Not applicable to the Company during the Audit Period**)
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment(FDI), Overseas Direct Investment(ODI) and External Commercial Borrowings(ECB); (**No FDI and ECB was taken and no ODI was given by the Company during the Audit Period**)
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'), as amended from time to time:-
 - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011(**Not applicable to the Company during the Audit Period**);
 - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 (**Not applicable to the Company during the Audit Period**)*;
 - c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018(**Not applicable to the Company during the Audit Period**);
 - d) The Securities and Exchange Board of India (Share Based Employee Benefits & Sweat Equity) Regulations, 2021, (**Not applicable to the Company during the Audit Period**);
 - e) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client(**Not applicable as the Company is not registered as Registrar to an Issue and Share Transfer Agent**);
 - f) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021, (**Not applicable to the Company during the Audit Period**);

g) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018, **(Not applicable to the Company during the Audit Period)**; and

h) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI LODR**"); **(Applicable only to the extent)**

* The Company being a material subsidiary of Omaxe Limited, directors and employees of the Company have been categorised as Designated Persons and are covered by the Code of Conduct under The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, of Omaxe Limited.

(vi) The Company has identified following laws applicable specifically to the Company and we have relied upon the representation made by the Company and its officers for the system and mechanism framed by the Company for compliances made under following laws:

- a. The Real Estate (Regulation and Development) Act, 2016 and rules of the state(s) where project(s) are being undertaken.
- b. The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
- c. The Land Acquisition Act, 1984.
- d. Transfer of Property Act, 1882.
- e. Indian Easements Act, 1882.
- f. Registration Act, 1908.

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

- (i) Secretarial Standards on meeting of Board of Directors (SS-1) and on General Meeting (SS-2) issued by the Institute of Company Secretaries of India.
- (ii) The Listing Agreements entered into by the Company with Stock Exchange(s), if applicable; **(Not applicable to the Company during the Audit Period)**

During the Audit Period the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, and Standards etc. as mentioned above.

Based on the information received and records maintained, We further report that;

The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

1. In pursuance to the provisions of the Act, adequate notices and shorter Notice, as the case may be, were given to all the directors to schedule the Board Meetings along with agenda and detailed notes on agenda and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting in compliance of the Act.
2. All decisions at Board Meetings are carried out with requisite majority of the members of the Board, as the case may be. Further, as informed and verified from minutes, dissent given by the directors in respect of resolutions passed in the Board Meetings, wherever applicable were duly recorded in the minutes.

Based on the compliance mechanism established by the Company, **we further report that** there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period the company has not undertaken any event / action which may be construed as major in pursuance of above referred laws, rules, regulations, guidelines, standards etc.:

For ANKIT TIWARI & CO.
Company Secretaries

Date: 12.08.2025

Place: New Delhi

UDIN No.: A065026G000979161

Sd/-

CS ANKIT TIWARI
Proprietor

ACS, MBA, B. Com.

ACS No.: 65026

C. P. No.: 24431

Peer Review No.: 5686/2024

ANNEXURE 1

To,
The Members,
OMAXE HERITAGE PRIVATE LIMITED
CIN: U45200DL2008PTC172543
10, Local Shopping Centre Kalkaji, New Delhi- 110019

Sub: Our report for audit period is to be read along with this letter:

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our Audit.
2. We have followed the audit practices and processes as are appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. We believe that the processes and practices, we followed provide a reasonable basis my opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained Management Representation about the compliance of laws, rules, and regulations and happening of events etc.
5. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of the procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.
7. As per the information provided by the Company, there are no pending cases filed by or against the Company which will have major impact on the Company.

For ANKIT TIWARI & CO.
Company Secretaries

Date: 12.08.2025
Place: New Delhi
UDIN No.: A065026G000979161

Sd/-
CS ANKIT TIWARI
Proprietor
ACS, MBA, B. Com.
ACS No.: 65026
C. P. No.: 24431
Peer Review No.: 5686/2024

FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31.03.2025

[Pursuant to Section 204(1) of the Companies Act, 2013 read with Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 24A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To,
The Members,
Omaxe Forest Spa And Hills Developers Limited
CIN: U70102DL2006PLC149167
10, L S C Kalkaji, New Delhi- 110019

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Omaxe Forest Spa And Hills Developers Limited**

(hereinafter called "**the Company**"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, We hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2025 (**Audit Period**) complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter along with **Annexure 1** attached to this report:

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

- (i) The Companies Act, 2013 and the rules made thereunder(**the Act**);
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder; (**Not applicable to the Company during the Audit Period**)

- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment(FDI), Overseas Direct Investment(ODI) and External Commercial Borrowings(ECB); (**No FDI and ECB was taken and no ODI was given by the Company during the Audit Period**)
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'), as amended from time to time:-
 - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011(**Not applicable to the Company during the Audit Period**);
 - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 (**Not applicable to the Company during the Audit Period**)*;
 - c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018(**Not applicable to the Company during the Audit Period**);
 - d) The Securities and Exchange Board of India (Share Based Employee Benefits & Sweat Equity) Regulations, 2021, (**Not applicable to the Company during the Audit Period**);
 - e) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client(**Not applicable as the Company is not registered as Registrar to an Issue and Share Transfer Agent**);

- f) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021, **(Not applicable to the Company during the Audit Period)**;
- g) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018, **(Not applicable to the Company during the Audit Period)**; and
- h) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI LODR**") **(Applicable only to the extent)**

* The Company being a material subsidiary of Omaxe Limited, directors and employees of the Company have been categorised as Designated Persons and are covered by the Code of Conduct under The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, of Omaxe Limited.

(vi) The Company has identified following laws applicable specifically to the Company and we have relied upon the representation made by the Company and its officers for the system and mechanism framed by the Company for compliances made under following laws:

- a. The Real Estate (Regulation and Development) Act, 2016 and rules of the state(s) where project(s) are being undertaken.
- b. The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
- c. The Land Acquisition Act, 1984.
- d. Transfer of Property Act, 1882.
- e. Indian Easements Act, 1882.
- f. Registration Act, 1908

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

- (i) Secretarial Standards on meeting of Board of Directors (SS-1) and on General Meeting (SS-2) issued by the Institute of Company Secretaries of India.
- (ii) The Listing Agreements entered into by the Company with Stock Exchange(s), if applicable; **(Not applicable to the Company during the Audit Period)**

During the Audit Period the Company has complied with the

provisions of the Act, Rules, Regulations, Guidelines, and Standards etc. as mentioned above.

Based on the information received and records maintained, We further report that;

1. The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
2. In pursuance to the provisions of the Act, adequate notices and shorter Notice, as the case may be, were given to all the directors to schedule the Board Meetings along with agenda and detailed notes on agenda and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting in compliance of the Act.
3. All decisions at Board Meetings are carried out with requisite majority of the members of the Board, as the case may be. Further, as informed and verified from minutes, dissent given by the directors in respect of resolutions passed in the Board Meetings, wherever applicable were duly recorded in the minutes.

Based on the compliance mechanism established by the Company, **we further report that** there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period the company has not undertaken any event / action which may be construed as major in pursuance of above referred laws, rules, regulations, guidelines, standards etc.

For ANKIT TIWARI & CO.
Company Secretaries

Date: 12.08.2025

Place: New Delhi

UDIN No.: A065026G000979192

Sd/-

CS ANKIT TIWARI

Proprietor

ACS, MBA, B. Com.

ACS No.: 65026

C. P. No.: 24431

Peer Review No.: 5686/2024

ANNEXURE 1

To,
The Members,
Omaxe Forest Spa And Hills Developers Limited
CIN: U70102DL2006PLC149167
10, L S C Kalkaji, New Delhi- 110019

Sub: Our report for audit period is to be read along with this letter:

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our Audit.
2. We have followed the audit practices and processes as are appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. We believe that the processes and practices, we followed provide a reasonable basis my opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained Management Representation about the compliance of laws, rules, and regulations and happening of events etc.
5. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of the procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.
7. As per the information provided by the Company, there are no pending cases filed by or against the Company which will have major impact on the Company.

For ANKIT TIWARI & CO.
Company Secretaries

Date: 12.08.2025
Place: New Delhi
UDIN No.: A065026G000979192

Sd/-
CS ANKIT TIWARI
Proprietor
ACS, MBA, B. Com.
ACS No.: 65026
C. P. No.: 24431
Peer Review No.: 5686/2024

Annexure IF

FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31.03.2025

[Pursuant to Section 204(1) of the Companies Act, 2013 read with Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 24A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To,
The Members,
SATVIK HITECH BUILDERS PRIVATE LIMITED
CIN: U45400DL2007PTC167309
10, Local Shopping Complex, Kalkaji,
New Delhi- 110019

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **SATVIK HITECH BUILDERS PRIVATE LIMITED** (hereinafter called "**the Company**"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, We hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2025 (**Audit Period**) complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter along with **Annexure 1** attached to this report:

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

- (i) The Companies Act, 2013 and the rules made thereunder(**the Act**);
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder; (**Not applicable to the Company during the Audit Period**)
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment(FDI), Overseas Direct Investment(ODI) and External Commercial Borrowings(ECB); (**No FDI and ECB was taken and no ODI was given by the Company during the Audit Period**)

- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'), as amended from time to time:-

- a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011(**Not applicable to the Company during the Audit Period**);
- b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 (**Not applicable to the Company during the Audit Period**)*;
- c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018(**Not applicable to the Company during the Audit Period**);
- d) The Securities and Exchange Board of India (Share Based Employee Benefits & Sweat Equity) Regulations, 2021, (**Not applicable to the Company during the Audit Period**);
- e) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client(**Not applicable as the Company is not registered as Registrar to an Issue and Share Transfer Agent**);
- f) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021, (**Not applicable to the Company during the Audit Period**);

g) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018, **(Not applicable to the Company during the Audit Period)**; and

h) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI LODR**"); **(Applicable only to the extent)**

* The Company being a material subsidiary of Omaxe Limited, directors and employees of the Company have been categorised as Designated Persons and are covered by the Code of Conduct under The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, of Omaxe Limited.

(vi) The Company has identified following laws applicable specifically to the Company and we have relied upon the representation made by the Company and its officers for the system and mechanism framed by the Company for compliances made under following laws:

- a. The Real Estate (Regulation and Development) Act, 2016 and rules of the state(s) where project(s) are being undertaken.
- b. The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
- c. The Land Acquisition Act, 1984.
- d. Transfer of Property Act, 1882.
- e. Indian Easements Act, 1882.
- f. Registration Act, 1908

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

- (i) Secretarial Standards on meeting of Board of Directors (SS-1) and on General Meeting (SS-2) issued by the Institute of Company Secretaries of India.
- (ii) The Listing Agreements entered into by the Company with Stock Exchange(s), if applicable; **(Not applicable to the Company during the Audit Period)**

During the Audit Period the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, and Standards etc. as mentioned above.

Based on the information received and records maintained, We further report that;

1. The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the Audit Period were carried out in compliance with the provisions of the Act.
2. In pursuance to the provisions of the Act, adequate notices and shorter Notice, as the case may be, were given to all the directors to schedule the Board Meetings along with agenda and detailed notes on agenda and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting in compliance of the Act.
3. Majority decision is carried through and recorded in the minutes of the meetings. Further, as informed and verified from minutes, dissent given by the directors in respect of resolutions passed in the Board Meetings, wherever applicable were duly recorded in the minutes.

Based on the compliance mechanism established by the Company, **we further report that** there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period there were no specific events / actions having a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc. referred to above.

For ANKIT TIWARI & CO.
Company Secretaries

Date : 11.08.2025

Place : New Delhi

UDIN No.: A065026G000979225

Sd/-

CS ANKIT TIWARI

Proprietor

ACS, MBA, B. Com.

ACS No.: 65026

C. P. No.: 24431

Peer Review No.: 5686/2024

ANNEXURE 1

To,
The Members,
SATVIK HITECH BUILDERS PRIVATE LIMITED
CIN: U45400DL2007PTC167309
10, Local Shopping Complex, Kalkaji,
New Delhi- 110019

Sub: Our report for audit period is to be read along with this letter:

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our Audit.
2. We have followed the audit practices and processes as are appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. We believe that the processes and practices, we followed provide a reasonable basis my opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained Management Representation about the compliance of laws, rules, and regulations and happening of events etc.
5. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of the procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.
7. As per the information provided by the Company, there are no pending cases filed by or against the Company which will have major impact on the Company.

For ANKIT TIWARI & CO.
Company Secretaries

Date : 11.08.2025
Place : New Delhi
UDIN No.: A065026G000979225

Sd/-
CS ANKIT TIWARI
Proprietor
ACS, MBA, B. Com.
ACS No.: 65026
C. P. No.: 24431
Peer Review No.: 5686/2024

FORM NO. MR-3
SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED **31st March, 2025**

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

TO
The Member
OMAXE BUILDHOME LIMITED
10, LOCAL SHOPPING CENTRE,
KALKAJI, SOUTH DELHI- 110019

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **OMAXE BUILDHOME LIMITED** (hereinafter called the company). The Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on our verification of the Company, books, papers, minute books, forms and returns filed and other records maintained by the company and also the information, details and explanation provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the company has, during the audit period covering the financial year ended on **31st March, 2025**, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

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

- i. The Companies Act, 2013 (the Act) and the rules made thereunder;
- ii. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;
- iv. The Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to

extent of Foreign Direct Investment (FDI), Overseas Direct Investment (ODI) and External Commercial borrowings (ECB). (No FDI and ECB was taken and no ODI was made by the Company during the Audit Period);

- v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
 - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (Not applicable to the Company during the Audit period)
 - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 as amended from time to time; (Not applicable to the Company during the Audit period)
 - c) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with Client: (Not applicable as the company is not registered Registrars to an Issue and Share Transfer Agents during the audit period)
 - d) The Securities and Exchange Board of India (Listing Obligation and disclosure Requirements) Regulation, 2015; (Applicable only to the extent of Regulation 24 and 24A)
 - e) The Securities and Exchange Board of India (Issue of Capital and disclosure Requirements) Regulation, 2018; (Not applicable to the Company during the Audit period)
 - f) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (Not applicable to the Company during the Audit period)
 - g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulation, 2021; - (Not

applicable as there was no reportable event during the period under review);

- h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (Not applicable to the Company during the Audit period)
- i) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021: (Not applicable to the Company during the Audit period)

vi. OTHER LAWS SPECIFICALLY APPLICABLE TO THE COMPANY AS IDENTIFIED BY THE MANAGEMENT

As per the Information provided and confirmed by the management of the Company, following specific Laws applicable on the Company are as follows:

- a. The Real Estate (Regulation and Development) Act, 2016 and Rules of the State(s) where(s) projects are being undertaken.
- b. The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
- c. The Land Acquisition Act 1984.
- d. Transfer of Property Act, 1882.
- e. Indian Easements Act, 1882.
- f. Registration Act, 1908.

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

- (i) Secretarial Standards with respect to Meetings of Board of Directors (SS-1) and General Meetings (SS-2) issued by the Institute of Company Secretaries of India.
- (ii) The listing agreement entered into by the Company with the Stock Exchange(s), if applicable.(Not applicable to the Company during the audit period)

During the Audit period the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines and Standards etc. as mentioned above .

We further report the Company that:

- 1. The Board of Directors of the Company is duly constituted. During the period under review Ms. Nishal Jain has been appointed on the Board with effect from August 28, 2024 as the Independent Director of the Company in

accordance with the provisions of Regulation 24 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015.

- 2. Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance (except few board meeting which are held on Shorter notice in compliance with the Act) and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting in the compliance of the Act.

The following are the details of the pending litigation:

Pending Court Cases as on 31.03.2024	38
New Case - 01.04.2024 to 31.03.2025	7
Closed - 01.04.2024 to 31.03.2025	17
Total case pending as on 31.03.2025	40

- 3. All decisions at the Board Meetings are carried out unanimously and recorded in the Minutes of the Board Meetings. Further as informed, no dissent was given by any directors in respect of resolutions passed in the Board Meetings.

Based on the Compliance mechanism established by the Company , We Further Report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

For and on behalf of **RSMV & Co.**

Place: Delhi

Date: 21.06.2025

Sd/-

Manoj Sharma
(Partner)

FCS: 7516

CP No.: 11571

UDIN: F007516G000642436

Peer reviewed vide Certificate No:1198/2021

Note: This report is to be read with our letter of even date which is annexed as 'ANNEXURE A' and forms an integral part of this report.

'ANNEXURE-A'

TO

THE Member

OMAXE BUILDHOME LIMITED

10, LOCAL SHOPPING CENTRE,
KALKAJI, SOUTH DELHI- 110019

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

1. Maintenance of secretarial and other records is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the records. The verification was done on test basis to ensure that correct facts are reflected in the records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. The audit has been conducted on the basis of the Inspection of the hard copies / photocopies of documents provided to us by the company, and we relied on these documents fully.
4. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.
5. Where ever required, we have obtained the Management Representation about the compliance of laws, rules and regulations and happening of events etc.
6. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the Management. Our examination was limited to the verification of procedures on test basis.

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

For and on behalf of **RSMV & Co.**

Place: Delhi

Date: 21.06.2025

Sd/-

Manoj Sharma

(Partner)

FCS: 7516

CP No.: 11571

UDIN: F007516G000642436

Peer reviewed vide Certificate No:1198/2021

Annexure-II

**ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY ACTIVITIES ("CSR")
FOR THE FINANCIAL YEAR 2024-25
(Pursuant to Section 135 of the Companies Act, 2013)**

1. **Brief outline on CSR Policy of the Company:** Omaxe Ltd. ("the Company") recognizes that its business activities have wide impact on the societies in which it operates, and therefore an effective practice is required giving due consideration to the interests of its stakeholders including shareholders, customers, employees, suppliers, business partners, local communities and other organizations. The Company endeavors to make CSR a key business process for sustainable development. The Company is responsible to continuously enhance shareholders wealth; it is also committed to its other stakeholders to conduct its business in an accountable manner that creates a sustained positive impact on society and to practice its corporate values through its commitment to grow in a socially and environmentally responsible way, while meeting the interests of its stakeholders. The company is vigilant in its enforcement towards corporate principles and is committed towards sustainable development and inclusive growth. The Company constantly strives to ensure strong corporate culture which emphasizes on integrating CSR values with business objective. It also pursues initiatives related to quality management, environment preservation and social awareness. The Policy can be accessed on the Company's website under the below link: <https://www.omaxe.com/investor/other-codes-policies>.

2. **Composition of CSR Committee:**

Sl. No.	Name of Director	Designation/ Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Ms. Nishal Jain Chairperson	Non – Executive & Woman Independent Director	1	1
2.	Mr. Aroon Kumar Aggarwal Member	Non – Executive & Independent Director	0	0
3.	Mr. Vinit Goyal Member	Whole Time Director	1	1

Note: During the period under review, Mr. Shridhar Rao ceased to be the member of CSR Committee w.e.f 03.11.2024 and Mr. Aroon Kumar Aggarwal was inducted as a member of CSR Committee w.e.f 14.11.2024.

3. Provide the web-link(s) where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company:

Composition of CSR committee: <https://www.omaxe.com/investor/composition-of-committies-of-board-of-directors> CSR Policy and CSR projects: <https://www.omaxe.com/investor/other-codes-policies>

4. Provide the executive summary along with web-link(s) of Impact Assessment of CSR Projects carried out in pursuance of sub-rule (3) of rule 8: **Not Applicable**
5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any:

Sl.No.	Financial Year	Amount available for set-off from preceding financial years (in Rs. Lakh)	Amount required to be setoff for the financial year, if any (in Rs. Lakh)
1.	2021-22	40.74*	0.00
		40.74*	0.00

* The aforementioned amount was available for set-off till Financial Year 2024-25.

6. (a.) Average net profit of the Company as per sub-section (5) of section 135 of the Act: **NIL, as the Company has average Net Loss.**
- (b.) Two percent of average net profit of the sub-section (5) of section 135 of the Act: **NIL**
- (c.) Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years: **NIL**
- (d.) Amount required to be set-off for the Financial Years, if any: **NIL**
- (e.) Total CSR obligation for the Financial Years [(b)+(c)-(d)]: **NIL**
7. (a.) Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project): **Not Applicable**
- (b.) Amount spent in Administrative Overheads: **Not Applicable**
- (c.) Amount spent on Impact Assessment, if applicable: **Not Applicable**
- (d.) Total amount spent for the Financial Year [(a)+(b)+(c)]: **Not Applicable**
- (e.) CSR amount spent or unspent for the Financial Year

Total Amount Spent for the financial year ended 31st March 2025	Amount Unspent (in Rupees Lakhs)				
	Total Amount transferred to Unspent CSR Account as per sub-section (6) of section 135 of the Act		Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135 of the Act		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
Not Applicable					

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

Sl. No.	Particular	Amount (in Rupees Lakhs)
1.	Two percent of average net profit of the Company as per sub-section (5) of section 135 of the Act	0.00
2.	Total amount spent for the Financial Year	0.00
3.	Excess amount spent for the Financial Year [(ii)-(i)]	0.00
4.	Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years, if any	0.00
5.	Amount available for set off in succeeding Financial Years [(iii)-(iv)]	0.00

Details of Unspent Corporate Social Responsibility amount for the preceding three Financial Years:

Sl. No.	Preceding Financial Year(s)	Amount transferred to Unspent CSR Account under sub- section (6) of section 135 of the Act (in Rupees Lakhs)	Balance Amount in Unspent CSR Account under sub- section (6) of section 135 of the Act (in Rupees Lakhs)	Amount Spent in the Financial Year	Amount transferred to a Fund as specified under Schedule VII as per second proviso to sub- section (5) of section 135 of the Act, if any		Amount remaining to be spent in succeeding Financial Years (in Rupees Lakhs)	Deficiency, if any
				in Rupees Lakhs)	Amount (in Rupees Lakhs)	Date of transfer		
NOT APPLICABLE								

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: **Not Applicable**
9. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per subsection (5) of section 135: **Not Applicable**

Date: 13.08.2025
Place: New Delhi

Sd/-
Rohtaas Goel
Chairman & Non-Executive Director

Sd/-
Nishal Jain
Chairperson-CSR Committee

Annexure III

POLICY ON APPOINTMENT AND REMUNERATION OF DIRECTOR(S), KMP(S) AND SMP(S)

This Policy on Appointment and Remuneration of Director(s), KMP(s) and SMP(s) applies to the Directors, Key Managerial Personnels and Senior Management Personnels of Omaxe Limited (the "Company").

This Policy is in compliance with Section 178 of the Companies Act, 2013 alongwith the provisions of Regulation 26 and 19(4) read with Part D of Schedule II of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

1. Purpose

The primary objective of this Policy is to provide a framework and set standards for the nomination, appointment and remuneration of the Director(s), KMP(s) and SMP(s). The Company aims to achieve a balance of merit, experience and skills amongst its Director(s), KMP(s) and SMP(s) for overall growth of the organization. Any variance shall be subject to the approval of Nomination & Remuneration Committee of the Company and the Board of Directors and Shareholders, if required, in compliance with the provisions of Companies Act, 2013, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended or such other applicable laws for the time being in force.

2. Definitions

2.1 Director: Director means directors of the Company appointed on the Board of the Company and includes Independent Director.

2.2 Key Managerial Personnel: "Key Managerial Personnel" (KMP) as defined in Section 2(51) of the Companies Act, 2013, in relation to Omaxe Limited means:

- (i) Managing Director
- (ii) Whole-time Director;
- (iii) Chief Executive Officer;
- (iv) Company Secretary;
- (v) Chief Financial Officer;
- (vi) Such other officer, not more than one level below

the Directors who is in whole-time employment, designated as key managerial personnel by the Board; and

- (vii) Such other Officer as may be prescribed under Companies Act, 2013

2.3 Senior Management Personnel: "Senior Management Personnel" (SMP) means the officers and personnel of the Company who are members of its core management team, excluding the Board of Directors and shall also comprise all the members of the management one level below the Chief Executive Officer or Managing Director or Whole Time Director or Manager (including Chief Executive Officer and Manager, in case they are not part of the Board of Directors) and shall specifically include the functional heads, by whatever name called and the Company Secretary and the Chief Financial Officer.

3.1 Appointment policy for Director(s)

When recommending a candidate for appointment, the Nomination and Remuneration Committee shall consider the following:

- The Candidate meets the criteria/ qualifications as specified under the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- assessing the appointee a range of criteria which includes but not be limited to qualifications, skills, regional and industry experience, background and other qualities required to operate successfully in the position.
- the extent to which the appointee is likely to contribute to the overall effectiveness, work constructively and enhance the efficiencies of the Company;
- the nature of existing positions held by the appointee and the impact they may have on the appointee's ability to exercise independent judgment;

Personal specifications may include but not limited to:

- Experience of management in a diverse organization;
- Excellent interpersonal, communication and representational skills;
- Demonstrable leadership skills;
- Commitment to high standards of ethics, personal integrity and probity;
- Commitment to the promotion of equal opportunities, community cohesion and health and safety in the work place;
- Having continuous professional development to refresh knowledge and skills.

3.2 Letters of Appointment to Directors

Each Director shall be issued a letter of appointment with the Company containing the terms of appointment and the roles and responsibilities assigned in the Company.

3.3 Remuneration policy for Director(s)

The remuneration policy of the Company is directed towards rewarding performance, based on review of achievements on periodical basis. The remuneration policy is in consonance with the existing Industry norms. The tenure of office of the Managing Director and Whole Time Director is for a certain period from their respective dates of appointments. The overall remuneration to Managerial Personnel is in terms of Section 197 of the Companies Act, 2013.

3.4 Criteria of making payments to Non-Executive Director

The Non-Executive Directors are paid sitting fee within the limit permissible under the Companies Act, 2013 and rules made there under from time to time. Presently the sitting fee for Non-Executive Director is Rs. 60,000/- each for Board Meeting and Rs. 40,000/- for Audit Committee and Independent Directors' Meeting and Rs. 25,000/- for other Committee Meeting(s) including conveyance charges.

Further, Non-Executive Director(s) are entitled, within the overall limit approved by the shareholders, commission not exceeding 1% of the net profits of the

Company calculated as per section 198 of Companies Act subject to the maximum of Rs. 5,00,000/- per annum.

Furthermore, remuneration, with or without the commission, specified above, may be paid to all or some of the Non-Executive Directors, upon the recommendations of Board of Directors and Nomination & Remuneration Committee of the Company and the approval of Shareholders, if required, subject to the compliance of the provisions of Companies Act, 2013, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended or such other applicable laws for the time being in force.

3.5 Service Contract, Severance Fees and Notice Period

Directors of the Company are ultimately appointed by the Shareholders upon recommendations of the Board of Directors and Nomination & Remuneration Committee of the Company within the framework of the Companies Act, 2013 as well as the Articles of Association of the Company and in line with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Resolutions passed by these governing bodies together with the service rules of the Company covers the terms, conditions and remuneration of such appointment and all appointment letters issued to respective director(s) contains price, terms & conditions accordingly. There is no service contract separately entered into by the Company with the Directors. Further, the resolutions appointing these Directors do not prescribe for the payment of any separate Severance Fees to them. However, the requirement of notice period is as per the service rules of the Company.

4.1 Appointment Policy for KMPs/SMPs

Enhancing the competencies and attracting as well as retaining talented employees are the basis for the Nomination and Remuneration Committee/HR Department to select a candidate for appointment of KMP/SMP. When recommending a candidate for appointment, the Nomination and Remuneration Committee shall consider the following:

- assessing the appointee against a range of criteria which includes but not be limited to qualifications,

skills, regional and industry experience, background and other qualities required to operate successfully in the position.

- the extent to which the appointee is likely to contribute to the overall effectiveness, work constructively and enhance the efficiencies of the Company;
- the skills and experience that the appointee brings to the role of KMP/SMP and how an appointee will enhance the skill sets and experience of the KMP/SMP as a whole;
- the nature of existing positions held by the appointee and the impact they may have on the appointee's ability to exercise independent judgment;

Personal specifications may include but not limited to:

- Degree holder in relevant disciplines;
- Experience of management in a diverse organization;
- Excellent interpersonal, communication and representational skills;
- Demonstrable leadership skills;
- Commitment to high standards of ethics, personal integrity and probity;
- Commitment to the promotion of equal opportunities, community cohesion and health and safety in the workplace;
- Having continuous professional development to refresh knowledge and skills.

4.2 Letters of Appointment to KMP(s) /SMP(s)

Each KMP/SMP is required to sign the letter of appointment with the Company containing the terms of appointment and the role and responsibility assigned in the Company.

4.3 Remuneration of Key Managerial Personnel(s) and Senior Management Personnel(s)

The guiding principle is that the level and composition of remuneration shall be reasonable and sufficient to attract, retain and motivate Key Management Personnel(s)/ Senior Management Personnel(s) and other senior officials.

The Key Management Personnel(s) and Senior Management Personnel(s) salary shall be based & determined on the individual person's responsibilities and performance and in accordance with the limits as prescribed statutorily, if any.

The Nominations & Remuneration Committee determines individual remuneration packages for KMPs and SMPs of the Company taking into account factors it deems relevant, including but not limited to market, business performance and practices in comparable companies, having due regard to financial and commercial health of the Company as well as prevailing laws and government/other guidelines. The Committee may consult with the Chairman of the Board wherever it may deem appropriate.

Remuneration must be competitive and reflective of the individual's role, responsibility and experience in relation to performance of day-to-day activities, usually reviewed on an annual basis; (includes salary, allowances and other statutory/non-statutory benefits which are normal part of remuneration package in line with market practices).

The remuneration payable to the Key Managerial Personnel and the Senior Management Personnel shall be as may be decided by the Committee /HR Department taking into consideration the experience, leadership abilities, initiative taking abilities and knowledge etc.

5. Communication

This policy shall be placed on the website of the company and the salient features of the policy and changes therein, if any, along with the web address of the policy, shall be disclosed in the Board's Report of the Company.

PARTICULARS OF EMPLOYEES

The information required under Section 197 of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014 are given below:

- Ratio of the remuneration of each Director[#] to the median remuneration of the employees of the Company for the financial year 2024-25:

Name of Directors	Ratio of remuneration of Director to median remuneration of Employees
Mr. Rohtaas Goel	95.88:1
Mr. Mohit Goel	63.28:1
Mr. Vinit Goyal	9.59: 1

The details with regard to Independent & Non-Executive Directors are not applicable as they have not received any remuneration except sitting fees for attending Board/ Committee meetings.

- The percentage increase in remuneration of each Director[#], Chief Financial Officer[#], Chief Executive Officer, Company Secretary, in the financial year 2024-25:

Name of Directors	Designation	Percentage increase/decrease
Mr. Mohit Goel	Managing Director	73.68%
Mr. Rohtaas Goel	Non Executive Non Independent Director	25%
Mr. Vinit Goyal	Whole Time Director	10%
Mr. Manoj Kumar Dua	Chief Financial Officer	No Increase
Mr. Deshabandhu Rajesh Srikanta	Company Secretary	9%

The details with regard to Independent & Non-Executive Directors are not applicable as they have not received any remuneration except sitting fee for attending Board/ Committee meetings.

- The percentage increase in the median remuneration of employees in the financial year: 8.64%
- The number of permanent employees on the roll of the Company as on 31.03.2025: 484 Employees
- Average percentile increase in salaries of employees other than managerial personnel and its comparison with percentile increase in the remuneration of Managerial personnel: Average percentile increase in salaries of employees other than managerial personnel is 15.14% and average increase in the remuneration of Managerial personnel is 46.84%.
- The Company affirms remuneration is as per the Remuneration Policy of the Company.

CORPORATE GOVERNANCE REPORT

CORPORATE GOVERNANCE REPORT

Your Company remains steadfast in upholding the highest standards of corporate governance. It is committed to conducting its operations in a lawful, ethical, transparent, and accountable manner, with the aim of creating long-term value for all its stakeholders—including shareholders, customers, employees, contractors, vendors, and the broader public. Sound corporate governance practices foster an environment of trust, confidence, and integrity across all facets of business.

Your Company continuously strives to embed robust governance mechanisms and believes that good governance is not merely about complying with applicable laws and regulations, but about building a culture of responsibility and sustainability that extends beyond statutory obligations.

Accordingly, the Board of Directors presents this Report on Corporate Governance for the financial year under review, in accordance with the provisions of Regulation 34(3) read with Part C of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations").

1. THE COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

At Omaxe, we regard our stakeholders as integral partners in our growth journey. We remain committed to safeguarding their interests and well-being, even amidst business uncertainties and economic fluctuations.

Guided by strong values and a deep-rooted sense of responsibility, we believe that financial performance must be aligned with ethical conduct and stakeholder accountability. This belief underpins our approach to Corporate Governance. Core principles such as independence, accountability, transparency, responsibility, trusteeship, and full disclosure form the foundation of our governance framework.

Our focus remains on sustainable long-term value creation for all stakeholders, while upholding the highest standards of integrity, meeting our societal and environmental responsibilities, and ensuring strict adherence to regulatory requirements.

2. BOARD OF DIRECTORS

a. Composition of Board and Category of Directors

The Board of Directors plays a vital role in guiding the Company's strategy, performance, governance, and risk management. It holds a fiduciary duty to act in shareholders' best interests while aligning Company objectives with stakeholder expectations. By exercising independent judgment, the Board ensures regulatory compliance and the integrity of financial reporting. As the driving force behind corporate governance, it upholds transparency and fosters stakeholder trust.

The Board of Directors of your Company has an optimum combination of Executive Directors, Non-Executive Directors, Woman Director and Independent Directors, with demonstrated skill sets and relevant experience, which is in conformity with Regulation 17 of the SEBI LODR Regulations and applicable provisions of Companies Act, 2013.

The Board members have professional knowledge and experience, in diverse fields viz. construction, finance, banking, administration, thereby bringing about an enabling environment for value creation through sustainable business growth.

As on March 31, 2025, the Board of your Company consisted of six Directors as indicated below:

S. No.	Name of the Director	Designation	Category
1	Mr. Rohtaas Goel (DIN: 00003735)	Non-Executive Chairman	Non-Executive/ Promoter
2	Mr. Mohit Goel (DIN: 02451363)	Managing Director	Executive/ Promoter
3	Mr. Vinit Goyal (DIN: 03575020)	Whole Time Director	Executive
4	Ms. Nishal Jain (DIN: 06934656)	Independent Director	Woman & Non-Executive
5	Mr. Aroon Kumar Aggarwal (DIN: 00828759)	Independent Director	Non-Executive
6	Ms. Binitha Manohar Dalal* (DIN: 08055468)	Independent Director	Woman & Non-Executive

*Ms. Binitha Manohar Dalal was appointed as a Non-Executive & Independent Director for a period of three consecutive years effective from 28.05.2024, based on the Nomination & Remuneration Committee's recommendation and approval of Members. She resigned from the Board with effect from 25.04.2025 due to increasing in her professional commitments.

Mr. Shridhar Rao, upon completion of his tenure on 03.11.2024 ceased to be the Director of the Company. Ms. Nishal Jain was re-appointed as a Non-Executive & Woman Independent Director of the Company for a second term of five consecutive years w.e.f 04.11.2024.

To enhance the Board's composition and reinforce professionalism, independence, and corporate governance, Mr. Satbir Singh (DIN: 06887978) and Mr. Gurnam Singh (DIN: 08357396) were appointed as Additional (Non-Executive & Independent) Directors, based on the recommendation of the Nomination

& Remuneration Committee, for a term of three consecutive years effective from 15.05.2025 and 28.05.2025, respectively, after the end of Financial year 2024-25. Their appointments were subsequently approved by the Members of the Company.

b. Board Meetings

During the period under review, the Board of Directors of your Company met four times i.e. on May 28, 2024, August 13, 2024, November 14, 2024 and February 10, 2025. The necessary quorum was present for all the meetings. The required information including name of Directors along with category, attendance at Board Meetings & Last Annual General Meeting ("AGM"), name of other listed entities in which he/she is a director and the number of Directorships and Committee Chairmanships / Memberships held by them in other public limited companies as on 31.03.2025 are given herein below:

Name & Category of Director	Attendance of Board Members at the Meetings during FY 2024-25			No. of Directorship of Companies (Including Omaxe Limited) as on March 31, 2025		No. of Committees (Including Omaxe Limited)		Directorship in other listed Entity & Category of Directorship
	Board Meeting		Last AGM dated 27.09.2024					
	No. of Meetings held after appointment	No. of Meetings Attended		Public	Private	Chairman	Membership (Including Chairmanship)	
Mr. Rohtaas Goel Chairman & Non-Executive Director	4	4	No	2	9	0	0	Nil
Mr. Mohit Goel Managing Director	4	4	Yes	1	4	0	0	Nil
Ms. Nishal Jain Non-Executive & Woman Independent Director	4	4	Yes	4	4	1	4	Name: M/s Kamdhenu Ventures Limited Category: Non- Executive & Woman Independent Director
Mr. Vinit Goyal Whole Time Director	4	4	Yes	2	12	0	2	Nil
Mr. Aroon Kumar Aggarwal Non-Executive & Independent Director	4	4	Yes	1	0	0	2	Nil
Ms. Binitha Manohar Dalal* Non-Executive & Women Independent Director	4	4	Yes	1	7	1	1	Nil
Mr. Shridhar Rao** Non-Executive & Independent Director	2	2	Yes	NOT APPLICABLE				

* Ms. Binitha Manohar Dalal, ceased to be a Director of the Company with effect from 25.04.2025 due to her increasing professional commitments, and accordingly ceased to be the Chairperson & Member of Audit Committee.

** Mr. Shridhar Rao, ceased to be a Director of the Company with effect from 03.11.2024 upon completion of his tenure, and accordingly ceased to be a member of the Board Committees.

Notes:

1. The Directorship/Committee membership is based on the disclosures received from the Directors and exclude foreign Companies. Further, chairpersonship/ membership of only Audit and Investor Grievances Cum Stakeholders Relationship Committees (Stakeholder Relationship Committee) are indicated.
2. Based on the disclosures received, none of the Directors on the Board holds directorships in more than ten public companies. None of the Independent Directors serves as an Independent Director in more than seven listed entities as on 31.03.2025. Further, no Whole-time Director serves as an Independent Director in any other listed Company.

3. As required under Regulation 26(1) of SEBI LODR Regulation, 2015 and confirmed by directors, none of the Directors are: (i) member of more than 10 Committees; and (ii) Chairman/ Chairperson of more than 5 Committees.
4. None of the Directors are related to each other except Mr. Rohtaas Goel, Chairman and Non-Executive Director of the Company is father of Mr. Mohit Goel, Managing Director of the Company.
5. The details of Directors appointment and resignation, during the period under review, have been given under the head "Composition of Board" in this Corporate Governance Report. The profiles of Directors are available at the official website of the Company i.e. <https://www.omaxe.com/investor/board-of-directors-key-managerial-personnels> and brief profiles of Directors proposed to be appointed/ reappointed are appended in the Notice of 36th Annual General Meeting of the Company being circulated with this Annual Report.
6. The Board of Directors of the Company had accepted all recommendation of committees of the Board which are mandatorily required, during the financial year 2024-25.

c. Matrix setting out the skills/expertise/competence of the Board of Directors, pursuant to Regulation Clause 2(h)(i) of Para C of Schedule V of SEBI LODR Regulations, as on March 31, 2025:

Skills/Expertise/ Competence Required	Mr. Rohtaas Goel	Mr. Mohit Goel	Mr. Vinit Goyal	Mr. Aroon Kumar Aggarwal	Ms. Binitha Manohar Dalal*	Ms. Nishal Jain
	Chairman & Non-Executive Director	Managing Director	Whole Time Director	Non- Executive & Independent Director	Non-Executive & Women Independent Director	Non-Executive & Woman Independent Director
Sector Knowledge	Yes	Yes	Yes	-	Yes	-
Construction Management	Yes	Yes	Yes	-	Yes	-
Operations Management	Yes	Yes	Yes	Yes	Yes	Yes
Strategic Planning	Yes	Yes	-	Yes	Yes	Yes
Sales & Marketing	Yes	Yes	-	Yes	Yes	Yes
Financial Planning & Analysis	Yes	Yes	Yes	Yes	Yes	Yes
Legal Knowledge	Yes	Yes	-	-	-	-

Skills/Expertise/ Competence Required	Mr. Rohtaas Goel	Mr. Mohit Goel	Mr. Vinit Goyal	Mr. Aroon Kumar Aggarwal	Ms. Binita Manohar Dalal*	Ms. Nishal Jain
	Chairman & Non-Executive Director	Managing Director	Whole Time Director	Non-Executive & Independent Director	Non-Executive & Women Independent Director	Non-Executive & Woman Independent Director
Planning & Allocation	Yes	Yes	Yes	Yes	Yes	Yes
Risk Management	Yes	Yes	Yes	-	Yes	-
Digital Technology	Yes	Yes	Yes	Yes	Yes	Yes
Leadership Development	Yes	Yes	-	Yes	-	Yes
Human Resource Development	Yes	Yes	-	Yes	-	Yes
Corporate Governance	Yes	Yes	Yes	Yes	Yes	Yes
Investor Relations	Yes	Yes	Yes	Yes	Yes	Yes

* Ms. Binita Manohar Dalal, ceased to be a Director of the Company with effect from 25.04.2025 due to her increasing professional commitments.

d. Details of shareholding held by Directors of Omaxe Limited as on March 31, 2025:

Name	Category of Director	No. of equity shares held in Omaxe Ltd.
Mr. Rohtaas Goel	Chairman & Non Executive-Director	4550120
Mr. Mohit Goel	Managing Director	1533250
Mr. Vinit Goyal	Whole Time Director	NIL
Mr. Aroon Kumar Aggarwal	Non-Executive & Independent Director	16549
Ms. Binita Manohar Dalal	Non-Executive & Women Independent Director	328
Ms. Nishal Jain	Non-Executive & Woman Independent Director	NIL

3. INDEPENDENT DIRECTORS

Independent Directors play a vital role in decision-making at the Board level. They bring objectivity, an external perspective, and act as guardians of stakeholder interests. Their presence ensures balanced deliberations and accountability, thereby fostering the sustainable growth of the Company and its stakeholders.

In accordance with Regulation 25(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, the Independent Directors of the Company have confirmed that they are not aware of any circumstance or situation that exists or can be reasonably anticipated, which could impair or impact their ability to effectively discharge their duties as Independent Directors.

The Company has received disclosures from all the Independent Directors that they fulfill conditions specified under Section 149(6) of Companies Act, 2013 and Regulation 16(1) (b) of SEBI LODR Regulations and are Independent of the Management of the Company. Based on the declarations received from the Independent Directors, the Board of Directors has confirmed that they meet the criteria of independence as mentioned under Regulation 16(1) (b) of the SEBI LODR Regulations

and possess high integrity expertise and experience including the proficiency required to discharge the duties and responsibilities as Directors of the Company.

Further, Mr. Shridhar Rao, upon completion of his tenure on 03.11.2024, ceased to be the Director of the Company. None of the Independent Directors resigned during financial year 2024-25.

A separate meeting of Independent Directors i.e. Ms. Binitha Manohar Dalal, Ms. Nishal Jain and Mr. Aroon Kumar Aggarwal, was held on February 10, 2025:-

- To review the performance of Non-Independent Directors and the Board as a whole;
- To review the performance of the Chairman of the Company, taking into account the views of executive directors and non executive directors; and
- To assess the quality, quantity and timeliness of flow of information between the Company management and the Board so as to ensure that the Board is performing their duties effectively and reasonably.

Familiarization Programme for Independent Directors

Pursuant to SEBI (LODR) Regulations, 2015, the Company has conducted the familiarization program for Independent Directors during the year under review. The Board members are provided with necessary information, documents, reports and internal policies to familiarize them with the Company's procedures and practices. The familiarization program aims to familiarize the Independent Directors with the Company, their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates, business model of the Company etc. The Company's Policy of conducting the familiarization Program has been disclosed on the website of the Company at <https://www.omaxe.com/investor/details-of-familiarization-programmes-imparted-to-independent-directors>

4. COMMITTEES OF THE BOARD OF DIRECTORS

The Board has formed various committees with clearly defined terms of reference to promote efficient and effective decision-making. The composition of the Board Committees are available on the Company's website

at <https://www.omaxe.com/investor/composition-of-committies-of-board-of-directors>.

The Company has following Committees of the Board of Directors of the Company:

- A. Audit Committee**
- B. Nomination & Remuneration Committee**
- C. Corporate Social Responsibility Committee**
- D. Investor Grievances cum Stakeholders Relationship Committee**
- E. Risk Management Committee**

The Company Secretary acts as Secretary of all the above mentioned Committees. The details of Committees are indicated below:

A. AUDIT COMMITTEE

(i) Composition, Meetings and Attendance

The composition, scope and powers/duties of the Audit Committee of the Company is in line with the provisions of Section 177 of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014 and Regulation 18 of the SEBI (LODR) Regulations, 2015.

During the period under review, the Audit Committee of Board of Directors of the Company was reconstituted by inducting Ms. Binitha Manohar Dalal as Chairperson w.e.f 28.05.2024 and Mr. Shridhar Rao was Member of Committee till 03.11.2024.

As on March 31, 2025, the Audit Committee of Board of Directors comprised of four members of which Ms. Binitha Manohar Dalal, Non- Executive & Independent Director, as Chairperson and Ms. Nishal Jain, Mr. Aroon Kumar Aggarwal, Non- Executive & Independent Directors, and Mr. Vinit Goyal, Whole-time Director of the Company, as members of the Committee. The Chairperson of Audit Committee and was present at the Annual General Meeting held on September 27, 2024.

The Company Secretary acts as Secretary to the Committee.

During the period under review, four meetings of Audit Committee were held on May 28, 2024, August 13, 2024, November 14, 2024 and February 10, 2025. The requisite quorum was

present in all meetings. The details of meetings held and attended by the members of the Committee during FY 2024-25 is given below:

Name & Category of Member	Committee Position	No. of Meetings held during tenure	No. of Meetings attended
Ms. Binitha Manohar Dalal (Non-Executive & Women Independent Director)	Chairperson	4	4
Ms. Nishal Jain (Non-Executive & Woman Independent Director)	Member	4	4
Mr. Vinit Goyal (Whole Time Director)	Member	4	4
Mr. Aroon Kumar Aggarwal (Non-Executive & Independent Director)	Member	4	4
Mr. Shridhar Rao (Non-Executive & Independent Director)	Chairperson/ Member	2	2

(iii) Brief description of terms of Reference

The terms of reference of the Audit Committee include:

1. Oversight of the company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible.
2. Recommending to the Board, the appointment, reappointment and, if required, the replacement or removal of the auditor and the fixation of audit fees/ remuneration.
3. Review and monitor the auditor's independence, performance and effectiveness of audit process.
4. Examination of the financial statement and the auditors' report thereon.
5. Approval or any subsequent modification of transaction(s) of the Company with related party (ies).
6. Approval of payment to statutory auditors for any other services rendered by the

statutory auditors.

7. Scrutiny of inter-corporate loans and investments.
8. Valuation of undertaking or assets of the Company, wherever it is necessary.
9. Reviewing, with the management, the annual financial statements and Audit report before submission to the board for approval, with particular reference to:
 - a. Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in term of clause (c) of sub section (3) of 134 of Companies Act 2013;
 - b. Changes, if any, in accounting policies and practices and reasons for the same;
 - c. Major accounting entries involving estimates based on the exercise of judgment by management;
 - d. Significant adjustments made in the financial statements arising out of audit findings;

- e. Compliance with listing and other legal requirements relating to financial statements;
 - f. Disclosure of any related party transactions and
 - g. Modified opinion/Qualifications in the draft audit report and Limited Review Reports.
10. Reviewing, with the management, the quarterly financial statements before submission to the board for approval.
 11. Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document/prospectus/ notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public or rights issue or preferential issue or qualified institution placement, and making appropriate recommendations to the Board to take up steps in this matter.
 12. Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems.
 13. Evaluation of internal financial controls and risk management systems.
 14. Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit.
 15. Discussion with internal auditors any significant findings and follow up there on.
 16. Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the board.
 17. Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern.
 18. To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors.
 19. To review the functioning of the Whistle Blower/ Vigil mechanism.
 20. Approval of appointment of CFO (i.e. the Whole Time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience & background, etc. of the candidate.
 21. The Audit Committee may call for the comments of the auditors about internal control system, the scope of the audit, including the observations of the auditors and review of financial statement before their submission to the Board and may also discuss any related issues with the internal and statutory auditors and management of the Company.
 22. Reviewing the utilization of loans and/ or advances from/investment by the holding company in the subsidiary exceeding rupees 100 crores or 10% of the asset size of the subsidiary, whichever is lower including existing loans/advances/investments existing.
 23. To consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders.

24. The Audit Committee shall also perform other functions/ roles as may be specified/ prescribed/applicable under Companies Act, 2013, rules made thereunder, including any amendment and Listing Agreement with the stock exchanges from time to time.
25. Statement of significant related party transactions (as defined by the audit committee), submitted by management;

The Audit Committee shall mandatorily review the following information:

1. Management discussion and analysis of financial condition and results of operations;
2. Management letters / letters of internal control weaknesses issued by the statutory auditors, if any;
3. Internal audit reports relating to internal control weaknesses;
4. The appointment, removal and terms of remuneration of the chief internal auditor shall be subject to review by the audit committee; and
5. Statement of deviations, if any:
 - a. Quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1).
 - b. Annual statement of funds utilized for purposes other than those stated in the offer document/ prospectus/notice in terms of Regulation 32(7).

B. NOMINATION & REMUNERATION COMMITTEE

(i) Composition, Meetings and Attendance

The composition, scope and powers/duties of the Nomination & Remuneration Committee (NRC) of the Board of Directors are in conformity with the provisions of Section 178 of the Companies

Act, 2013 and Regulation 19 of the SEBI (LODR) Regulations, 2015.

During the period under review, Mr. Shridhar Rao ceased to be a Director w.e.f 03.11.2024, due to completion of his tenure and consequently ceased to be the member of the NRC.

As on March 31, 2025, NRC comprised of three members, of which Two were Independent Directors viz Ms. Nishal Jain, Non-Executive & Independent Director as Chairperson and, Mr. Aroon Kumar Aggarwal, Non-Executive & Independent Directors and Mr. Rohtaas Goel, being Chairman of the Company, as members. The Company Secretary acts as Secretary to the NRC.

During the year under review, two meetings of NRC were held on May 28, 2024 and August 13 2024. The requisite quorum was present at the meeting. The details of meeting held and attended by the members of the Committee during FY 2024-25 is given below:

Name & Category of Member	Committee Position	No. of Meetings held during tenure	No. of Meetings attended
Ms. Nishal Jain (Non- Executive & Woman Independent Director)	Chairperson*	2	2
Mr. Rohtaas Goel (Chairman & Non-Executive Director)	Member	2	2
Mr. Shridhar Rao (Non- Executive & Independent Director)	Member	2	2
Mr. Aroon Kumar Aggarwal (Non-Executive & Independent Director)	Member	2	2

(ii) Brief description of terms of Reference

The role of the Nomination and Remuneration

Committee inter-alia includes the following:

1. The Nomination & Remuneration Committee shall identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, recommend to the Board their appointment and removal.
2. Whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.
3. The Committee shall specify the manner for effective evaluation of performance of Board, its committees and individual directors to be carried out either by the Board, by the Nomination and Remuneration Committee or by an independent external agency and review its implementation and compliance.
4. The Committee shall formulate the criteria for determining qualifications, positive attributes and independence of a director.
5. Recommend to the Board a policy, relating to the remuneration for directors, key managerial personnel and other employee including ESOP, pension rights and any other compensation payment.
6. For every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an Independent Director. The person recommended to the Board for appointment as an Independent Director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee:
 - a. use the services of any external agencies, if required;
 - b. consider candidates from a wide range of backgrounds, having due regard to diversity; and
 - c. consider the time commitments of the candidates.
7. The Nomination & Remuneration Committee shall also formulate the criteria for evaluation of performance of Independent Directors and the Board and also laid down the policy on Board's diversity.
8. The Nomination & Remuneration Committee shall recommend to the board, all remuneration, in whatever form, payable to senior management, Managerial person and Directors of the Company.
9. Framing the Employees Share Purchase Scheme (ESPS)/ Employees Stock Option Scheme (ESOS) Scheme and recommending the same to the Board/ shareholders for their approval and implementation/ administration & monitoring of the scheme approved by the shareholders.
10. Suggesting to Board/ shareholders changes in the ESPS/ ESOS.
11. The Nomination & Remuneration Committee shall also perform other functions/roles as may be specified/prescribed/ applicable under the Companies Act, 2013, rules made thereunder, SEBI Regulations, including any amendment, from time to time.

The Nomination & Remuneration Committee shall, for appointment of an independent director, evaluate the balance of skills, knowledge and experience as a potential member of the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director should have the capabilities identified in such description.

The Nomination & Remuneration Committee coordinates and oversees the annual evaluation of the Board and of individual Directors of the Company. It also reviews the performance of all the executive Directors on such intervals as may be necessary on the basis of the detailed performance parameters set for each executive Director. The Nomination & Remuneration Committee may also regularly evaluate the usefulness of such performance parameters, and make necessary amendments.

(iii) Remuneration Policy for Directors

The Remuneration Policy of the Company is directed towards rewarding performance, based on review of achievements on periodical basis. The Remuneration Policy is in consonance with the existing Industry norms. The Policy on Appointment and Remuneration of Directors is annexed to this report. The same is also available on the website of the Company under the web-link <https://www.omaxe.com/investor/terms-conditions-of-appointment-of-independent-directors>

(iv) Performance evaluation criteria for Independent Directors

Pursuant to the provisions of the Companies Act, 2013 and Regulation 19 of the SEBI LODR Regulations, the Nomination & Remuneration Committee has laid down the criteria for performance evaluation of Independent Directors and Executive Directors, which inter-alia covers level of engagement and contribution, independence of judgment, safeguarding the interest of the Company and its minority shareholders etc. The performance evaluation of the Independent Directors was carried out by the Non-Independent Directors. The performance evaluation of the Chairman and of the Non-Independent Directors was carried out by the Independent Directors in their separate meeting held on February 10, 2025.

The Directors expressed their satisfaction with the evaluation process.

C. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE (CSR COMMITTEE)

(i) Composition, Meetings and Attendance

As on March 31, 2025, the CSR Committee comprised of three members of which Ms. Nishal Jain, Non-Executive & Women Independent Director as Chairperson, Mr. Aroon Kumar Aggarwal, Non-Executive & Independent Director and Mr. Vinit Goyal, Whole Time Director of the Company as its members. The composition of CSR Committee is in compliance with the provisions of Section 135 of the Companies Act, 2013. The Company Secretary acts as Secretary to the Committee.

During the period under review, CSR Committee was reconstituted on 14.11.2024 as Mr. Shridhar Rao ceased to be a Director w.e.f 03.11.2024, due to completion of his tenure and consequently ceased to be the member of the Committee and Mr. Aroon Kumar Aggarwal (Non-Executive & Independent Director) was inducted as a member of the Committee w.e.f 14.11.2024.

During the year under review, one meeting of CSR Committee was held on August 13, 2024, wherein requisite quorum was present. The details of meeting held and attended by the members of the CSR Committee during FY 2024-25 is given below:

Name & Category of Member	Committee Position	No. of Meetings held during tenure	No. of Meetings attended
Ms. Nishal Jain (Non- Executive & Woman Independent Director)	Chairperson	1	1
Mr. Shridhar Rao (Non- Executive & Independent Director)	Member	1	1
Mr. Vinit Goyal (Whole Time Director)	Member	1	1
Mr. Aroon Kumar Aggarwal (Non-Executive & Independent Director)	Member	0	0

(i) Brief description of terms of Reference

The Committee functions in accordance with the terms of reference as specified under the Act, and as may be specified by the Board from time to time, which inter-alia includes:

1. Formulate, Monitor and recommend, to the Board a Corporate Social Responsibility Policy which shall indicate the activities to be undertaken by the Company in area or subject as specified in Schedule VII of the Companies Act, 2013;
2. Recommend to the Board, modification to the CSR Policy as and when necessary;
3. Ensure the activities included by a company in its CSR policy are related to the activities of Schedule VII of Companies Act, 2013;
4. Recommend the amount of expenditure to be incurred on the activities;
5. Develop internal operating structure and transparent monitoring mechanism;
6. Periodically monitor the implementation of CSR Policy and Projects of the Company;
7. Formulation of Annual Action Plan in accordance with the provisions of Companies Act, 2013; and
8. Consider other functions, as defined by the Board or as may be stipulated under any law, rule or regulation including the SEBI Listing Regulations and the Act.

The disclosure as per Companies (Corporate Social Responsibility Policy) Rules, 2014 is made in prescribed format which is appended as Annexure II to the Board's Report forming part of this Annual Report. The CSR Policy is also available on the website of the Company under the web link <https://www.omaxe.com/investor/other-codes-policies>

D. INVESTOR GRIEVANCES CUM STAKEHOLDERS RELATIONSHIP COMMITTEE (IGSRC)

(i) Composition, Meetings and Attendance

The composition of the IGSRC is in line with the provisions of Section 178 of the Companies Act, 2013 and Regulation 20 of the SEBI (LODR) Regulations, 2015. As on March 31, 2025, The IGSRC committee comprised of three members of which Ms. Nishal Jain, Non-Executive & Women Independent Director as Chairperson, Mr. Aroon Kumar Aggarwal, Non-Executive & Independent Director and Mr. Vinit Goyal, Whole Time Director of the Company as its members. The composition of IGSRC is in compliance with the provisions of Section 178 of the Companies Act, 2013 and Regulation 20 of the SEBI (LODR) Regulations, 2015. The Company Secretary acts as Secretary to the Committee.

During the period under review, IGSRC was reconstituted on 14.11.2024 as Mr. Shridhar Rao ceased to be a Director w.e.f 03.11.2024, due to completion of his tenure and consequently ceased to be the member of the Committee and Mr. Aroon Kumar Aggarwal (Non-Executive & Independent Director) was inducted as a member of the Committee w.e.f 14.11.2024.

During the year under review, one meeting of IGSRC was held on May 28, 2024 wherein requisite quorum was present. The details of meetings held and attended by the members of the Committee during FY 2024-25 is given below:

Name & Category of Director	Committee Position	No. of Meetings held during tenure	No. of Meetings attended
Ms. Nishal Jain (Non-Executive & Women Independent Director)	Chairperson*	1	1
Mr. Vinit Goyal (Whole Time Director)	Member	1	1
Mr. Shridhar Rao (Non- Executive & Independent Director)	Member	1	1
Mr. Aroon Kumar Aggarwal (Non- Executive & Independent Director)	Member	0	0

(ii) Brief description of terms of Reference

The role of Investor Grievances cum Stakeholders Relationship Committee inter-alia includes the following:

1. Resolving the grievances of the security holders of the Company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.;
2. Review of measures taken for effective exercise of voting rights by shareholders;
3. Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent;
4. Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the Company.
5. Resolving grievances of debenture holders related to creation of charge, payment of interest/principal, maintenance of security cover and any other covenants.

(iii) Shareholders' Grievances

During the FY 2024-25, opening balance of the complaint was Nil and 7 complaints were received from the shareholders, except 1 all of them were satisfactorily attended and resolved. One complaint was pending as on 31st March 2025, which was received on March 28, 2025 and closed within prescribed time frame. Further, no valid request for transfer/ transmission of shares was pending as on March 31, 2025.

The Company also has a dedicated investor section on its website i.e. <https://www.omax.com/investor>, to facilitate the Shareholders requests/ queries/ grievances etc. Shareholders

may visit the Company's website for details viz. shareholder information/documents and communication details of Registrar and Share Transfer Agent etc.

(iv) Name and Designation of Compliance Officer

Mr. D B R Srikanta, President Legal Head & Company Secretary of the Company is Compliance Officer of the Company for complying with the requirements of Securities laws and other Act and regulation applicable to the Company. He is also the Nodal Officer for redressal of Investor Grievances, if any.

E. RISK MANAGEMENT COMMITTEE (RMC)**(i) Composition, Meetings and Attendance**

The composition of the RMC is in line with the provisions of Regulation 21 of the SEBI (LODR) Regulations, 2015. During the period under review, RMC was reconstituted on 14.11.2024 wherein Mr. Aroon Kumar Aggarwal, Non-Executive Independent Director, was designated as Chairperson in place of Mr. Shridhar Rao, who ceased to be a Director w.e.f 03.11.2024, due to completion of his tenure and consequently ceased to be the Chairperson & Member of the Committee.

As on March 31, 2025, the Risk Management Committee comprised of three members out of which two Members are Directors, viz. Mr. Aroon Kumar Aggarwal, Non-Executive Independent Director, as Chairperson, Mr. Vinit Goyal, Whole-time Director and Mr. Atul Banshal (Director-Finance) as members. The Company Secretary acts as Secretary to the Committee.

During the year under review, two meetings of RMC were held on May 06, 2024 and Nov 14, 2024 wherein requisite quorum was present.

The details of meeting held and attended by the members of the Committee during FY 2024-25 are given below:

Name & Category of Director/ Member	Committee Position	No. of Meetings held during tenure	No. of Meetings attended
Mr. Aroon Kumar Aggarwal (Non- Executive & Independent Director)	Chairperson (w.e.f. 14.11.2024)	2	2
Mr. Shridhar Rao (Non- Executive & Independent Director)	Chairperson Upto 03.11.2024	1	1
Mr. Vinit Goyal (Whole Time Director)	Member	2	2
Mr. Atul Banshal (Director-Finance - Not Forming part of Board)	Member	2	1

(ii) Brief description of terms of Reference

The Committee functions in accordance with the terms of reference as specified under the SEBI (LODR) Regulations, 2015 and applicable provisions under the Companies Act, 2013, if any and as may be specified by the Board from time to time, which inter-alia includes:

- The Committee shall be responsible for framing, implementing and monitoring the risk management plan, assign the roles and responsibilities in relation to enterprise risk management, ensuring that the chosen risk approach is aligned to the organizational vision, mission, strategy, goals and objectives etc.
- To formulate a detailed risk management policy which shall include:
 - A framework for identification of internal and external risks specifically faced by the Company, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.
 - Measures for risk mitigation including systems and processes for internal control of identified risks.
 - Business continuity plan.

- To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company.
- To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems.
- To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity.
- To keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken.
- The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee.
- The Risk Management Committee shall coordinate its activities with other Committees, in instances where there is any overlap with activities of such committees, as per the framework laid down by the board of directors.

The policy on Risk Management of the Company is available on the website of the Company under the weblink <https://www.omaxe.com/investor/other-codes-policies>

5. NON-MANDATORY COMMITTEES OF THE COMPANY

In addition the above statutory committees, the Board has constituted "Debenture Issue & Allotment Committee", for the purpose of allotment of Debentures, on May 15, 2025. The Board has also constituted "Investment & Borrowing Committee" of the Board, for consideration and approval of matters related investments, borrowings, granting of loans, guarantees etc., and "Corporate Affairs Committee", for consideration of matters related to day to day affairs of the Company, on August 13, 2025. The Share Transfer Committee, Finance Committee, Legal Committee, Administration Committee and Property Registration & Transfer Committee were dissolved on August 13, 2025.

6. PARTICULARS OF SENIOR MANAGEMENT OF THE COMPANY AS ON 31ST MARCH 2025

S. No.	Name Of Senior Management Personnel	Designation	Department
1	Jatin Goel	Director	Operations
2	Atul Banshal	Director	Finance
3	D B R Srikanta	President & Company Secretary	Legal & Company Secretarial
4	Manoj Kumar Dua	President & CFO	Corporate Accounts
5	Abhinav Chand Ajmera	President	Leasing
6	Bhupendra Singh	President	Business Head
7	Digamber Singh	President	MEPF Services
8	Sunil Kumar Solanki	President	Business Head
9	Vineet Kumar Sharma	President	Business Head
10	Rakesh Kumar Srivastava	President	Legal (Uttar Pradesh Region)
11	Rahul Chatterjee	President	Head of Treasury & Outflow
12	Shravan Kumar Govil	President	Business Head
13	Devendra Shankar Vishnoi	Senior Vice President	Taxation - Direct
14	Prakash Chand Joshi	Senior Vice President	CRM
15	Tanuj Bansal	Senior Vice President	Business Head
16	Pankaj Varshney	Senior Vice President	Structural Design
17	Anjani Kumar Pandey	Senior Vice President	Business Head
18	Amit Singal	Vice President	Contracts
19	Rahul Aggarwal	Vice President	Marketing - Media
20	Nisha Sareen	Vice President	CRM
21	Neeraj Arora	Vice President	Project Management Office
22	Shivaji Patil	Vice President	Project Management Office
23	Kusum Lata	Additional Vice President	Human Resources
24	Rajendra Kumar Sharma	Additional Vice President	Project - Stores
25	Rakhi Beriwal	Additional Vice President	Marketing
26	Ravi Chauhan	Additional Vice President	Billing
27	Sandipan Sarkar	Additional Vice President	Project Management Office
28	Vinay Kumar	Additional Vice President	Construction
29	Umar Khan	Additional Vice President	Business Development
30	Rajneesh Pabbi	OSD to MD	Liaison
31	Jitender Goel	Senior General Manager	Project Accounting - HO

During the year under review, the following changes have taken place in senior management:

Name of Person	Cessation/Appointment	Effective date of change
Shravan Kumar Govil	Appointment	05-04-2024
Rakesh Kumar Srivastava	Appointment	10-07-2024
Umar Khan	Appointment	03-12-2024
Rahul Chatterjee	Appointment	01-02-2025

Further after the end of FY 2024-25 Mr. Jitender Kumar Garg was appointed as Vice President & Business Head w.e.f April 02, 2025.

7. GENERAL BODY MEETINGS

Particulars of past three Annual General Meetings (AGMs)/ Extra-ordinary General Meeting (EGM) and Special resolution passed:

Year	Venue	Date, Day & Time	Special Resolution Passed
Annual General Meeting			
During 2024-25	Video Conferencing/ Other Audio-Visual Means (VC/ OAVM)	September 27, 2024 (Friday) at 12:00 Noon	- Re-Appointment of Ms. Nishal Jain (Din: 06934656) as Non Executive & Woman Independent Director of the Company. - Payment of Remuneration to Mr. Rohtas Goel (DIN: 00003735), Chairman & Non Executive Director of the Company for the Financial Year 2024-25, which may exceed 50% of the total Annual Remuneration payable to all other Non Executive Directors of the Company. - Adoption of New set of Memorandum of Association of the Company as per Companies Act, 2013. - Increase in remuneration of Mr. Vinit Goyal (Din: 03575020), whole time director of the Company and payment of remuneration in case of absence/ inadequacy of profits.
During 2023-24	Video Conferencing/ Other Audio-Visual Means (VC/ OAVM)	September 29, 2023 (Friday) at 12:00 Noon	- Confirmation/ Ratification of remuneration paid to Mr. Rohtas Goel during the Financial Year 2022-23. - Change in designation of Mr. Rohtas Goel (DIN: 00003735) from "Chairman & Whole-Time Director" to "Chairman & Non-Executive Director/ Non-Executive Chairman" and payment of remuneration. - Payment of remuneration to Mr. Rohtas Goel (DIN: 00003735), Chairman & Non-Executive Director of The Company for the Financial Year 2023-24, which may exceed 50% of the total annual remuneration payable to all other Non- Executive Directors of the Company.
During 2022-23	Video Conferencing/ Other Audio-Visual Means (VC/ OAVM)	September 28, 2022 (Wednesday) at 12:00 Noon	- Re-appointment of Mr. Rohtas Goel as Whole Time Director under the Designation of Chairman & Whole Time Director of the company for a period of five years with effect from 01.04.2023. - Waiver of right to recover excess remuneration paid to Mr. Rohtas Goel during the financial year 2021-22.
Extra-ordinary General Meeting			
NA			

8. POSTAL BALLOT

During Financial year 2024-25, the Company, in compliance with applicable provisions of the Companies Act, 2013, relevant Rules, MCA & SEBI circulars, and Secretarial Standard-2, sought shareholders' approval by way of a Special Resolution through notice of postal ballot dated May 28, 2024, for the regularization of Ms. Binitha Manohar Dalal (DIN: 08055468) as a Non-Executive & Woman Independent Director. The above resolution was duly passed with requisite majority on August 07, 2024

and the results of the same were announced on August 08, 2024.

Mr. Neeraj Jain (ICSI M. No. F9599, COP No. 26163), Proprietor of M/s Neeraj Jain and Associates, Practicing Company Secretaries, was appointed as the Scrutinizer to scrutinize the postal ballot process by voting through electronic means only (remote e-voting) in a fair and transparent manner. Details of the voting results are provided below:

Resolution passed through Postal Ballot	Votes in favour of the resolution		Votes against the resolution	
	Number of valid votes cast (shares) in favour of Resolution	Percentage of total number of valid votes cast in favour of Resolution	Number of valid votes cast (shares) against the resolution	Percentage of total number of valid votes cast against the resolution
Regularization of appointment of Ms. Binitha Manohar Dalal (DIN: 08055468) as Non-Executive & Women Independent Director	125261939	98.5061%	1899696	1.4939%

Further, please note that the notice of postal ballot dated May 28, 2025 with two Special Resolutions was also conducted, after closure of financial year under review, seeking approval of Member of the Company for regularization of appointment of Mr. Satbir Singh (Din: 06887978) and Mr. Gurnam Singh (Din: 08357396) as Non-Executive & Independent Director on the Board of the Company. The said resolutions were passed with requisite majority on August 2, 2025 and results of the same were announced on August 5, 2025. No special resolution is being proposed to be conducted through postal ballot.

9. MEANS OF COMMUNICATION

- (i) Publication of Results: The quarterly/annual results of the Company are usually published in the newspaper, like Business Standard or Financial Express and Jansatta. Results are also available on Company's website at www.omaxe.com.
- (ii) News, Release etc.: The Company has its own website at www.omaxe.com, and all vital information relating to the Company and its performance including financial results, corporate announcements, press releases pertaining to important developments, performance updates and corporate presentations etc. are regularly posted on the website of the Company. The Company's website contains separate dedicated section "Investors" where Shareholders & Media related information is available. All intimations/information filed with Stock Exchanges are also available on the websites of BSE Ltd. (BSE) and National Stock Exchange of India Ltd. (NSE) for public dissemination.
- (iii) During the year under review, no presentations were made to institutional investors or to the analysts.

10. OTHER DISCLOSURES

a) Materially significant related party transactions

All transactions entered into with the related parties as defined under the Companies Act, 2013 and Regulation 23 of the SEBI (LODR) Regulations, 2015, as amended, during the year under review, were approved by the Audit Committee and the Board/ Shareholders of the Company, wherever required, and generally were at arm's length and in the ordinary course of business. The transactions which were repetitive in nature were approved through omnibus route by the Audit Committee. The Company has not entered into any materially significant related party transaction that have potential conflict with the interest of the Company at large.

A comprehensive list of Related Parties and Related Party Transactions has been given in Note No. 53 and Note No. 55 of Notes on Standalone Financial Statements and Consolidated Financial Statements, respectively, forming part of this Annual Report.

The Board of Directors has laid down a policy on related party transactions and its materiality, setting-out the manner how the Company will address related party transactions, including the material transactions based on the threshold limits applicable to such transactions in accordance with the requirements of the Companies Act, 2013 and the SEBI (LODR) Regulations, 2015. The said policy is available on the website of the Company and may be accessed at the web link <https://www.omaxe.com/investor/policy-on-dealing-with-related-party-transactions>.

b) Dividend Distribution Policy

The Company has formulated a Dividend Distribution Policy in accordance with the provisions of Regulation 43A of SEBI (LODR) Regulations, 2015. The objective of this policy is to establish the parameters to be considered by the Board of Directors of your Company before declaring or recommending dividend. The said policy is available at Company's website at <https://www.omaxe.com/investor/dividend-distribution-policy>.

c) Compliances, Strictures and Penalties

The Company has complied with various Rules and Regulations prescribed by the Stock Exchanges, SEBI and other statutory authorities relating to the capital markets as and when and to the extent it becomes applicable to the Company. However, SEBI, vide order dated July 30, 2024 (Ref. No. QJA/GR/CFID/CFID/30598/2024-25), passed under various provisions of the SEBI Act, 1992 and SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995, imposed a penalty of ₹7,00,000 on the Company in connection with alleged misstatements/irregularities in its financial statements for FY 2018-19, 2019-20 and 2020-21. The Company was also restrained from accessing the securities market and dealing in securities for two years from the effective date of the order. The copy of intimation submitted with Stock Exchanges is available on the Company's website at <https://www.omaxe.com/investor/other-disclosures>.

The Company has denied all allegations and filed an appeal before the Hon'ble Securities Appellate Tribunal (SAT), Mumbai on September 12, 2024. SAT, through its order dated October 1, 2024, granted a stay on the SEBI Order's directions under Paragraphs 41(i) and (ii), subject to deposit of the penalty amount—which has since been complied with. The matter is currently pending and sub-judice before SAT.

No penalties or strictures have been imposed by Stock Exchanges, SEBI and other statutory authorities relating to the capital markets, on the Company in last three years, except as above. Further, no significant or material orders were passed by the Regulators or Courts or Tribunals which impact the

going concern status and company's operations in future.

d) Whistle Blower Policy/ Vigil Mechanism

Pursuant to Section 177 of the Companies Act, 2013 and Regulation 22 of the SEBI (LODR) Regulations, 2015, the Company has in place a whistle blower policy for establishing a vigil mechanism for Directors and employees to report instances of unethical and/ or improper conduct and to take suitable steps to investigate and correct the same. Directors, employees, vendors, customers or any person having dealings with the Company/subsidiary (ies) may report non-compliance of the policy to the noticed persons. The details of the Whistle Blower Policy is available on the website of the Company at <https://www.omaxe.com/investor/vigil-mechanism-whistle-blower-policy>. The Directors and management personnel maintain confidentiality of such reporting and ensure that the whistle blowers are not subjected to any discrimination. No person was denied access to the Audit Committee during the Financial Year 2024-25.

e) Details of compliance with mandatory requirements and adoption of the non-mandatory requirements

The Company has complied with all the mandatory requirements of SEBI (LODR) Regulations, 2015. Further, the status of adoption of the discretionary requirements as specified in sub - regulation 1 of Regulation 27 of the SEBI (LODR) Regulations, 2015 are as follows:

i. Non-Executive Chairman's Office:

Mr. Rohtaas Goel continued to serve as the Chairman and Non-Executive Director of your Company. The Chairman's office with the required facilities is maintained by the Company at its expense, for use by its Non-Executive Chairman.

ii. Separate positions of Chairman and Chief Executive Officer/Managing Director:

The positions of Chairman and Managing Director were held by different persons during the period under review. However, Mr. Rohtaas

Goel, Chairman, is the father of Mr. Mohit Goel, Managing Director of the Company.

iii. Shareholders' Rights:

The quarterly/ half-yearly/ annual financial results of the Company are timely disclosed to the Stock Exchanges where the equity shares of the Company are listed and are also published in newspapers in accordance with the provisions of SEBI (LODR) Regulations, 2015. Further, these results are also posted on the website of the Company at www.omaxe.com. In view of same, individual communication of quarterly/ half-yearly/ annual financial results to the shareholders is not being made. Further, information pertaining to the important developments in the Company are brought to the knowledge of the public at large, investors and shareholders of the Company, in particular, through communications sent to the stock exchanges, through press releases in leading newspapers and through regular uploads made on Company's website.

iv. Unmodified Opinion in Audit Report:

The Auditors' Reports on financial statement of the Company for the financial year ended on 31st March 2025 (both, the Standalone and Consolidated) do not contain any qualification from the Statutory Auditors and it shall be the endeavor of the Company to continue the trend by building up accounting systems and controls which ensure complete adherence to the applicable accounting standards and practices obviating the possibility of the Auditors qualifying their report as to the audited accounts.

v. Reporting of Internal Auditor

The Internal Auditors of the Company directly report to Audit Committee and has direct access to the Audit Committee.

vi. Risk Management Committee

The Company has constituted a Risk Management Committee and the details of same are included in Corporate Governance Report.

f) Commodity price risk or foreign exchange risk and hedging activities

Not applicable as Company do not deal in commodities and commodity market.

g) Policy for determining Material Subsidiary

The Company has formulated a policy for determining Material Subsidiary and the same is available on website of the Company at <https://www.omaxe.com/investor/policy-for-determining-material-subsidiaries>.

h) Details of utilization of funds raised through preferential allotment or qualified institutions placement

During the Financial Year 2024-25, the Company had not raised any funds through preferential allotment or qualified institutions placement and neither utilize.

i) Certification from Company Secretary in Practice

As required under Clause 10(i) of Para C of Schedule V of the SEBI (LODR) Regulations, 2015, the Company has obtained a certificate from M/s DMK Associates, Company Secretaries in practice certifying that none of the Directors on the Board of the Company has been debarred or disqualified from being appointed or continuing as Directors of companies by the SEBI, Ministry of Corporate Affairs (MCA) or any such other statutory authority. A copy of the certificate is annexed herewith forming part of this report.

j) Recommendation of the Committees

During the year under review, the Board of Directors of the Company has accepted all the recommendations of the Committees.

k) Fees paid to Statutory Auditors

Total fees for all services paid by the Company, its subsidiaries companies and Associates Companies, on a consolidated basis, to the statutory auditor and all entities in the network firm/network entity, of which the statutory auditor is a part, pursuant to clause 10(k) of the Para C of Schedule V of SEBI (LODR) Regulations, 2015 is available under Note No. 49 of Consolidated Financial Statements of Company for the financial year 2024-25.

l) Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace

The Company has Internal Complaints Committee (ICC), in line with the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and all female employees are covered under the Policy. The Company is committed towards creating a workplace that is free from any form of harassment and discrimination and has a Zero tolerance approach towards any act of harassment and prohibits any form of sexual harassment and any such incidence is immediately investigated and appropriate action taken in the matter against the offending employee(s) based on the nature and the seriousness of the offence. The Company has in place, a policy on Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace and matters connected therewith or incidental thereto covering all the aspects as contained under 'The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and Rules made thereunder.

Further, disclosures required in relation to the Sexual

Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 are as follows:

Particulars	Number of cases
Number of complaints of sexual harassment received in the year	Nil
Number of complaints disposed off during the year	Nil
Number of cases pending for more than ninety days	Nil

m) Loans and Advances

The disclosure with respect to Loans and Advances in the nature of Loans to Firms/ Companies in which Directors are interested is set out in Note No. 53 of the Standalone and Note No. 55 of Consolidated Financial Statements forming part of this Annual Report.

n) Details of material subsidiaries

The details of material subsidiaries as per Clause 10(n) of Para C of Schedule V of SEBI (LODR) Regulations, 2015 are as under:

S. No.	Name of Subsidiary	Date & Place of Incorporation	Name of Statutory Auditor	Date of appointment of statutory auditor
1.	Omaxe New Chandigarh Developers Private Limited	12/04/2006 Jaipur, Rajasthan*	BSD & Co., Chartered Accountants, New Delhi	Date of appointment: 26/09/2017 Date of Re-appointment: 30/09/2022
2.	Omaxe Buildhome Limited	04/08/2006 Delhi	BSD & Co., Chartered Accountants, New Delhi	Date of appointment: 26/09/2017 Date of Re-appointment: 30/09/2022
3.	Omaxe Heritage Private Limited	10/01/2008 Delhi	BSD & Co., Chartered Accountants, New Delhi	Date of appointment: 03/08/2018 Date of Re-appointment: 21/09/2023
4.	Omaxe Forest Spa and Hills Developers Limited	25/05/2006 Delhi	BSD & Co., Chartered Accountants, New Delhi	Date of appointment: 26/09/2017 Date of Re-appointment: 30/09/2022
5.	Satvik Hitech Builders Private Limited	23/08/2007 Delhi	BSD & Co., Chartered Accountants, New Delhi	Date of appointment: 21/08/2018 Date of Re-appointment: 20/09/2023

*Present registered office is situated in the state of Delhi

o) Code of Conduct to Regulate, Monitor and Report Trading by Insiders

With a view to prevent trading of securities of the Company by an insider on the basis of unpublished price sensitive information and pursuant to the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended, the Company has put in place a code of conduct to regulate, monitor the trading by designated persons and their immediate relatives, adherence to SEBI applicable guidelines in letter and spirit and preserving the confidentiality and preventing the misuse of any unpublished price sensitive information.

11. GENERAL INFORMATION FOR SHAREHOLDERS

a. Date, Time and Venue of Annual General Meeting (AGM)

The 36th AGM of the Company would be held on the day, date and time as mentioned in the Notice convening the said AGM. The Company is conducting AGM through Video Conferencing/ Other Audio-Visual Means (VC/OAVM) pursuant to MCA Circulars and there is no requirement of having a common venue for the AGM. The Registered office shall be deemed to be the venue of 36th AGM.

b. Company Registration Details

The Company is registered in the State of Haryana, India, and the Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is L74899HR1989PLC051918.

c. Financial Year

The financial year of the Company is a period of twelve months beginning on 1st of April every calendar year and ending on 31st of March of the following calendar year.

Financial Calendar 2025-26 (tentative and subject to change)

First Quarterly Results	on August 13, 2025
Second Quarterly Results	on or before November 14, 2025
Third Quarterly Results	on or before February 14, 2026
Annual Results	on or before May 30, 2026

d. Date of Book Closure

Information about the Book Closure is provided in the Notice convening the 36th AGM, which is being sent with this Annual Report.

e. Dividend Payment Date, if declared

The Board of Directors of your Company has decided not to recommend any Dividend on Preference Shares & Equity Shares of the Company for the Financial Year ended 31.03.2025, due to losses/absence of profits. Hence, payment date shall not be applicable.

f. Listing on Stock Exchange

The equity shares of your Company continue to be listed on the following Stock Exchanges:

- **BSE Ltd. (BSE):** Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001
- **National Stock Exchange of India Ltd. (NSE):** “Exchange Plaza”, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051

The Company has paid annual listing fees for the financial year 2024-25 to BSE & NSE. The Company has also paid the Annual Custody Fees to National Securities Depository Limited (‘NSDL’) and Central Depository Services (India) Limited (‘CDSL’) for the period under review.

g. Registrar & Share Transfer Agent

M/s MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited) is the Registrar and Share Transfer Agent (RTA) of the Company for handling all the matters related to the equity share related matters both in physical and dematerialized mode and for other correspondence. The contact details the RTA are indicated below:

M/s MUFG Intime India Private Limited

(Unit: Omaxe Limited)– Noble Heights, 1st Floor, Plot No. NH-2, C-1, Block, LSC, Near Savitri Market, Janakpuri, New Delhi-110058

Tel No: +91 011-41410592, 93, 94

E-mail id: delhi@linkintime.co.in

Website: www.linkintime.co.in

h. Share Transfer System

SEBI, through its notification dated June 8, 2018, mandated that transfer of securities be carried out only in dematerialized form. Accordingly, the Company and its RTA do not accept any requests for transfer of securities in physical mode.

Further, as per SEBI Master Circular dated May 7, 2024, operational guidelines have been issued for processing requests such as transmission, transposition, issuance of duplicate certificates, and other related matters— all of which must now be executed only in dematerialized form.

i. Distribution of Shareholding by size as on March 31, 2025

Range of Equity Shares	No. of Share holders	Percentage of Total Shareholders (%)	No. of Shares	Percentage of Total Shares(%)
Up-to 500	46361	93.5093	2860814	1.5641
501-1000	1409	2.8419	1111655	0.6078
1001-2000	746	1.5047	1131300	0.6185
2001-3000	272	0.5486	702299	0.3840
3001-4000	130	0.2622	461844	0.2525
4001-5000	130	0.2622	615266	0.3364
5001-10000	235	0.474	1743234	0.9531
10001 & Above	296	0.597	174274128	95.2836
Total	49579	100.00	182900540	100

j. Dematerialization of shares and liquidity

The shares of the Company are tradable compulsorily in demat form and are available for trading under both the depositories i.e. National Securities Depository Ltd. (NSDL) & Central Depository Services (India) Ltd. (CDSL). As on March 31, 2025, 99.99% equity shares of the Company representing 182900152 shares out of a total of 182900540 equity shares, were held in dematerialized form and the balance 388 equity shares were held in physical form.

The International Security Identification Number (ISIN) allotted to the Company's equity shares is INE800H01010. The Company's shares are actively traded on both the exchanges i.e. BSE Ltd. and National Stock Exchange of India Ltd.(NSE).

k. Outstanding GDRs /ADRs /Warrants or any Convertible instruments, conversion date and likely impact on equity

The Company does not have any outstanding ADRs, GDRs or any other convertible instruments.

l. Commodity price risk or foreign exchange risk and hedging activities

Not applicable as Company do not deal in commodities and commodity market.

m. Plant Locations

The Company is engaged in real estate and allied activities, hence does not have any manufacturing or processing plants. Further, the Company has its presence in 31 cities across 8 states.

n. Address for Correspondence:

Registered Office: 19B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurugram, Haryana-122001.

Corporate Office: 7, Local Shopping Centre, Kalkaji, New Delhi - 110019

Mr. D B R Srikanta, President-Legal Head & Company Secretary is the Compliance Officer as per Regulation 6 of SEBI (LODR) Regulations, 2015 and Investors' complaint may also be addressed to him at the following address:

Company Secretary & Compliance Officer

Omaxe Limited

Corporate Office: Omaxe House 7, Local Shopping Centre, Kalkaji, New Delhi-110019

Ph. No: 011-41893100

Email: secretarial_1@omaxe.com

o. Credit Ratings

The details of Credit Rating assigned by CARE Ratings Limited are indicated below:

Instrument	Rating Revised on 24-09-2024
Long-term Bank Facilities	CARE BB+, Stable
Long-term/ Short Term Bank Facilities	CARE BB+; Stable / CARE A4+

However, CARE Ratings Limited has revised the outlook of abovementioned ratings from "Stable" to "Negative" vide their communication dated September 24, 2024.

Further after the end Financial year 2024-25 the Infomerics valuation and Rating Limited has assigned the following rating vide their letter dated July 4, 2025:

Type of Credit Rating	Rating
NCD (Proposed)	BB+/ Stable

p. Unclaimed Amounts Transferred to Investor Education and Protection Fund

The Company had transferred an amount of Rs.2,52,036/-, being amount of unclaimed dividend during the FY 2024-25 and Rs. 3,40,355/- being amount of unclaimed matured deposit and interest thereon, pertaining to FY 2024-25 to Investor Education and Protection Fund (IEPF) Authority.

Issues	Securities	As on 01.04.2024		Shareholders who approached the Registrar/ issuer and shares transferred in their favour from suspense account during the year		Balance as on 31.03.2025	
		No. of Share-holders	No. of Shares	No. of Shareholders	No. of Shares	No. of Share-holders	No. of Shares
Fractional Bonus Issue	Ordinary Equity Shares	195	1251	NIL	NIL	195	1251

The Voting rights on the shares outstanding in the suspense account as on March 31, 2025 shall remain frozen till the rightful owners of such shares claim the shares.

The dividends for the under noted years, if remain unclaimed for 7 years from being transferred to respective unclaimed/unpaid dividend account, will be statutorily transferred by the Company to Investors Education and Protection Fund (IEPF) in accordance with the schedule given below. Communication has been sent by the Company to the concerned shareholders advising them to write to the Company in respect of their unclaimed dividend. Attention is drawn that the unclaimed dividend for the financial year 2017-2018 is due for transfer to IEPF on September 28, 2025. Once the unclaimed dividend is transferred to IEPF, no claim shall lie against the Company in respect thereof.

F.Y.	Date of declaration of Dividend	Due date for transfer to IEPF
2017-18	23.08.2018	28.09.2025
2018-19	26.09.2019	01.11.2026
2019-20	24.12.2020	NA*
2020-21	NA#	NA#
2021-22	NA#	NA#
2022-23	NA#	NA#
2023-24	NA#	NA#

* Entire amount of dividend on preference shares was paid to the preference shareholder.

No dividend was declared for the FY 2020-21, 2021-22, 2022-23 and 2023-24.

q. Unclaimed Shares & IPO Refund

In terms of the provisions under Schedule V of SEBI (LODR) Regulations, 2015, the details in respect of Unclaimed Suspense Account of the Company held in the name and style of "OMAXE LTD UNCLAIMED SHARES DEMAT SUSPENSE ACCOUNT" are given below:

r. Nomination Facility

Members are allowed to nominate any person to whom they desire to have the shares transmitted in the event of death. Members desirous of availing this

facility may submit the prescribed documents to the Registrar & Share Transfer Agent of the Company.

s. Shareholding Pattern as on March 31, 2025

Code	Category of Shareholders	Number of shares	Percentage of Shares
(A)	Promoter and Promoter Group		
A1	Indian	135,606,918	74.14
	Sub Total (A)	135,606,918	74.14
(B)	Public		
B1	Institutions (Domestic)		
	NBFC Registered with RBI	1,901	0.00
	Insurance Companies	4,180,393	2.29
B2	Institutions (Foreign)		
	Foreign Portfolio Investors (Category I&II)	13,501,416	7.38
B3	Central Government(s)/ State Government(s)/ President of India	30	0.00
B4	Non-Institutions		
	Individuals		
	Individuals holding share capital upto Rs. 2 Lacs	9,100,285	4.98
	Individual holding share capital in excess of Rs. 2 Lacs	11,326,916	6.19
	Non Resident Indians (NRI)	244,870	0.13
	Investor Education & Protection Fund (IEPF)	151,552	0.08
	Others (including Trusts, HUF, NRIs, Bodies Corporates, LLPs, Unclaimed Suspense Account & Clearing Members)	8,786,259	4.8
	Sub Total (B)	47,293,622	25.86
	GRAND TOTAL (A)+(B)	182,900,540	100.00

- t. During the Period under review the Securities of the Company are not suspended from trading in the Stock Exchanges where the Company has listed its Securities (BSE & NSE)

12. SEBI COMPLAINTS REDRESSAL SYSTEM (SCORES 2.0)

The Company continues to promptly resolve investor grievances through the SEBI's upgraded SCORES 2.0 platform, effective from April 1, 2024. The new mechanism ensures automated complaint routing, timely redressal, and structured escalation for unresolved issues. Members can access SEBI Complaints Redressal System (SCORES 2.0) for online viewing the status and actions taken by the Company/ Registrar and Share Transfer Agent (RTA).

13. PERFORMANCE EVALUATION

Pursuant to the provisions of Companies Act, 2013 and Regulation 17 of SEBI (LODR) Regulations, 2015, the Board has carried out the annual performance evaluation of its own performance, the Directors individually as well as the evaluation of the working of its Committee i.e. Audit Committee, Nomination & Remuneration Committee, Corporate Social Responsibility Committee, Risk Management Committee and Investor Grievances cum Stakeholders Relationship Committee. A structured questionnaire was prepared after taking into consideration inputs received from the Directors, covering various aspects of the Board's functioning such as adequacy of the composition of the Board and its Committee, Board Culture, execution and performance of specific duties, obligations and governance.

A separate exercise was carried out to evaluate the performance of individual Directors including the Chairman of the Board who were evaluated on parameters such as level of engagement and contribution, independence of judgment, safeguard the interest of the Company and minority shareholders etc. The performance evaluation of the Chairman and the Non Independent Directors was carried out by the Independent Directors. Further, the performance evaluation of the Independent Directors was carried out by the Non Independent Directors. The Directors expressed their satisfaction with the evaluation process.

14. DETAILS OF REMUNERATION OF DIRECTORS

The Board has formulated the policy on appointment & remuneration of Directors, Key Managerial Personnel (KMPs) and Senior Management Personnel (SMPs) in terms of the provisions of Section 178 of the Companies Act, 2013 and the SEBI (LODR) Regulations, 2015. The said Policy has been annexed to this Report. The details of remuneration/sitting fees/commission paid to Directors of the Company, for the financial year 2024-25 is as follows:

(Amount in Crores)

Name	Salary including allowances & perquisites	Sitting Fees	Commission	Total
Mr. Rohtaas Goel, Chairman & Non-Executive Director	6.0	-	-	6.0
Mr. Mohit Goel, Managing Director	3.96	-	-	3.96
Mr. Vinit Goyal, Whole Time Director	0.55	-	-	0.55
Ms. Nishal Jain, Non-Executive & Woman Independent Director	-	0.05	-	0.05
Mr. Shridhar Rao [#] , Non-Executive & Independent Director	-	0.03	-	0.03
Mr. Aroon Kumar Aggarwal, Non-Executive & Independent Director	-	0.05	-	0.05
Ms. Binitha Manohar Dalal Non-Executive & Women Independent Director	-	0.04	-	0.04

[#] The tenure of Mr. Shridhar Rao was completed on November 3, 2024.

Note: In addition to above, royalty aggregating to Rs. 0.5 Crore for usage of brand OMAXE, as approved by Audit Committee and Board was paid/payable to Mr. Rohtaas Goel for FY 2024-25.

CRITERIA OF MAKING PAYMENTS TO NON-EXECUTIVE DIRECTORS

The Non-executive Directors are entitled to a sitting fee for attending each Board and its Committee meetings. In addition, the Non-executive Directors are entitled to commission within the limits as prescribed under

the Companies Act, 2013, as determined by the Board, inter-alia based on the Company's performance. The Company also reimburses out-of-pocket expenses incurred by the Directors for attending the meetings. The service contract, notice period, severance fee etc. are not applicable to the Non-executive Directors.

There were no material pecuniary relationships or transactions between the Company and its Independent Directors. No stock options were granted to any Director of the Company. The Company has in place Directors' and Officers' Liability Insurance Policy.

15. CEO/CFO CERTIFICATION

The Whole Time Director and CFO have submitted a certificate to the Board of Directors, pursuant to the Regulation 33(2) (a) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, certifying that the financial statements do not contain any false

or misleading statement or figures and do not omit any material fact which may make the statements or figures contained therein misleading.

The Whole Time Director and the CFO have issued certificate pursuant to the provisions of Regulation 17(8) read with Part-B of Schedule-II of the SEBI (LODR) Regulations, 2015, certifying that the financial statements do not contain any materially untrue statement and these statements represent a true and fair view of the Company's affairs. The same is attached herewith forming part of this Annual Report.

16. PROMOTERS AND CONTROLLING GROUP

The promoters/ promoter group(s) of the Company as on March 31, 2025 are as follows:

S. No.	Name	Category
1	Mr. Rohtaas Goel	Promoter
2	Rohtas Goel (HUF)	Promoter Group
3	Mrs. Sushma Goel	Promoter Group
4	Mr. Mohit Goel	Promoter Group
5	Mr. Jatin Goel	Promoter Group
6	Mr. Sunil Goel*	Promoter
7	Sunil Goel (HUF)*	Promoter Group
8	Mrs. Seema Goel*	Promoter Group
9	Mr. Jai Bhagwan Goel	Promoter
10	Mrs. Rekha Goel	Promoter Group
11	Mr. Nakul Goel	Promoter Group
12	Dream Home Developers Private Limited	Promoter
13	Guild Builders Private Limited	Promoter
14	NJS Developers Private Limited	Promoter Group
15	VSG Builders Private Limited	Promoter Group
16	Girvardhari Infra Trade Private Limited	Promoter Group
17	Annay Realtors Private Limited	Promoter Group

* Mr. Sunil Goel, along with his spouse Mrs. Seema Goel and his HUF, M/s Sunil Goel HUF, submitted an application on April 02, 2025, requesting reclassification from the "Promoter/Promoter Group" category to the "Public" category. The Board of Directors approved the application at its meeting held on May 15, 2025, and the same was submitted to the Stock Exchanges (BSE and NSE) on May 20, 2025, for their No Objection.

17. CERTIFICATE ON CORPORATE GOVERNANCE

The requisite Certificate from the Statutory Auditors of the Company, M/s BSD & Co., Chartered Accountants, in respect of compliance with the conditions of Corporate Governance as stipulated under Regulation 34(3) read with Schedule V of the SEBI (LODR) Regulations, 2015, is attached and forms part of this Annual Report.

18. COMPLIANCE WITH CORPORATE GOVERNANCE REPORT OF SUB-PARAS (2) TO (10) OF SCHEDULE V OF SEBI (LODR) REGULATIONS, 2015.

The Company has complied with the provisions of Corporate Governance Report of Sub-Paras (2) to (10) of schedule V of SEBI (LODR) Regulations, 2015.

19. COMPLIANCE OF CODE OF CONDUCT

Your Company has laid down a Code of Conduct and Business Ethics (Code) for all the Board Members, Senior Management personnel and designated personnel of the Company. The said Code is available on the website of the Company at <https://www.omaxe.com/investor/code-of-conduct-of-board-directors-and-senior-managerial-personnel>. All Board Members, Senior Management personnel and designated personnel have affirmed their compliance with the said Code for the FY 2024-25. The declaration to this effect duly signed by Mr. Mohit Goel, Managing Director, is annexed to this report.

This Corporate Governance Report of the Company for the financial year ended March 31, 2025 is in compliance with the requirements of Corporate Governance as prescribed under Regulations 17 to Regulations 27 and clause (b) to (i) of sub-regulation (2) of Regulation 46 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, to the extent applicable to the Company. There is no non-compliance of any requirement of Corporate Governance Report mentioned in the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

DECLARATION UNDER REGULATION 34(3) READ WITH PART D OF SCHEDULE V OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

I, Mohit Goel, Managing Director of the Company confirm the compliance of Code of Conduct of the Company by myself and other members of the Board of Directors, Senior Managerial personnel and designated personnel as affirmed by them individually.

For **Omaxe Limited**

Sd/-

Mohit Goel

Managing Director

DIN: 02451363

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

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

To,

The Members

OMAXE LIMITED

CIN L74899HR1989PLC051918

SHOP NO-19B, First Floor, Omaxe Celebration Mall,

Sohna Road, Gurgaon,

Haryana-122001, India

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of OMAXE LIMITED (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications including Directors Identification Number (DIN) status at the portal (www.mca.gov.in) as considered necessary and explanations furnished by the Company & its officers, We hereby certify that, none of the Directors on the Board of the Company as stated below for the Financial Year ended 31st March, 2025 have been debarred or disqualified from being appointed or continuing as Directors of Companies by the SEBI, Ministry of Corporate Affairs, or any such other Statutory Authority except Mr. Rohtaas Goel and Mr. Mohit Goel, who have been prohibited from holding any position as Director or Key Managerial Person of any other listed company for a period of two (2) years with effect from July 30, 2024 as per Securities and Exchange Board of India ("SEBI") order Reference No. QJA/GR/CFID/CFID/30598/2024-25 dated July 30, 2024.

Further, Mr. Rohtaas Goel and Mr. Mohit Goel are not disqualified to hold position of Directors in the Company. The Company has filed an appeal on September 12, 2024 before the Hon'ble Securities Appellate Tribunal ("SAT"), Mumbai challenging aforesaid SEBI's Order dated 30.07.2024 and the said matter is sub-judice before Hon'ble SAT, as on the date of this Certificate.

Sr. No.	Name of Director	DIN	*Date of Appointment
1.	Mr. Rohtaas Goel	00003735	08.03.1989
2.	Mr. Mohit Goel	02451363	26.09.2019
3.	Ms. Nishal Jain	06934656	04.11.2019
4.	Mr. Vinit Goyal	03575020	12.04.2021
5.	Mr. Aroon Kumar Aggarwal	00828759	27.05.2023
6.	Ms. Binitha Manohar Dalal	08055468	28.05.2024

*As per Master Data of the Company.

Ensuring the eligibility for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion based on our verification of annual disclosure received by the Company from its Directors and verification of the status of DIN data of the Directors available on the Ministry of Corporate Affairs Portal.

This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Date : 13.08.2025

Place: New Delhi

UDIN : F005480G001005479

**FOR DMK ASSOCIATES
COMPANY SECRETARIES**

Sd/-
(MONIKA KOHLI)
FCS, I. P., LL.B., B. Com (H)
PARTNER
FCS No. 5480
CP No. 4936
Peer Review No. 6896/2025

CEO/CFO CERTIFICATE**Date: 28.05.2025****The Board of Directors****Omaxe Limited**

19B, 1st Floor, Omaxe Celebration Mall,
Sohna Road, Gurgaon-122001, Haryana

Dear Sir,

We hereby certify the following that:

- a) We have reviewed financial results for the quarter and financial year ended March 31, 2025 and that to the best of our knowledge and belief:
- i. These results do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
 - ii. These statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations and accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company.
- b) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the quarter and year ended March 31, 2025, which are fraudulent, illegal or violative of the Company's Code of Conduct.
- c) That we have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- d) We accept responsibility for establishing and maintaining internal controls for financial reporting and we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and have disclosed, from time to time, to the Auditors and the Audit Committee, operation of such internal controls and that such further improvement in design & structure are being made to meet the growing requirements of business.
- e) We have indicated to the auditors and the Audit committee:
- i. Significant changes in internal control including internal Financial controls over financial reporting during the quarter and year ended March 31, 2025, if any;
 - ii. Significant changes in accounting policies during the quarter and year ended March 31, 2025 and that the same have been disclosed in the notes to the financial results, if any; and
 - iii. Instances, if any, of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

For Omaxe Ltd.
sd/-
Vinit Goyal
Whole Time Director

For Omaxe Ltd.
sd/-
Manoj Kumar Dua
Chief Financial Officer

CERTIFICATE ON CORPORATE GOVERNANCE

**[Pursuant to Regulation 34(3) and Schedule V Para E of Securities and Exchange Board of India
(Listing Obligations and Disclosure Requirements) Regulations, 2015]**

To,

The Members of Omaxe Limited

We have examined the compliance of conditions of Corporate Governance by Omaxe Limited (the "Company"), for the year ended 31st March 2025, as stipulated in Regulation 34 (3) read with Part E of Schedule V of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations').

The compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above-mentioned Listing Regulations, as applicable.

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

For B S D & Co.

Chartered Accountants

Firm Registration No.: 000312S

Sd/-

Sujata Sharma

Partner

Membership No.: 087919

UDIN: 25087919BMLFWC7519

Place: New Delhi

Date: August 13, 2025



STANDALONE FINANCIAL STATEMENTS

INDEPENDENT AUDITORS' REPORT

To
The Members of Omaxe Limited
Report on the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **Omaxe Limited** ("the Company"), which comprise the Balance Sheet as at 31st March 2025, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of changes in Equity and the Statement of Cash Flows for the year then ended, and Notes to Standalone Financial Statement including a summary of the material accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended and accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2025, its loss (including other comprehensive loss), changes in equity and its cash flows for the year then ended.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We

believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Emphasis of Matters

We draw attention to note numbers 43, 44 and 45 to the standalone financial statements:

- a) In the financial year ended 31st March 2022, search was initiated against the Company under section 132 of the Income Tax Act, 1961 and pursuant to that the Company had received Income Tax Demand(s) pertaining to Assessment Years from 2014-15 to 2022-23 under section 147/143(3) of Income Tax Act, 1961. The Company has filed Appeals before Appellate Authority within the timelines as allowed under the Act. Based on the decision of various appellate authorities, interpretation of relevant provision of the Income Tax Act, 1961 and on the basis of opinion from independent tax expert that the demands raised will not be sustained on completion of the appellate proceedings. Accordingly, pending the decision by the appellate authorities, no provision of any potential liability has been made in the Financial Statements.
- b) The Company had received an Award dated 31.05.2024 with respect to its Township Project situated in Patiala, Punjab namely "Omaxe City, Patiala", whereby the Majority Bench of the Arbitral Tribunal directed the Company to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park and declared that PUDA was entitled to forfeit 20% of the revenue share. i.e. 53 Crore (kept in Escrow Account) along with interest accrued thereon w.e.f. 08.08.2018 among other directions. The Management of the Company offered to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park back to PUDA as its development was not viable at its current location. Accordingly, provision for impairment of inventory of 60 acres land amounting to Rs. 28.55 crore has been made in the financial statements during the quarter ended June 30, 2024 and grouped in changes in inventories of finished stock & projects in progress. However, regarding forfeiture of 20% of

revenue share amounting to Rs. 53 crore and interest thereon, the Company has filed an appeal against the Award. Based on the opinion of an independent expert on this matter, the management of the company is of the opinion that the forfeiture of revenue share will not be sustained in the court. Accordingly, pending decision by the appellate authorities, no provision of any potential liability towards forfeiture of revenue share has been made in the financial statements.

- c) The Company had received an Order dated July 30, 2024 from SEBI under section 11, 11B of SEBI Act, 1992 covering the period from 2018-19, 2019-20 and 2020-21, against which company had filed an appeal with the Securities Appellate Tribunal (SAT) and SAT vide order dated October 01, 2024 had granted stay on directions at para 41 (i) of SEBI order dated July 30, 2024 relating to restricting company and others from accessing securities

market and to deal in securities, enabling the company to raise capital and continue all business activities as usual without any restriction. The proceeding with SAT is undergoing and in the opinion of the management of the Company, the said order has no impact on the financial results of the company.

Key Audit Matters

Key audit matters ("KAM") are those matters that, in our professional judgement, were of the most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to our emphasis of matters, we have determined the matters described below to be the key audit matters to be communicated in our report.

Description of Key Audit Matters

Sr. No.	Key Audit Matters	How that matter was addressed in our audit report
1	<u>Revenue Recognition</u> The Company applies Ind AS 115 "Revenue from contracts with customers" for recognition of revenue from real estate projects, which is being recognized at a point in time upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the company expects to receive in exchange for such booking. Considering application of Ind AS 115 involves certain key judgments relating to identification of contracts with customer, identification of separate performance obligation in the contract, satisfaction of performance obligations, determination of transaction price, allocation of transaction price to the performance obligations and recognition of the revenue when the company satisfies the performance obligation. Refer note 30 to the standalone financial statements.	Our audit procedure on revenue recognition from real estate projects included: Selecting samples to identify contracts with customers, identifying separate performance obligations in the contracts, determination of transaction price and allocating the transaction price to separate performance obligation. On selected samples, we tested that the revenue recognition is in accordance with accounting standards by i) Reading, analyzing and identifying the distinct performance obligations in real estate projects. ii) Comparing distinct performance obligations with those identified and recorded. iii) Reading terms of agreement to determine transaction price including variable consideration to verify transaction price used to recognize revenue. iv) Performing analytical procedures to verify reasonableness of revenue accounted by the Company.

Sr. No.	Key Audit Matters	How that matter was addressed in our audit report
2	<u>Pending Income Tax Cases</u> The Company has various tax litigations/matters that are pending before tax authorities involving tax demands. The Company assesses such litigations/matters on a periodic basis. For the tax litigations/matters referred to in note 40, 42 and 43 to the standalone financial statements significant management judgement is required in assessing the exposure due to the inherent uncertainties as to likely outcome, and due to the nature and timeframe involved, taxation exposures are identified as a key audit matter.	Our audit procedures included, among others: i) We obtained an understanding of the Company's process to identify claims, litigations and contingencies. ii) We obtained a list of tax litigations/matters from the Company and performed inquiries with the management, as to their likely outcome, financial impact and repetitiveness and obtained management representation thereon. iii) We examined evidence to corroborate management's assessment of the risk profile in respect of these matters including reading the Company's submissions to relevant authorities and orders received in this regard. iv) In relation to the material tax litigations/matters, Company involved an independent tax expert, as appropriate, to perform an independent assessment of the conclusions reached by management. v) We read the disclosures in the standalone financial statements to assess if they reflect the key facts and circumstances of the underlying tax exposures
3	<u>Liability for Non-performance of real estate agreements/ civil lawsuits against the Company</u> The Company may be liable to pay damages/ interest for specific non- performance of certain real estate agreements, civil cases preferred against the Company for specific performance of the land agreement, the liability on account of these, if any has been disclosed as contingent liability. However, the amount is not quantifiable. Refer Note 40 to the standalone financial statements	We obtained details/ list of pending civil cases and reviewed on sample basis real estate agreements, to ascertain damages on account of non-performance of those agreements and discussed with the legal team of the Company to evaluate management position. We have been represented that owing to the nature of Contingency, the amount is not quantifiable.
4	<u>Inventories</u> The company's inventories comprise mainly of projects under construction / development (projects-in-progress), completed real estate projects and Land. The inventories are carried at lower of cost and net realizable value (NRV). NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business. NRV in respect of inventories under construction is assessed with reference to market prices (by referring to expected or recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The carrying value of inventories is a material part of the total assets of the company and involves significant estimates and judgments in assessment of NRV. Accordingly, it has been considered as key audit matter.	Our audit procedures to assess the net realizable value (NRV) of the inventories include the following: We had discussions with Management to understand Management's process and methodology to estimate NRV, including key assumptions used and we also verified project wise un-sold area and recent sale prices and estimated cost of construction to complete projects.

Sr. No.	Key Audit Matters	How that matter was addressed in our audit report
5	<u>Recognition and measurement of Deferred Tax Assets</u> Under Ind AS, the company is required to reassess recognition of deferred tax asset at each reporting date. The company has deferred tax assets in respect of brought forward losses and other temporary differences, as set out in Note 6 and 38 to the standalone financial statements. The company's deferred tax assets in respect of brought forward business losses are based on the projected profitability. This is determined on the basis of significant management judgement and estimation given that is based on assumptions such as the likely timing and level of future taxable profits which are affected by expected future market and economic conditions. We have identified recognition of deferred tax assets as a key audit matter because of the related complexity and subjectivity of the assessment process.	Our Audit procedures include: i) Obtained an understanding of the process and tested the control over recording of deferred tax and review of deferred tax at each reporting date ii) Evaluated management assumptions, used to determine the probability that deferred tax assets recognized in the balance sheet will be recovered through taxable income in future years, by handing over of major real estate projects. iii) Tested the computations of amount and tax rate used for recognition of deferred tax assets. iv) We have also focused on the adequacy of the company's disclosure on deferred tax.
6	<u>Related Party Transactions</u> The company has undertaken transactions with its related parties in the ordinary course of business at arm's length. These include making new or additional investments in its subsidiaries, project management services, lending loans or advances to related parties, sales or purchases of property, plant and equipment or building materials/ consumables to and from related parties etc. as disclosed in note 55 to the standalone financial statements. We identified the accuracy and completeness of the related party transactions, and its disclosure as set out in respective notes to the financial statements as a key audit matter due to the significance of transactions with related parties and regulatory compliances thereon during the year ended 31st March 2025.	Our procedures included: i) Obtained and read the Company's policies and procedures in respect of identifying related parties, obtaining approval, recording and disclosure of related party transactions. ii) Read minutes of shareholder meetings, board meetings and minutes of meetings of those charged with governance in connection with Company's assessment of related party transactions being in the ordinary course of business at arm's length. iii) Tested, related party transactions with the underlying contracts, confirmation letters and other supporting documents. iv) Agreed the related party information disclosed in the financial statements with the underlying supporting documents, on a sample basis.

Information other than the standalone Financial Statements and Auditors report thereon

The Company's Management and Board of Directors are 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 standalone financial statements and our auditor's report thereon. Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information

and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements, or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

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

Management's Responsibility for the Standalone Financial Results

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial

position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless 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 responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

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

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

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

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of

a reasonably knowledgeable user of the standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143 (11) of the Act, as stated in the 'Other Matter' paragraph we give in the **"Annexure I"** a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, based on our audit, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

- b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c. The Balance Sheet, the Statement of Profit and Loss (including other comprehensive loss), the Statement of Cash Flow and the Statement of Changes in Equity dealt with by this report are in agreement with the relevant books of account.
- d. In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors as on 31st March 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure-II"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to standalone financial statements.
- g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid to all the other directors is within the limits approved.

- h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements- Refer note 40 to the standalone financial statements.

- ii. The Company did not have any lone-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amount required to be transferred to the Investor Education and Protection Fund by the Company – Refer note 27 to the standalone financial statements.
- iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the note 59 (a) to the standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in the note 59 (b) to the standalone financial statements no funds have been received by the Company from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on the audit procedures that have been

considered reasonable and appropriate in the circumstances performed by us, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

- v. The company has not declared or paid any dividend including interim dividend during the year.
- vi. According to the information and explanations given to us and based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended 31st March 2025 which has the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the 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 B S D & Co

Chartered Accountants

Firm Registration No: 000312S

Sd/-

Sujata Sharma

(Partner)

Membership No: 087919

UDIN: 25087919BMLFNA7726

Place: New Delhi

Date: 28th May 2025

Annexure I to Independent Auditors' Report

(Referred to in paragraph 1 under the heading "Report on other Legal and Regulatory Requirements" section of our report of even date).

- I. (a) (A) The Company is maintaining proper records showing full Particulars, including quantitative details and situation of Property, Plant and Equipment.
- (B) The Company is maintaining proper records showing full Particulars of Intangible Assets.
- (b) The Property, Plant and Equipment of the Company have been physically verified by the Management at reasonable intervals, which in our opinion, is considered reasonable having regard to the size of the company and the nature of its assets.
- (c) In our opinion and according to information and explanations given to us and on the basis of our examination of the records of the Company, out of the total carrying amount of Rs 432.45 crores of immovable properties held as Property, Plant and Equipment, the title deeds of Rs 380.36 crores are not held in the name of the Company (As disclosed in note 56.1 to the standalone financial statements).
- (d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) or intangible assets or both during the year. Hence, reporting under clause 3(i)(d) of the Order is not applicable to the Company.
- (e) Based on the information and explanations furnished to us no proceedings have been initiated or are pending against the Company, for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made there under, except as disclosed in note 56.2 to the standalone financial statements).
- II. (a) The inventory includes land, completed real estate projects, projects in progress, construction material, building material and consumables, Physical verification of inventory has been conducted at reasonable intervals by the management and discrepancies noticed which were not material in nature have been properly dealt with in the books of accounts.
- (b) During the year, the Company has not been sanctioned working capital limits in excess of Rs 5 crores, in aggregate from banks or financial institutions on the basis of security of current assets and accordingly the question of our commenting on whether the quarterly returns or statements are in the agreement with the books of accounts of the company does not arise.
- III. (a) During the year the Company has made investments and provided loans, advances in the nature of loans, stood guarantees to companies, limited liability partnerships, associates or any other parties as follows:

(Rupees in Crore)

Particulars	Investment made	Guarantees#	Loans	Advances in the nature of loans
<u>Aggregate amount granted/ provided during the year</u>				
- Subsidiaries	18.39	223.28	532.53	692.28
- Joint ventures	-	-	-	-
- Associates	-	-	-	2.72
- Others	-	-	-	1.54
<u>Balance outstanding as at balance sheet date in respect of above cases</u>				
- Subsidiaries	379.08	592.92	837.76	894.11
- Joint ventures	-	-	-	-
- Associates	0.03	-	-	0.23
- Others	14.41	-	-	80.47

Amount outstanding in respect of Bank Guarantees and Corporate guarantees given on account of loan availed by subsidiary companies.

(b) During the year the investments made, guarantees provided, the terms and conditions of the grant of all loans/ advances in the nature of loans and guarantees provided to companies, limited liability partnerships, associates or any other parties are not, prejudicial to Company's interest.

(c) In respect of the loans/advances in the nature of loans, the schedule of repayment of principal has not been stipulated as all are repayable on demand and has not been demanded. Hence, reporting on regular repayment of principal and interest is not applicable.

(d) In respect of the loans/advances in the nature of loans, the schedule of repayment of principal has not been stipulated as all are repayable on demand and

has not been demanded. Hence, reporting of loan overdue for more than ninety days is not applicable.

(e) There were no loans/ advances in nature of loans which were granted to same parties, and which fell due during the year and were renewed /extended. Further, no fresh loans were granted to any party to settle the overdue loans /advances in nature of loan.

(f) The Company has granted loans/ advances in the nature of loans to companies, limited liability partnerships, associates or any other parties. The details of aggregate amount of loans/ advances in the nature of loans granted to promoters/ related parties as defined in clause (76) of section 2 of the Companies Act, 2013.

(Rupees in Crore)

Particulars	All Parties	Promoters	Related Parties
Aggregate amount of loans/advances in nature of loan			
- Repayable on demand	974.81	-	894.34
- Without specifying terms of repayment	-	-	-
Percentages of loans/advances in nature of loans to the total loans		-	91.75%

IV. In our opinion and according to information and explanations given to us, the Company has complied with provisions of Section 185 and 186 of the Act in respect of loans and investments made, guarantees, and security provided by it.

V. During the year, no deposits have been accepted by the Company or amounts which are deemed to be deposits, hence reporting under Clause 3(v) of the order is not applicable, however, in respect of deposits accepted by the Company in earlier years after duly complying directions issued by Reserve Bank of India and provisions of Section 73 to 76 of the Companies Act, 2013, there are unpaid matured deposits and interest thereon of Rs 0.37 crores as disclosed in the note 27 to the standalone financial statements.

VI. We have broadly reviewed the books of accounts maintained by the Company pursuant to the Rules made by the Central Government for the maintenance of Cost Records under section 148 of the Act, and are of opinion

that prima facie, the prescribed accounts and records have been made and maintained, however, we have not made the detailed examination of such cost records.

VII. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, provident fund, employees' state insurance, income tax, duty of customs, goods and services tax (GST) and other applicable material undisputed statutory dues have generally been deposited regularly during the year. There are no arrears of outstanding statutory dues as at the last day of the financial year concerned, for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us, there are no dues of income tax, value added tax, GST or other applicable material statutory dues which have not been deposited as on 31st March 2025 on account of any dispute except the following:-

(Rupees in Crore)

Name of Statutes	Nature of Dues	Financial Year to which the matter pertains	Forum where dispute is pending	Amount Outstanding
Income Tax Act, 1961	TDS	2014-15	Supreme Court	0.76
Income Tax Act, 1961	TDS	2015-16	CIT(A)	0.15
Income Tax Act, 1961	Income Tax	2013-14	CIT(A)	205.53
Income Tax Act, 1961	Income Tax	2014-15	CIT(A)	88.91
Income Tax Act, 1961	Income Tax	2015-16	CIT(A)	144.37
Income Tax Act, 1961	Income Tax	2016-17	CIT(A)	12.12
Income Tax Act, 1961	Income Tax	2018-19	CIT(A)	4.64
Income Tax Act, 1961	Income Tax	2019-20	CIT(A)	3.82
Income Tax Act, 1961	Income Tax	2020-21	CIT(A)	53.12
Income Tax Act, 1961	Income Tax	2021-22	CIT(A)	77.63
Service Tax Act, 1994	Service Tax	2010-11 to 2012-13	Commissioner (Appeal)	1.81
Service Tax Act, 1994	Service Tax	Jul-12 to 31-03-2016	CESTAT	6.76
Service Tax Act, 1994	Service Tax	2016-17 and 2017-18	CESTAT	126.69
Service Tax Act, 1994	Service Tax	2012-13 to 2017-18	Supreme Court	51.61
GST Act, 2017	GST	2017-18	Commissioner (Appeal)- Uttarakhand	1.42
GST Act, 2017	GST	2018-19	Commissioner (Appeal)- Delhi.	0.46
GST Act, 2017	GST	2018-19	Commissioner (Appeal)- Punjab.	3.79
GST Act, 2017	GST	2017-18	Commissioner (Appeal)-MP post filing of appeal	4.75
GST Act, 2017	GST	2020-21	Commissioner (Appeal)- Punjab post filing of appeal	0.47
HVAT, 2003	VAT	2014-15	Hon'ble High Court Chandigarh	21.81
Delhi VAT Act, 2005	VAT	2005-06 & 2006-07	Joint/ Deputy Commissioner of Trade & Taxes Delhi	16.24
Uttarakhand VAT Act, 2005	VAT	2017-18	Appellate Authority, Haldwani	0.01
Punjab Vat Act 2005	VAT	2015-16	Appellate Authority, Punjab	0.65

VIII. According to the information and explanations given and as disclosed in the note 56.6 to the standalone financial statements, and the records of the Company examined by us, the Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961, as income during the year. Hence, reporting under clause 3(viii) of the Order is not applicable to the Company.

IX. (a) According to the records of the Company examined by us and the information and explanations given to us and as disclosed in the note 18.3 to the standalone financial statements, the Company has not defaulted in repayment of loans or other borrowings or in the

payment of interest to any lender as at the balance sheet date.

(b) According to the information and explanations given and as disclosed in the note 18.4 to the standalone financial statements, and on the basis of our audit procedures, we report that the Company has not been declared willful defaulter by any bank or financial institution.

(c) In our opinion, and according to the information and explanations given and as disclosed in the note 18.5 to the standalone financial statements, the term loans have been applied for the purpose for which they were obtained.

- (d) According to the information and explanations given to us and as disclosed in the note 18.6 to the standalone financial statements, and the procedures performed by us and on an overall examination of the financial statements of the company, we report that no funds raised on short term basis have been used for long-term purposes by the company.
 - (e) According to the information and explanations given and as disclosed in the note 18.7 to the standalone financial statements, and on an overall examination of the financial statements of the Company, we report that 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) According to the information and explanations given and as disclosed in the note 18.8 to the standalone financial statements, and the procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- X. (a) The Company has not raised any money during the year by way of an initial public offer or further public offer (including debt instruments) during the year, hence reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares or fully or partially or optionally convertible debentures during the year, hence reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- XI. (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither came across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor we have been informed of any such case by the Management.
- (b) During the year, no report under section 143(12) of the Companies Act, 2013 has been filed by cost auditor, secretarial auditor or by us in form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the Management, there are no whistle-blower complaints received by the Company during the year.
- XII. The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013, hence reporting under clauses 3(xii) (a), (b) and (c) of the Order is not applicable to the Company.
- XIII. According to the information and explanations given to us, all transactions with the related parties are in compliance with Section 177 and 188 of the Companies Act, 2013 where applicable and the details have been disclosed in the notes to the standalone financial statements, as required by the applicable accounting standards.
- XIV. (a) In our opinion the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We have considered the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.
- XV. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered non-cash transactions with directors or persons connected with its directors, hence reporting under clause 3(xv) of the Order is not applicable to the Company.
- XVI. (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company, hence reporting under clause 3(xvi)(a) of the Order is not applicable to the Company.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities during the year, hence reporting under clause 3(xvi)(b) of the Order is not applicable to the Company.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India, hence reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.

(d) The Group do not have more than one Core Investment Company as a part of the Group.

XVII. The Company has incurred cash losses of Rs 179.00 crore in the current financial year and Rs 137.73 crore in the immediately preceding financial year.

XVIII. There has been no resignation of statutory auditors during the year, hence reporting under clause 3(xviii) of the Order is not applicable to the Company.

XIX. On the basis of the financial ratios disclosed in note 56.9 to the standalone financial statements, aging and expected dates of realization 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 the balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future visibility of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities

falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

XX. (a) There are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Act in compliance with second proviso to sub-section (5) of section 135 of the Act, hence reporting under clause 3(xx)(a) of the order is not applicable to the Company.

(b) There are no ongoing project requiring transfer of unspent Corporate Social Responsibility (CSR) amount as at the end of the previous financial year to special account, hence reporting under clause 3(xx)(b) of the order is not applicable to the Company.

For B S D & Co

Chartered Accountants

Firm Registration No: 000312S

Sd/-

Sujata Sharma

(Partner)

Membership No: 087919

UDIN: 25087919BMLFNA7726

Place: New Delhi

Date: 28th May 2025

Annexure II to Independent Auditors' Report

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

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

We have audited the internal financial controls over financial reporting of **Omaxe Limited** ("the Company") as at 31st March 2025 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the 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 judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls Over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone 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:

- (a) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;
- (b) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and

that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the company; and

- (c) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

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 31st March 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by ICAI.

For B S D & Co

Chartered Accountants

Firm Registration No: 000312S

Sd/-

Sujata Sharma

(Partner)

Membership No: 087919

UDIN: 25087919BMLFNA7726

Place: New Delhi

Date: 28th May 2025

STANDALONE BALANCE SHEET AS AT 31 MARCH 2025

(Rupees in Crore)

Particulars	Note No.	As at 31 March 2025	As at 31 March 2024
ASSETS			
Non-Current Assets			
a) Property, Plant and Equipment	1	453.24	456.07
b) Rights of Use Assets	2	30.50	36.99
c) Other Intangible Assets	3	0.08	0.14
d) Investment in Subsidiaries, Associates and Partnership Firms	4A	379.11	371.02
e) Financial Assets			
i) Investments	4B	14.41	12.60
ii) Other Financial Assets	5	71.35	61.45
f) Deferred Tax Assets (net)	6	301.02	312.83
g) Non-Current Tax Asset (net)	7	107.22	99.82
h) Other Non-Current Assets	8	9.89	11.73
		1,366.82	1,362.65
Current Assets			
a) Inventories	9	2,279.35	2,181.44
b) Financial Assets			
i) Trade Receivables	10	204.62	239.87
ii) Cash and Cash Equivalents	11	25.20	47.68
iii) Other Bank Balances	12	236.03	196.97
iv) Loans	13	837.76	444.78
v) Other Financial Assets	14	981.65	1,060.65
c) Other Current Assets	15	348.57	359.39
Assets classified as held for sale	15A	10.30	-
		4,923.48	4,530.78
TOTAL ASSETS		6,290.30	5,893.43
EQUITY AND LIABILITIES			
Equity			
a) Equity Share Capital	16	182.90	182.90
b) Other Equity	17	474.52	690.55
		657.42	873.45
Liabilities			
Non-Current Liabilities			
a) Financial Liabilities			
i) Borrowings	18	145.91	152.62
ii) Lease Liabilities	19	23.07	25.37
iii) Trade Payables	20		
Total outstanding dues of micro enterprises and small enterprises		-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		9.27	32.52

Particulars	Note No.	As at 31 March 2025	As at 31 March 2024
iv) Other Financial Liabilities	21	18.67	15.61
b) Other Non-Current Liabilities	22	2.88	3.31
c) Provisions	23	10.68	9.29
		210.48	238.72
Current liabilities			
a) Financial Liabilities			
i) Borrowings	24	96.97	54.79
ii) Lease Liabilities	25	12.80	37.54
iii) Trade Payables	26		
Total outstanding dues of micro enterprises and small enterprises		12.54	14.07
Total outstanding dues of creditors other than micro enterprises and small enterprises		407.81	405.87
iv) Other Financial Liabilities	27	605.62	547.20
b) Other Current Liabilities	28	4,284.87	3,720.58
c) Provisions	29	1.79	1.21
		5,422.40	4,781.26
TOTAL EQUITY AND LIABILITIES		6,290.30	5,893.43

Material accounting policies
Notes on standalone financial statements

A
1-62

The notes referred to above form an integral part of standalone financial statements.
As per our audit report of even date attached

For and on behalf of

For and on behalf of Board of Directors

B S D & Co.

Chartered Accountants
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Place: New Delhi
Date: 28 May, 2025

Sd/-
Manoj Kumar Dua
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2025

(Rupees in Crore)

Particulars	Note No.	Year Ended 31 March 2025	Year Ended 31 March 2024
Revenue from Operations	30	389.85	705.35
Other Income	31	60.12	12.65
TOTAL INCOME		449.97	718.00
EXPENSES			
Cost of Land, Material Consumed, Construction & Other Related Project Cost	32	554.46	463.03
Changes in Inventories of Finished Stock & Projects in Progress	33	(145.11)	166.95
Employee Benefits Expense	34	44.77	37.87
Finance Costs	35	123.39	114.09
Depreciation and Amortization Expense	36	26.31	45.48
Other Expenses	37	51.46	73.79
TOTAL EXPENSES		655.28	901.21
Profit/(Loss) before tax		(205.31)	(183.21)
Tax expense	38		
Current tax		-	-
Tax related to earlier years		-	-
Deferred tax charge / (credit)		11.72	(42.89)
Total Tax Expense		11.72	(42.89)
Profit/(Loss) for the year (A)		(217.03)	(140.32)
Other Comprehensive Income			
Items that will not be reclassified to Statement of Profit and Loss			
Remeasurement of the Net Defined Benefit Plans		(0.72)	(1.33)
Tax on above item		0.18	0.33
Equity Instruments at Fair Value through Other Comprehensive Income		1.81	0.48
Tax on above item		(0.27)	(0.11)
Total Other Comprehensive Income/(Loss) (B)		1.00	(0.63)
Total Comprehensive Income for the year (comprising of profit/(loss) for the year and other comprehensive income/(loss)) (A+B)		(216.03)	(140.95)
Earning Per Equity Share (face value of Rs. 10/- per share)	39		
Basic (In Rupees)		(11.87)	(7.67)
Diluted (In Rupees)		(11.87)	(7.67)

Material accounting policies
Notes on standalone financial statements

A
1-62

The notes referred to above form an integral part of standalone financial statements.
As per our audit report of even date attached

For and on behalf of

For and on behalf of Board of Directors

B S D & Co.
Chartered Accountants
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholtime Director

Place: New Delhi
Date: 28 May, 2025

Sd/-
Manoj Kumar Dua
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

STANDALONE STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2025

A. EQUITY SHARE CAPITAL

Particulars	Number of shares	Rupees in Crore
Balance as at 1 April 2023	182,900,540	182.90
Changes in equity share capital due to prior period errors	-	-
Restated balance as at April 1, 2023	182,900,540	182.90
Changes in equity share capital during 2023-24	-	-
Balance as at 31 March 2024	182,900,540	182.90
Balance as at 1 April 2024	182,900,540	182.90
Changes in equity share capital due to prior period errors	-	-
Restated balance as at April 1, 2024	182,900,540	182.90
Changes in equity share capital during 2024-25	-	-
Balance as at 31 March 2025	182,900,540	182.90

B. OTHER EQUITY

(Rupees in Crore)

Description	Attributable to owners of Omaxe Limited						Total Other Equity
	Equity Component of Compound Financial Instruments	Reserves and Surplus			Other Comprehensive Income		
		Securities Premium	Retained Earnings/ (Deficits)	General Reserve	Remeasurement of Defined Benefit Obligation	Equity Instruments at Fair Value through Other Comprehensive Income	
Balance as at 1 April 2023	225.22	499.61	(278.82)	384.22	(1.10)	2.37	831.50
Profit/(Loss) for the year	-	-	(140.32)	-	-	-	(140.32)
Other Comprehensive Income	-	-	-	-	(1.00)	0.37	(0.63)
Balance as at 31 March 2024	225.22	499.61	(419.14)	384.22	(2.10)	2.74	690.55
Balance as at 1 April 2024	225.22	499.61	(419.14)	384.22	(2.10)	2.74	690.55
Profit/(Loss) for the year	-	-	(217.03)	-	-	-	(217.03)
Other Comprehensive Income	-	-	-	-	(0.54)	1.54	1.00
Balance as at 31 March 2025	225.22	499.61	(636.17)	384.22	(2.64)	4.28	474.52

The notes referred to above form an integral part of standalone financial statements.

As per our audit report of even date attached

For and on behalf of

For and on behalf of Board of Directors

B S D & Co.

Chartered Accountants
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Place: New Delhi
Date: 28 May, 2025

Sd/-
Manoj Kumar Dua
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2025

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
A Cash flow from operating activities		
Profit/(Loss) for the year before tax	(205.31)	(183.21)
Adjustments for :		
Depreciation and amortization expense	26.31	45.48
Interest income	(14.35)	(10.38)
Interest and finance charges	112.95	106.93
Interest on lease liability	10.44	7.16
Bad debts and provision for doubtful trade receivable, deposits and advances	(0.74)	12.90
Liabilities no longer required written back	(26.68)	(1.50)
Loss/(profit) on sale/ discard of Property, Plant and Equipment	(9.69)	1.82
Maintenance Income	(0.66)	0.32
Operating profit/(loss) before working capital changes	(107.73)	(20.48)
Adjustments for working capital		
Inventories	16.74	223.95
Trade receivable	27.20	5.70
Loans and advances	2.68	(21.54)
Other financial assets	66.13	77.48
Other non-financial assets	22.31	(148.81)
Trade payable, other liabilities and provisions	565.39	296.31
	700.45	433.09
Net cash flow from operating activities	592.72	412.61
Direct tax paid / (refund) (net)	7.40	1.60
Net cash generated from Operating activities (A)	585.32	411.01
B Cash flow from investing activities		
Purchase of Property Plant & Equipment	(8.89)	(5.64)
Sale of Property, Plant & Equipment	15.00	8.51
Purchase of investments in subsidiaries, associates and partnership firms	(18.39)	(34.02)
Movement in other bank balances	(43.45)	(29.27)
Realisation of receivable against sale of investment in subsidiaries, associates and partnership firms	-	0.20
Loan (given to)/repaid by subsidiaries (net)	(392.98)	(1.28)
Loan (given to)/repaid by other related parties (net)	-	(26.15)
Interest received	18.17	8.74
Net cash generated from /(used in) investing activities (B)	(430.54)	(78.91)
C Cash flow from financing activities		
Dividend paid and Unpaid dividend deposited	(0.03)	(0.28)
Repayment of lease liability including interest	(52.47)	(58.81)
Interest and finance charges paid	(140.98)	(137.78)
Repayment of borrowings	(75.89)	(142.54)
Proceeds from borrowings	92.11	16.48
Net cash (used in)/generated from Financing activities (C)	(177.26)	(322.93)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(22.48)	9.17
Opening balance of cash and cash equivalents	47.68	38.51
Closing balance of cash and cash equivalents	25.20	47.68

COMPONENTS OF CASH AND CASH EQUIVALENTS AS AT

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Cash on hand	1.51	1.69
Balance with banks	23.23	37.50
Cheques & Drafts on hand	0.46	2.52
Fixed deposits with banks, having original maturity of three months or less	-	5.97
Cash and cash equivalents at the end of the year (refer note 11)	25.20	47.68

RECONCILIATION STATEMENT OF CASH AND BANK BALANCE

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Cash and cash equivalents at the end of the year as per above	25.20	47.68
Add: Balance with bank in dividend / unclaimed dividend accounts / unpaid fraction share payable	0.05	0.08
Add: Fixed Deposits with banks having remaining maturity for less than twelve months	3.29	3.45
Add: Fixed deposits with banks (pledged / lien marked)	229.55	190.31
Add: Fixed deposit against borrowings	3.14	3.13
Cash and bank balance as per balance sheet (refer note 11 & 12)	261.23	244.65

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

(Rupees in Crore)

31 March 2025	Opening Balance	Cash flows	Non Cash Changes	Closing Balance
Current secured borrowings	1.06	0.79	0.00	1.85
Non-Current secured borrowings	57.35	(35.44)	(0.53)	21.38
Current unsecured borrowings	13.88	48.76	0.00	62.64
Non-Current unsecured borrowings	135.12	2.11	19.78	157.01
Total liabilities from financial activities	207.41	16.22	19.25	242.88

(Rupees in Crore)

31 March 2024	Opening Balance	Cash flows	Non cash changes	Closing balance
Current secured borrowings	0.23	0.83	(0.00)	1.06
Non-Current secured borrowings	177.61	(120.46)	0.20	57.35
Current unsecured borrowings	13.88	-	-	13.88
Non-Current unsecured borrowings	124.79	(6.43)	16.76	135.12
Total liabilities from financial activities	316.51	(126.06)	16.96	207.41

Material accounting policies (refer note A)

The accompanying notes form an integral part of standalone financial statements

Note: - Depreciation includes amount charged to cost of land, material consumed, construction & other related project cost.

As per our audit report of even date attached

For and on behalf of

For and on behalf of Board of Directors

B S D & Co.Chartered Accountants
(Firm Reg. No. 000312S)Sd/-
Sujata Sharma
Partner
M. No. 087919Sd/-
Mohit Goel
DIN: 02451363
Managing DirectorSd/-
Vinit Goyal
DIN: 03575020
Wholetime DirectorPlace: New Delhi
Date: 28 May, 2025Sd/-
Manoj Kumar Dua
Chief Financial OfficerSd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

A Material Accounting Policies:

1 Corporate information

Omaxe Limited is mainly into the business of developing real estate properties for residential, commercial and retail purposes. The shares of the Company are listed on the National Stock Exchange of India Limited and the BSE Limited. The registered office of the Company is situated at Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon, Haryana-122001 and Corporate Office is situated at 7, LSC, Kalkaji, New Delhi-110019.

2 Material Accounting Policies :

(i) Basis of Preparation

The standalone financial statements of the Company have been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ('IND AS') issued by Ministry of Corporate Affairs ('MCA').

The standalone financial statements for the year ended 31 March 2025 were approved by the Board of Directors on 28 May, 2025.

The standalone financial statements have been prepared on a going concern basis in accordance with accounting principles generally accepted in India. Further, the standalone financial statements have been prepared on historical cost basis except for certain financial assets, financial liabilities, derivative financial instruments and share based payments which are measured at fair values as explained in relevant accounting policies. The standalone financial statements are presented in Rupees and all values are rounded to the nearest crore, except when otherwise indicated. Amount having values less than Rs. 50,000/- are shown as Rs. 0.00 crore.

(ii) Revenue Recognition

The Company follows IND AS 115 for revenue recognition.

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligations. The transaction price of goods sold and services rendered is net of variable consideration on

account of various discount and scheme as part of contract.

Point of Time:

(a) Real estate projects

The company derives revenue from execution of real estate projects. Revenue from Real Estate project is recognised in accordance with IND AS 115 which establishes a comprehensive framework in determining whether how much and when revenue is to be recognised. Revenue from real estate projects are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the company expects to receive in exchange for such booking and is based on following 6 steps :

1. Identification of contract with customers:-

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

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

2. Identify the separate performance obligation in the contract:-

Performance obligation is a promise to transfer to a customer:

- Goods or services or a bundle of goods or services i.e. distinct or a series of goods or services that are substantially the same and are transferred in the same way.
- If a promise to transfer goods or services is not distinct from goods or services in a contract, then the goods or services are combined in a single performance obligation.
- The goods or services that is promised to a customer is distinct if both the following criteria are met:
 - The customer can benefit from the goods or services either on its own or together with resources that are readily available to the customer (i.e. the goods or services are capable of being distinct) and
 - The company's promise to transfer the goods or services to the customer is separately identifiable from the other promises in the contract i.e the goods or services are distinct within the context of the contract.

3 Satisfaction of the performance obligation:-

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

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

4 Determination of transaction price:-

The transaction price is the amount of

consideration to which the company expects to be entitled in exchange for transferring promised goods or services to customer excluding GST.

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

5 Allocating the transaction price to the performance obligation:-

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

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

Performance obligation is satisfied at a point in time if none of the criteria out of the below three not met.

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

The company disaggregates revenue from real estate projects on the basis of nature of revenue.

Over a period of time:

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

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

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

(a) Construction Projects

Construction projects where the Company is acting as contractor, revenue is recognised in accordance with the terms of the construction agreements. Under such contracts, assets created does not have an alternative use and the Company has an enforceable right to payment. The estimated project cost includes construction cost, development and construction material and overheads of such project. The Company uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Company recognises revenue in proportion to the actual project cost incurred as against the total estimated project cost. The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately. As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognised only to the extent of costs incurred in the statement of profit and loss.

(b) Lease Rental income

Revenue of Lease Rental is recognised over a period of time on an accrual basis in accordance with the terms of contract as and when the Company satisfies performance obligations by delivery services as per contractual agreed terms.

(c) Project Management Fee

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

(d) Interest Income

Interest due on delayed payments by customers is accounted on accrual basis except in cases where ultimate collection is considered doubtful.

(e) Income from trading sales

Revenue from trading activities is accounted as revenue upon satisfaction of performance obligation.

(f) Dividend income

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

(iii) Borrowing Costs

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

(iv) Property, Plant and Equipment

Recognition and initial measurement

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

purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Transition to IND AS

On transition to IND AS, the Company elected to fair value land within property, plant and equipment and used its value as deemed cost.

Subsequent measurement (depreciation and useful lives)

Property plant and equipment are subsequently measured at cost net of accumulated depreciation and accumulated impairment losses, if any. Depreciation on Property Plant and Equipment is provided on written down value method based on useful life of assets as specified in Schedule II to the Companies Act, 2013 as under:

Assets Category	Estimated useful life (in years)	Estimated useful life as per schedule II to Companies Act, 2013 (in years)
Office Building	60	60
Plant and Machinery		
Cranes	15	15
Other items	12	12
Office Equipment	5	5
Furniture and Fixtures	10	10
Vehicles	8-10	8-10
Computers		
Server	6	6
Others	3	3

The Company based on management estimates depreciates certain item i.e. Shuttering Material and scaffolding over estimated useful life of 5 years considering obsolescence as against 12 years specified in Schedule II to Companies Act, 2013. The management of the Company believes that the estimated useful life of 5

years is realistic and reflects fair approximation of the period over which the assets are likely to be used.

De-recognition

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

(v) Intangible Assets

Recognition and initial measurement

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

Subsequent measurement (amortization and useful lives)

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

(vi) Impairment of Non-Financial Assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

(vii) Financial Instruments

(a) Financial assets

Initial recognition and measurement

Financial assets are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Subsequent measurement

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

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

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

- (2) Investment in equity instruments of subsidiaries (including partnership firms), joint ventures and associates:

Investment in equity instruments of subsidiaries, joint ventures and associates are stated at cost as per IND AS 27 'Separate Financial Statements'. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is assessed for recoverability and in case of permanent diminution, provision for impairment is

recorded in statement of Profit and Loss. On disposal of investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the Statement of Profit and Loss.

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

De-recognition of financial assets

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

(b) Financial liabilities

Initial recognition and measurement

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

Subsequent measurement

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

De-recognition of financial liabilities

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

(c) Compound financial instrument

Compound financial instrument are separated into liability and equity components based on the terms of the contract. On issuance of the said instrument, the liability component is arrived by discounting the gross sum at a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost until it is extinguished on conversion or redemption. The remainder of the proceeds is recognised as equity component of compound financial instrument. This is recognised and included in shareholders' equity, net of Income tax effects, and not subsequently re-measured.

(d) Financial guarantee contracts

Financial guarantee contracts are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified party fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of expected loss allowance determined as per impairment requirements of Ind-AS 109 and the amount recognised less cumulative amortization.

(e) Impairment of financial assets

The Company assesses on a forward looking basis

the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 53 details how the Company determines whether there has been a significant increase in credit risk.

For trade receivables only, the Company applies the simplified approach permitted by IND AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(f) Offsetting of financial instruments

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

(viii) Fair value measurement

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

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

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

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

The company uses valuation techniques that are

appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs:

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

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

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

(ix) Inventories and Projects in progress

(a) Inventories

- (i) Building material and consumable stores are valued at lower of cost and net realisable value. Cost is determined on the basis of the 'First in First out' method.
- (ii) Land is valued at lower of cost and net realisable value. Cost is determined on average method. Cost includes cost of acquisition and all related costs.
- (iii) Construction work in progress is valued at lower of cost and net realisable value. Cost includes cost of materials, services and other related overheads related to project under construction.
- (iv) Completed real estate project for sale is valued

at lower of cost and net realizable value. Cost includes cost of land, materials, construction, services and other related overheads.

- (v) Stock in trade is valued at lower of cost and net realisable value.

(b) Projects in progress

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

(x) Non-current assets held for sale

The Company classifies non-current assets and disposal groups as held for sale if their carrying amounts will be recovered principally through a sale/ distribution rather than through continuing use. Actions required to complete the sale/ distribution should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale expected within one year from the date of classification.

For these purposes, sale transactions include exchanges of non-current assets for other non-current assets when the exchange has commercial substance. The criteria for held for sale classification is regarded met only when the assets or disposal group is available for immediate sale in its present condition, subject only to terms that are usual and customary for sales/ distribution of such assets (or disposal groups), its sale is highly probable and it will genuinely be sold, not abandoned. The Company treats sale of the asset or disposal group to be highly probable when:

- The appropriate level of management is committed to a plan to sell the asset (or disposal group);
- An active programme to locate a buyer and complete the plan has been initiated;
- The asset (or disposal group) is being actively marketed for sale at a price that is reasonable in relation to its current fair value,
- The sale is expected to qualify for recognition as

a completed sale within one year from the date of classification; and

- Actions required to complete the plan indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

Non-current assets held for sale and disposal groups are measured at the lower of their carrying amount and the fair value less costs to sell. Assets and liabilities classified as held for sale are presented separately in the balance sheet.

Property, plant and equipment and intangible assets once classified as held for sale to owners are not depreciated or amortised.

(xi) Foreign currency transactions

(a) Functional and presentation currency

The financial statements are presented in currency INR, which is also the functional currency of the Company and presented in Crore.

(b) Foreign currency transactions and balances

- i. Foreign currency transactions are recorded at exchange rates prevailing on the date of respective transactions.
- ii. Financial assets and financial liabilities in foreign currencies existing at balance sheet date are translated at year-end rates.
- iii. Foreign currency translation differences related to acquisition of imported fixed assets are adjusted in the carrying amount of the related fixed assets. All other foreign currency gain and losses are recognised in the statement of profit and loss.

(xii) Retirement benefits

- i. Contributions payable by the Company to the concerned government authorities in respect of provident fund, family pension fund and employee state insurance are charged to the statement of profit and loss.
- ii. The Company is having Group Gratuity Scheme with Life Insurance Corporation of India. Provision for gratuity is made based on actuarial valuation in accordance with IND AS-19.

iii. Provision for leave encashment in respect of unavailed leave standing to the credit of employees is made on actuarial basis in accordance with IND AS-19.

iv. Actuarial gains/loss resulting from re-measurement of the liability/asset are included in other comprehensive income.

(xiii) Provisions, contingent assets and contingent liabilities

A provision is recognized when:

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

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

(xiv) Earnings per share

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

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

(xv) Leases

The company follows IND AS 116. In accordance with IND AS 116, the company recognises right of use assets representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of right of use asset measured at inception shall comprise of the amount of the

initial measurement of the lease liability adjusted for any lease payments made at or before commencement date less any lease incentive received plus any initial direct cost incurred and an estimate of cost to be incurred by lessee in dismantling and removing underlying asset or restoring the underlying asset or site on which it is located. The right of use asset is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any, and adjusted for any re-measurement of lease liability. The right of use assets is depreciated using the Straight Line Method from the commencement date over the charter of lease term or useful life of right of use asset. The estimated useful life of right of use assets are determined on the same basis as those of Property, Plant and Equipment. Right of use asset are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in Statement of Profit and Loss.

The company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the company uses incremental borrowing rate.

The lease liability is subsequently re-measured by increasing the carrying amount to reflect interest on lease liability, reducing the carrying amount to reflect the lease payments made and re-measuring the carrying amount to reflect any reassessment or lease modification or to reflect revised-in-substance fixed lease payments. The company recognises amount of re-measurement of lease liability due to modification as an adjustment to write off use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of right of use assets is reduced to zero and there is further reduction in measurement of lease liability, the company recognises any remaining amount of the re-measurement in Statement of Profit and Loss.

The company has elected not to apply the requirements of IND AS 116 to short term leases of all assets that have a lease term of 12 months or less unless renewable on long term basis and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense over lease term.

Company as a lessor leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned. Fit-out rental income is recognised in the statement of profit and loss on accrual basis.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

(xvi) Income Tax

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

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

(xvii) Cash and Cash Equivalent

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

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

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

(a) Significant management judgements

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

(b) Recognition of deferred tax assets

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

(c) Recoverability of advances/receivables

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

(d) Defined benefit obligation (DBO)

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

(e) Provisions

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

(f) Inventories

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

NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

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

(g) Revenue from contracts with customers

The Company has applied judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers.

(h) Lease

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of IND AS 116. Identification of a lease requires significant judgement. The company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate.

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

discount rate used is generally based on incremental borrowing rate.

(i) Fair value measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument / assets. Management bases its assumptions on observable data as far as possible but this may not

always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

(j) Classification of assets and liabilities into current and non-current

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

NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025**Note 1: PROPERTY, PLANT AND EQUIPMENT**

(Rupees in Crore)

Particulars	Land #	Office Building	Plant and Machinery	Office Equipment	Furniture and Fixtures	Vehicles *	Computers	Total
Gross carrying amount								
Balance as at 1 April 2023	445.34	5.83	7.67	5.76	7.03	34.20	7.65	513.48
Additions	-	-	3.82	0.31	0.69	0.06	0.76	5.64
Disposals	(9.02)	-	(1.06)	(0.08)	(0.26)	(1.33)	(0.04)	(11.79)
Balance as at 31 March 2024	436.32	5.83	10.43	5.99	7.46	32.93	8.37	507.33
Balance as at 1 April 2024	436.32	5.83	10.43	5.99	7.46	32.93	8.37	507.33
Additions	-	-	4.63	0.82	0.84	0.57	2.03	8.89
Disposals	(3.87)	(1.55)	(0.61)	(0.10)	(0.15)	(0.36)	(0.14)	(6.78)
Balance as at 31 March 2025	432.45	4.28	14.45	6.71	8.15	33.14	10.26	509.44
Accumulated depreciation								
Balance as at 1 April 2023	-	3.27	5.18	4.52	5.41	22.32	6.15	46.85
Depreciation charge during the year	-	0.15	0.68	0.41	0.45	3.38	0.80	5.87
Disposals	-	-	(0.31)	(0.03)	(0.08)	(1.01)	(0.03)	(1.46)
Balance as at 31 March 2024	-	3.42	5.55	4.90	5.78	24.69	6.92	51.26
Balance as at 1 April 2024	-	3.42	5.55	4.90	5.78	24.69	6.92	51.26
Depreciation charge during the year	-	0.09	1.63	0.50	0.52	2.34	1.33	6.41
Disposals	-	(0.65)	(0.22)	(0.06)	(0.09)	(0.32)	(0.13)	(1.47)
Balance as at 31 March 2025	-	2.86	6.96	5.34	6.21	26.71	8.12	56.20
Net carrying amount as at 31 March 2025	432.45	1.42	7.49	1.37	1.94	6.43	2.14	453.24
Net carrying amount as at 31 March 2024	436.32	2.41	4.88	1.09	1.68	8.24	1.45	456.07

Land of Rs. 9.90 crore (9.90 crore) is mortgaged against borrowing (refer note 18.1)

* Vehicles are hypothecated against the vehicle loan (refer note: 18.1)

Note 1.1

(Rupees in Crore)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Depreciation has been charged to		
- Cost of land, material consumed, construction & other related project cost (refer note 32)	1.63	0.68
- Statement of profit & loss (refer note 36)	4.78	5.19
Total	6.41	5.87

Note 1.2 The details of title deeds of immovable properties classified as Properties, Plant and Equipment not held in the name of Company are given in Note No. 56.1.

Note 2: RIGHT OF USE ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Right of use as at beginning of year	36.99	41.67
Add: right of use assets added during the year	16.57	36.23
Less: (i) Deletion of right of use assets during the year	1.58	0.68
(ii) Depreciation on right of use assets (refer note 36)	21.48	40.23
Right of use as at end of the year	30.50	36.99

Note 3: OTHER INTANGIBLE ASSETS

(Rupees in Crore)

Particulars	Software
Gross Carrying Amount	
Balance as at 1 April 2023	2.52
Additions	-
Disposals	-
Balance as at 31 March 2024	2.52
Gross Carrying Amount	
Balance as at 1 April 2024	2.52
Additions	-
Disposals	-
Balance as at 31 March 2025	2.52
Accumulated Amortization	
Balance as at 1 April 2023	2.32
Charge for the year	0.06
Disposals	-
Balance as at 31 March 2024	2.38
Accumulated Amortization	
Balance as at 1 April 2024	2.38
Charge for the year	0.06
Disposals	-
Balance as at 31 March 2025	2.44
Net carrying amount as at 31 March 2025	0.08
Net carrying amount as at 31 March 2024	0.14

Note 3.1

(Rupees in Crore)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Amortization has been charged to		
- Statement of profit & loss (refer note 36)	0.06	0.06
Total	0.06	0.06

Note 3.2 The estimated amortization for years subsequent to 31 March 2025 are as under:

(Rupees in Crore)

Year Ending	Amortization Expense
31 March 2026	0.05
31 March 2027	0.03
Total	0.08

Note 4A: INVESTMENT IN SUBSIDIARIES, ASSOCIATES AND PARTNERSHIP FIRMS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Unquoted, at cost, fully paid up		
Investments In Equity Instruments of Subsidiaries		
50,000 (50,000) Equity shares of Omaxe Entertainment Limited of Rs.10 each	0.05	0.05
4,629,000 (4,629,000) Equity shares of Omaxe Infrastructure Limited of Rs.10 each	1.01	1.01
50,000 (50,000) Equity shares of JKB Constructions Private Limited of Rs.10 each	0.05	0.05
2,262,165 (2,262,165) Equity shares of Omaxe Housing & Developers Limited of Rs.10 each	0.52	0.52
50,000 (50,000) Equity shares of JRS Projects Private Limited of Rs.10 each	0.05	0.05
50,000 (50,000) Equity shares of Monarch Villas Private Limited of Rs.10 each	0.05	0.05
50,000 (50,000) Equity shares of Omaxe Indore Developers Limited of Rs.10 each	0.05	0.05
50,000 (50,000) Equity shares of Omtech Infrastructure & Construction Limited of Rs.10 each	0.05	0.05
50,000 (50,000) Equity shares of Navratan Techbuild Private Limited of Rs.10 each	0.05	0.05
1,000,000 (1,000,000) Equity shares of Green Planet Colonisers Private Limited of Rs.10 each	7.75	7.75
24,967,500 (24,967,500) Equity shares of Omaxe Buildhome Limited of Rs. 10 each	24.97	24.97
50,000 (50,000) Equity shares of Primordial Buildcon Private Limited of Rs. 10 each	15.04	15.04
50,000 (50,000) Equity shares of Anjaniputra Builders Private Limited of Rs. 10 each	2.53	2.53
50,000 (50,000) Equity shares of Hamara Ghar Constructions & Developers Private Limited of Rs. 10 each	0.05	0.05
50,000 (50,000) Equity shares of Omaxe New Faridabad Developers Private Limited of Rs. 10 each	0.05	0.05
50,000 (50,000) Equity shares of Link Infrastructure & Developers Private Limited of Rs. 10 each	0.05	0.05
50,000 (50,000) Equity shares of Zodiac Housing & Infrastructure Private Limited of Rs. 10 each	0.05	0.05
10,50,000 (10,50,000) Equity shares of Omaxe Buildwell Limited of Rs. 10 each	1.05	1.05
2,000,000 (2,000,000) Equity shares of Landlord Developers Private Limited of Rs. 10 each	10.30	10.30
Less : Classified under held for sale (refer note 15A)	(10.30)	-
50,000 (50,000) Equity shares of Omaxe Rajasthan SEZ Developers Limited of Rs. 10 each	0.05	0.05
50,000 (50,000) Equity shares of Omaxe Power Private Limited of Rs. 10 each	0.05	0.05

Particulars	As at 31 March 2025	As at 31 March 2024
37,50,000 (37,50,000) Equity shares of Hartal Builders and Developers Private Limited of Rs. 10 each	3.94	3.94
50,00,000 (50,00,000) Equity shares of Jagdamba Contractor and Builders Limited of Rs. 10 each	5.00	5.00
50,000 (50,000) Equity shares of Arman Builders Private Limited of Rs. 10 each	0.05	0.05
37,000 (37,000) Equity shares of Omaxe Heritage Private Limited of Rs 10 each (refer note 4.3)	0.04	0.04
50,000 (50,000) Equity shares of Golden Glades Builders Private Limited of Rs. 10 each	0.05	0.05
500 (500) Equity shares of Rohtas Holdings (Gulf) Limited of AED 100 each	0.06	0.06
Less: Provision for Diminution in Value of Investments	(0.06)	(0.06)
500,00,000 (500,00,000) Equity shares of Omaxe New Chandigarh Developers Private Limited of Rs 10 each	50.00	50.00
10,000 (10,000) Equity shares of Oasis Township Private Limited of Rs 10 each	0.01	0.01
25,500 (25,500) Equity shares of Rivaj Infratech Private Limited of Rs 10 each	0.03	0.03
25,500 (25,500) Equity shares of Omaxe Garv Buildtech Private Limited of Rs 10 each	0.03	0.03
25,500 (25,500) Equity shares of Omaxe Pancham Realcon Private Limited of Rs 10 each	0.03	0.03
50,000 (50,000) Equity shares of Panchi Developers Private Limited of Rs 10 each	0.05	0.05
50,000 (50,000) Equity shares of Mehboob Builders Private Limited of Rs 10 each	0.05	0.05
50,000 (50,000) Equity shares of Mehtab Infratech Private Limited of Rs 10 each	0.05	0.05
50,000 (50,000) Equity shares of Shamba Developers Private Limited of Rs 10 each	0.05	0.05
50,000 (50,000) Equity shares of Omaxe Hitech Infrastructure Company Private Limited of Rs 10 each	0.05	0.05
10,00,000 (10,00,000) Equity shares of Atulah Contractors and Constructions Private Limited of Rs 10 each	1.00	1.00
3,80,00,000 (3,80,00,000) Equity shares of Omaxe World Street Private Limited of Rs 10 each	43.30	43.30
50,000 (50,000) Equity shares of Sri Balaji Green Heights Private Limited of Rs 10 each	0.07	0.07
10,000 (10,000) Equity shares of Pam Developers (India) Private Limited of Rs 10 each	0.98	0.98
10,000 (10,000) Equity shares of Chapal Buildhome Private Limited of Rs. 10 each	0.01	0.01
400,000 (400,000) Equity shares of Omaxe International Bazaar Private Limited of Rs. 10 each	0.40	0.40
50,000 (50,000) Equity shares of Silver Peak Township Private Limited of Rs. 10 each	0.05	0.05
10,000 (10,000) Equity shares of Sarthak Landcon Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Sarva Buildtech Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Aashna Realcon Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Aradhya Real Estate Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Ayush Landcon Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Dhanu Real Estate Private Limited of Rs. 10 each	0.01	0.01
1,000 (1,000) Equity shares of Omaxe India Trade Centre Private Limited Rs 10 each	0.11	0.11

Particulars	As at 31 March 2025	As at 31 March 2024
14,95,000 (14,95,000) Equity shares of Omaxe Forest Spa and Hills Developers Limited of Rs. 10 each (refer note 4.2)	2.49	2.49
6,311 (6,311) Class B Equity shares of Omaxe Forest Spa and Hills Developers Limited of Rs. 1,00,000 each	81.68	81.68
189 (189) Class C Equity shares of Omaxe Forest Spa and Hills Developers Limited of Rs. 1,00,000 each	2.24	2.24
2,410 (2,410) Class A Equity shares of Omaxe Forest Spa and Hills Developers Limited of Rs. 1,00,000 each	53.99	53.99
5,00,000 (5,00,000) Superior Equity shares of Omaxe Forest Spa and Hills Developers Limited of Rs. 10 each (refer note 4.2)	1.50	1.50
10,000 (10,000) Equity shares of P P Devcon Private Limited of Rs. 10 each	0.04	0.04
5,000 (5,000) Equity shares of National Affordable Housing Limited of Rs. 100 each	0.09	0.09
10,000 (10,000) Equity shares of Kamini Builders & Promoters Private Limited of Rs. 10 each	0.02	0.02
10,000 (10,000) Equity shares of Kashish Buildtech Private Limited of Rs. 10 each	0.03	0.03
10,000 (10,000) Equity shares of Shikhar Landcon Private Limited of Rs. 10 each	0.03	0.03
10,000 (10,000) Equity shares of MR Real Estate Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Nexten (I) Growth Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Nexten Infra Growth Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Nexten Infra Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Nexten Real Growth Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Nexten Super Growth Private Limited of Rs. 10 each	0.01	0.01
5,000 (5,000) Equity shares of Giant Dragon Mart Private Limited of Rs. 10 Each	0.01	0.01
10,000 (10,000) Equity shares of Colors Real Estate Private Limited of Rs. 10 each	2.51	2.51
54,00,000 (54,00,000) Equity shares of Ludhiana Wholesale Market Private Limited of Rs. 10 each	5.40	5.40
10,000 (10,000) Equity shares of Omaxe New Amritsar Developers Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Worldstreet Sports Center Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Blackbull Retails Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity shares of Omaxe Next Private Limited of Rs. 10 each	0.01	0.01
10,000 (10,000) Equity share of FBD Real Grow Private Limited of Rs. 10 each	0.01	0.01
10,000 (Nil) Equity share of Be Together Developers Private Limited of Rs. 10 each	0.01	-
10,000 (Nil) Equity share of Khushiyo Ka Ghar Private Limited of Rs. 10 each	0.22	-
10,000 (Nil) Equity share of Radhika Buildwell Private Limited of Rs. 10 each	0.29	-
21,00,000 (Nil) Equity share of Parshwa Veer Builders Private Limited of Rs. 10 each	17.85	-
3,000 (3,000) Equity shares of Omaxe Be Together Project Developers Private Limited of Rs. 10 each *	0.00	-
3,500 (3,500) Equity shares of Be Together Infra Projects Private Limited of Rs. 10 each *	0.00	-
3,500 (3,500) Equity shares of Omaxe Be Together Ghaziabad Busport Private Limited of Rs. 10 each *	0.00	-

Particulars	As at 31 March 2025	As at 31 March 2024
3,500 (3,500) Equity shares of Omaxe Be Together Kaushambi Busport Private Limited of Rs. 10 each *	0.00	-
3,500 (3,500) Equity shares of Omaxe Be Together Lucknow Busport Private Limited of Rs. 10 each *	0.00	-
3,500 (3,500) Equity shares of Omaxe Be Together Prayagraj Busport Private Limited of Rs. 10 each *	0.00	-
3,500 (Nil) Equity shares of Omaxe Be Together Ayodhya Dham Busport Private Limited of Rs. 10 each	0.00	-
3,500 (Nil) Equity shares of Omaxe Be Together Amausi Busport Private Limited of Rs. 10 each	0.00	-
1,699,670 (1,699,670) Equity shares of Secure Properties Private Limited of Rs. 10 each	10.20	10.20
10,000 (Nil) Equity shares of Nexten Cityspace Realty Private Limited of Rs. 10 each	0.01	-
10,000 (Nil) Equity shares of Nexten Township Private Limited of Rs. 10 each	0.01	-
10,000 (2,400) Equity shares of Omaxe Capital Development Private Limited of Rs. 10 each *	0.01	-
In Limited Liability Partnership		
Dreamze New Faridabad Developers LLP [Partnership Interest-99.99% (PY-99.99%)]	0.01	0.01
Shine Grow New Faridabad LLP [Partnership Interest-99.99% (PY-99.99%)]	0.01	0.01
Other Investments		
Investment in Equity Instrument in Associate Companies, fully paid up		
5,000 (5,000) Equity shares of Parkash Omaxe Amusement Park Private Limited of Rs. 10 Each	0.01	0.01
3,000 (3,000) Equity shares of Omaxe Be Together Project Developers Private Limited of Rs. 10 each *	-	0.00
3,500 (3,500) Equity shares of Be Together Infra Projects Private Limited of Rs. 10 each *	-	0.00
3,500 (3,500) Equity shares of Omaxe Be Together Ghaziabad Busport Private Limited of Rs. 10 each *	-	0.00
3,500 (3,500) Equity shares of Omaxe Be Together Kaushambi Busport Private Limited of Rs. 10 each *	-	0.00
3,500 (3,500) Equity shares of Omaxe Be Together Lucknow Busport Private Limited of Rs. 10 each *	-	0.00
3,500 (3,500) Equity shares of Omaxe Be Together Prayagraj Busport Private Limited of Rs. 10 each *	-	0.00
10,000 (2,400) Equity shares of Omaxe Capital Development Private Limited of Rs. 10 each *	-	0.00
Unquoted		
Investment in Debentures in Subsidiary Company-unquoted at cost, fully paid up		
45,000 (45,000) Unsecured 0.01% Fully Convertible Debentures-Series A of FBD Real Grow Private Limited of Rs. 1,000 each	4.50	4.50
45,000 (45,000) Unsecured 0.01% Fully Convertible Debentures-Series B of FBD Real Grow Private Limited of Rs. 1,000 each	4.50	4.50

Particulars	As at 31 March 2025	As at 31 March 2024
Investment in Debentures in Subsidiary Company-unquoted at cost, partly paid up		
3,60,00,000 (3,60,00,000) Unsecured 0% Compulsorily Convertible Debentures Omaxe World Street Private Limited of Rs. 10 each (90% paid of subscription amount)	32.40	32.40
	379.11	371.02

* Classified under Investment in Equity Instrument in Associate Companies during the previous year ended 31st March, 2024 and classified under Investment in Equity Investment in Subsidiaries during the current financial year ended 31st March, 2025.

Note 4B: NON-CURRENT INVESTMENTS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Others Investment		
Investments In Equity Instruments -fully paid up at Fair Market Value through OCI, Unquoted		
1,496,500 (1,496,500) Equity Shares of Delhi Stock Exchange Limited of Re. 1 Each	14.41	12.60
	14.41	12.60

Note 4.1:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Aggregate book value of unquoted investments in subsidiaries, associates and LLP at amortized cost	379.11	371.02
Aggregated book value of quoted investments measured at Fair value through profit & loss	-	-
Aggregate fair value of quoted investments measured through profit and loss	-	-
Aggregate book value of unquoted investments measured at Fair value through OCI	10.48	10.48
Aggregate fair value of unquoted investments measured at Fair value through OCI	14.41	12.60
Aggregate amount of unrealized gain/ (loss) recognized through OCI	3.93	2.12
Aggregate amount of impairment in value of investments measured at amortised cost	0.06	0.06

Note 4.2: Investment held by the Company in wholly owned subsidiary company namely M/s Omaxe Forest Spa and Hills Developers Limited at carrying amount of Rs. 3.99 Crore (PY Rs. 3.99 Crore) as at 31st March, 2025 have been pledged as security for obtaining loan by subsidiary company.

Note 4.3: Investment held by the Company in wholly owned subsidiary company namely M/s Omaxe Heritage Private Limited at carrying amount of Rs. 0.02 Crore (PY Rs. 0.02 Crore) as at 31st March, 2025 have been pledged as security for obtaining loan by subsidiary company.

Note 4.4: The fair value of investments carried at fair value through OCI has been determined by registered valuer as defined in Rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017.

Note 4.5: During the financial year 2022-23, the Company invested 3,60,00,000 Unsecured 0% Compulsorily Convertible Debentures (CCDs) of Rs. 10/- each of its subsidiary company i.e. Omaxe World Street Private Limited for Rs. 32.40 crore (90% of the subscription amount) at following major terms and conditions:-

Issue Price	- At par, i.e. Rs. 10/- each CCD
Upfront amount payable and on or before subscription	- 90% of the subscription amount is to be paid as application money balance 10% on Call, to be made by the issuer company anytime within the tenor of CCDs.
Interest	- 0%
Tenure	- 10 years from the Deemed Date of Allotment of CCDs
Conversion Price	- Conversion price for conversion of CCDs into equity shares of the issuer company shall be determined at the time of conversion of the CCDs, as per applicable provisions of the Act & Rules
Ranking	- Equity Shares to be allotted upon conversion of CCDs shall rank pari- passu with the then fully-paid equity shares of face value Rs. 10 each of the issuer company, in all respects

Note 4.6: During the financial year 2023-24, the Company had invested 45,000 Unsecured 12% Fully Convertible Debentures-Series A (CD) of Rs. 1,000/- each and 45,000 Unsecured 12% Fully Convertible Debentures-Series B (CD) of Rs. 1,000/- each of its subsidiary company i.e. FBD Real Grow Private Limited for Rs. 9.00 crore. Major terms and conditions are as below:-

Original Issue Price	- At par, i.e. Rs. 1,000/- each CD
Original Issue Date	- 29-Sep-2018 for Series A and 27-Dec-2018 for Series B
Purchase Price	- At par, i.e. Rs. 1,000/- each CD
Interest	- 12% reduced to 0.01% w.e.f. 01-Jan-2024
Tenure	- Original Tenure are 3 years, extended to 3 years and further extended to 3 years i.e. 27.09.2027 for Series A and 26.12.2027 for Series B
Conversion Price	- Debentures can be converted into Equity Shares of the Company prior to the expiry of the terms if the Board and Shareholders approve such conversion.

Note 5: NON CURRENT OTHER FINANCIAL ASSETS

(Rupees in Crore)		
Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured considered good unless stated otherwise)		
Security Deposits		
Considered Good	34.22	29.52
Credit impaired	1.80	1.80
Less: Allowance for expected credit losses	(1.80)	(1.80)
Bank Deposits with maturity of more than 12 months held as margin money	29.32	24.93
Interest Accrued On Deposits & Others	0.08	0.06
Advances recoverable in cash		
Subsidiary Companies	6.47	6.54
Others		
Considered good	1.26	0.40
Credit impaired	11.05	11.75
Less: Allowance for expected credit losses	(11.05)	(11.75)
Total	71.35	61.45

Note 5.1: Movement in allowance for expected credit losses in security deposits:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	1.80	1.80
Movement in allowance for expected credit loss (Net)	-	-
Balance at the end of the year	1.80	1.80

Note 5.2 Particulars in respect of advances recoverable in cash from subsidiary companies:

(Rupees in Crore)

Name of Company	As at 31 March 2025	As at 31 March 2024
Anjaniputra Builders Private Limited	6.47	6.54
Total	6.47	6.54

Note 5.3: Movement in allowance for expected credit losses in other advances recoverable in cash:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	11.75	17.58
Movement in allowance for expected credit loss (Net)	(0.70)	(5.83)
Balance at the end of the year	11.05	11.75

Note 6: DEFERRED TAX ASSETS – NET

The movement on the deferred tax account is as follows:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
At the beginning of the year	312.83	269.72
(Charge)/ Credit to statement of profit and loss (refer note 38)	(11.72)	42.89
(Charge)/ Credit to other comprehensive income	(0.09)	0.22
At the end of the year	301.02	312.83

Components of deferred tax assets/ (liabilities):

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Deferred Tax Asset		
Unabsorbed business losses	333.63	366.57
Difference Between Book and Tax Base of Property, Plant and Equipment	3.44	3.59
Provisions	15.86	15.72
Fair valuation of Equity Investments	-	0.11
Others	1.35	12.04
Deferred Tax Liabilities		
Fair valuation of Equity Investments	(0.56)	-
Fair valuation of Property, Plant and Equipment	(52.70)	(85.20)
Total	301.02	312.83

Note 6.1 The Company has recognized deferred tax assets in respect of losses to the extent of reasonable certainty of their recoverability in near future.

Note 7: NON CURRENT TAX ASSETS (NET)

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Direct tax refundable*	118.40	111.00
Less: Provision against disputed tax demands	11.18	11.18
Total	107.22	99.82

*Includes Rs. 58.51 Crore (Rs. 45.09 Crore previous year) representing amount deposited under protest against demand raised and pending for appeal at various levels.

Note 8: OTHER NON CURRENT ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Advance against goods, services and others (Unsecured considered good unless stated otherwise)		
-Related Parties	1.83	1.83
Prepaid Expenses	8.06	9.90
Total	9.89	11.73

NOTE 8.1: Particulars in respect of advances to related party:

(Rupees in Crore)

Name of Company	As at 31 March 2025	As at 31 March 2024
Cress Propbuild Private Limited	1.83	1.83
Total	1.83	1.83

Note 9: INVENTORIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Building Material and Consumables	17.06	15.48
Land	89.83	138.61
Construction Work In Progress	13.39	13.51
Completed Real Estate Projects	506.47	564.32
Project In Progress	1,652.60	1,449.52
Total	2,279.35	2,181.44

Note 10: TRADE RECEIVABLES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured considered good unless stated otherwise)		
Considered Good	204.62	239.87
Credit impaired	2.63	2.39
	207.25	242.26
Less: Allowance for expected credit loss	2.63	2.39
Total	204.62	239.87

Note 10.1 Due from related parties included in trade receivables are as under:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Name of Company		
Jagdamba Contractors and Builders Limited	-	0.07
Atulah Contractors and Constructions Private Limited	-	0.03
Oasis Township Private Limited	0.14	0.14
Approva Infrabuild Private Limited	-	0.06
Anant Realcon Private Limited	0.17	-
Kanak Buildhome Private Limited	0.09	-
Inesh Buildcon Private Limited	0.16	-
Total	0.56	0.30

Note 10.2: Movement in allowances for expected credit loss in trade receivables:

(Rupees in Crore)

	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	2.39	0.78
Movement in allowance for expected credit loss (Net)	0.24	1.61
Balance at the end of the year	2.63	2.39

Note 10.3: Ageing of Trade Receivables as at 31 March, 2025 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months-1 year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Receivables-considered good	129.60	5.86	2.36	0.24	0.18	47.84	186.08
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	6.33	0.00	0.50	0.00	0.02	14.32	21.17
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Total	135.93	5.86	2.86	0.24	0.20	62.16	207.25
Less: Allowance for expected credit loss	-	-	-	-	-	2.63	2.63
Total	135.93	5.86	2.86	0.24	0.20	59.53	204.62

Note 10.4: Ageing of Trade Receivables as at 31 March, 2024 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months-1 year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Receivables-considered good	173.73	2.40	0.37	0.20	5.02	42.45	224.17
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	8.60	-	-	0.01	-	9.48	18.09
Disputed Trade Receivables- which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Total	182.33	2.40	0.37	0.21	5.02	51.93	242.26
Less: Allowance for expected credit loss	-	-	-	-	-	2.39	2.39
Total	182.33	2.40	0.37	0.21	5.02	49.54	239.87

Note 10.5: Trade Receivables are non-interest bearing and are generally on terms as per contract / agreement.

Note 11: CASH AND CASH EQUIVALENTS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balances With Banks:-		
In Current Accounts	23.23	37.50
In Deposit Account With Maturity of Less Than Three Months	-	5.97
Cheques, Drafts on Hand	0.46	2.52
Cash on Hand	1.51	1.69
Total	25.20	47.68

Note 12: OTHER BANK BALANCES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
In Earmarked Accounts		
In Unpaid Dividend Account	0.05	0.08
Deposit with maturity of more than three months but less than twelve months		
Pledge / Earmarked	229.55	190.31
Against Borrowings	3.14	3.13
Others	3.29	3.45
Total	236.03	196.97

Note 13: CURRENT LOANS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured considered good unless stated otherwise)		
Loans to		
- Subsidiary Companies	837.76	418.63
- Others Related Parties	-	26.15
Total	837.76	444.78

Note 13.1 Particulars in respect of loans to subsidiary companies:

(Rupees in Crore)

Name of Company	As at 31 March 2025	As at 31 March 2024
Omaxe Heritage Private Limited	257.44	24.81
Omaxe Garv Buildtech Private Limited	159.79	68.68
Omaxe Pancham Realcon Private Limited	356.88	325.14
Omaxe Be Together Amausi Busport Private Limited	1.05	-
Omaxe Be Together Ayodaya Dham Busport Private Limited	6.09	-
Omaxe Be Together Ghaziabad Busport Private Limited	9.73	-
Omaxe Be Together Kaushambi Busport Private Limited	12.95	-
Omaxe Be Together Lucknow Busport Private Limited	23.55	-
Omaxe Be Together Prayagraj Busport Private Limited	7.05	-
Parshwa Veer Builders and Developers Private Limited	2.07	-
RPS Suncity Promoters & Developers Private Limited	1.16	-
	837.76	418.63

Note 13.2 Particulars of maximum balance during the year in nature of loans given to subsidiary companies:

(Rupees in Crore)

Name of Company	During the year ended 31 March 2025	During the year ended 31 March 2024
Omaxe Heritage Private Limited	257.44	139.50
Omaxe Garv Buildtech Private Limited	165.72	72.41
Omaxe Pancham Realcon Private Limited	356.88	344.16
Omaxe Be Together Ghaziabad Busport Private Limited	9.74	-
Omaxe Be Together Kaushambi Busport Private Limited	12.95	-
Omaxe Be Together Lucknow Busport Private Limited	23.55	-
Omaxe Be Together Prayagraj Busport Private Limited	7.05	-
Omaxe Be Together Ayodaya Dham Busport Private Limited	6.09	-
Omaxe Be Together Amausi Busport Private Limited	1.05	-
Parshwa Veer Builders and Developers Private Limited	2.08	-
RPS Suncity Promoters & Developers Private Limited	9.32	-

Note 13.3: Particulars in respect of loans to others related parties:

(Rupees in Crore)

Name of Company	As at 31 March 2025	As at 31 March 2024
Omaxe Be Together Ghaziabad Busport Private Limited	-	1.57
Omaxe Be Together Lucknow Busport Private Limited	-	7.25
Omaxe Be Together Prayagraj Busport Private Limited	-	4.41
Omaxe Be Together Kaushambi Busport Private Limited	-	12.92
	-	26.15

Note 13.4: Loans and advances to specified person:

Type of Borrower	As at 31 March 2025		As at 31 March 2024	
	Amount of loan or advance in the nature of loan outstanding (Rupees in Crore)	Percentage to the total Loans and Advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding (Rupees in Crore)	Percentage to the total Loans and Advances in the nature of loans
Related Parties	837.76	100%	444.78	100%

Note 13.5: Loans to subsidiaries and others related parties are interest free. The loans have been granted for the purpose of business and for meeting their business requirements for furtherance of real estate business of the group.

Note 14: OTHER FINANCIAL ASSET- CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Security Deposits		
Considered Good	12.99	20.46
Credit Impaired	0.09	-
Less: Allowance for expected credit losses	(0.09)	-
Interest Accrued On Deposits & Others	1.58	1.75
Advances recoverable in Cash (Unsecured considered good unless stated otherwise)		
- From Subsidiary Companies	887.64	982.09
- From Related Party	0.23	0.75
- From others	79.21	55.60
Credit impaired		
- From others	18.40	16.93
- Less: Allowance for expected credit losses	(18.40)	(16.93)
Other receivables		
- Receivable against sale of investment considered Doubtful	7.80	7.80
- Less: Allowance for expected credit losses	(7.80)	(7.80)
Total	981.65	1,060.65

Note 14.1 Particulars in respect of advance recoverable in cash from subsidiary companies:

(Rupees in Crore)

Name of Company	As at 31 March 2025	As at 31 March 2024
Giant Dragon Mart Private Limited	0.71	0.71
Omaxe Power Private Limited	0.14	0.14
Hamara Ghar Construction and Developers Private Limited	0.05	0.04
Omaxe Forest Spa and Hills Developers Limited	58.10	52.16
Navratan Techbuild Private Limited	1.34	1.34
Arman Builders Private Limited	23.49	24.48
Omaxe India Trade Centre Private Limited	256.44	197.03
Rohtas Holdings (Gulf) Limited	-	0.01
Omaxe New Chandigarh Developers Private Limited	-	288.87
Ayush Landcon Private Limited	1.19	0.67
Omaxe International Bazaar Private Limited	2.54	2.52
Landlord Developers Private Limited	-	6.21
Nexten (I) Growth Private Limited	7.19	7.18
Nexten Infra Private Limited	7.18	7.18
Chapal Buildhome Private Limited	0.03	8.44
Aradhya Real Estate Private Limited	154.97	138.89
Dhanu Real Estate Private Limited	3.68	3.68
Sarva Buildtech Private Limited	4.72	4.72
Sarthak Landcon Private Limited	12.74	12.74
Satvik Hitech Builders Private Limited	1.10	1.10
Silver Peak Township Private Limited	6.20	6.20
Omtech Infrastructure & Construction Limited	66.21	65.15
Ludhiana Wholesale Market Private Limited	144.84	81.30
PP Devcon Private Limited	16.57	16.72
Omaxe Buildwell Limited	29.56	16.65
Omaxe Housing and Developers Limited	11.98	0.04
Worldstreet Sports Center Limited	-	22.81
Shine Grow New Faridabad LLP	2.03	2.31
Omaxe Heritage Private Limited	0.55	0.00
Reliable Manpower Solution Limited	-	0.04
Nexten Infra Growth Private Limited	0.02	0.01
Nexten Real Growth Private Limited	0.02	0.01
Colors Real Estate Private Limited	0.13	0.54
Omaxe Infrastructure Limited	-	0.00
Omaxe Pancham Realcon Private Limited	2.28	0.26
Shikhar Landcon Private Limited	0.85	0.85
Sri Balaji Green Heights Private Limited	3.18	3.18
Kashish Buildtech Private Limited	4.30	3.68
S N Realtors Private Limited	11.22	4.23
Omaxe Buildhome Limited	45.98	-
Be Together Developers Private Limited	0.01	-
Estatelance Developers Private Limited	0.05	-
Kamini Builders and Promoters Private Limited	0.41	-
Nexten Super Growth Private Limited	0.01	-
Omaxe Be Together Ayodhya Dham Busport Private Limited	0.00	-
Omaxe Garv Buildtech Private Limited	5.63	-
	887.64	982.09

Note 14.2 Particulars in respect of advance recoverable in cash from related parties:

(Rupees in Crore)

Name of Company	As at 31 March 2025	As at 31 March 2024
Garg & Goel Estate Developers Private Limited	-	0.02
Omaxe Affordable Homes Private Limited	0.03	0.03
Agastaya Properties Private Limited	0.01	0.01
Milestone Township Private Limited	0.16	0.17
Bharatbhoomi Township Limited	-	0.00
Advaita Properties Private Limited	-	0.02
Secure Properties Private Limited	-	0.50
Mihir Buildwell Private Limited	0.03	-
	0.23	0.75

Note 14.3: Movement in allowance for expected credit losses for advances recoverable in cash:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	16.93	10.23
Movement in allowance for expected credit loss (Net)	1.47	6.70
Balance at the end of the year	18.40	16.93

Note 14.4: Movement in allowance for expected credit losses for receivables:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	7.80	5.85
Movement in allowance for expected credit loss (Net)	-	1.95
Balance at the end of the year	7.80	7.80

Note 14.5: Loans and advances to specified person:

Type of Party	As at 31 March 2025		As at 31 March 2024	
	Amount of advance in the nature of loan outstanding (Rupees in Crore)	Percentage to the total advances in the nature of loans	Amount of advance in the nature of loan outstanding (Rupees in Crore)	Percentage to the total advances in the nature of loans
Related Parties	887.87	91.81%	982.84	94.65%

Note 14.6: Advance given to subsidiaries and others are interest free and have been given for furtherance of real estate business.

Note 15: OTHER CURRENT ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured considered good unless stated otherwise)		
Advance against goods, services and others		
- Subsidiary Companies	137.48	126.39
- Others	180.99	208.05
Credit Impaired		
- Others	1.62	11.27
- Less: Allowance for expected credit losses	(1.62)	(11.27)
	318.47	334.44
Prepaid Expenses	5.09	5.59
Balance With Government / Statutory Authorities	25.01	19.36
Total	348.57	359.39

Note 15.1 Particulars in respect of advances to subsidiary companies against goods, services and others:

(Rupees in Crore)

Name of Company	As at 31 March 2025	As at 31 March 2024
Omaxe Garv Buildtech Private Limited	-	13.52
Omaxe Pancham Realcon Private Limited	-	2.28
MR Real Estate Private Limited	80.03	70.96
Omaxe New Amritsar Developers Private Limited	42.05	34.06
JRS Projects Private Limited	7.48	5.57
Atulah Contractors and Constructions Private Limited	6.60	-
Secure Properties Private Limited	1.32	-
Total	137.48	126.39

The above advances are given for the purchase of land.

Note 15.2: Movement in allowance for expected credit losses

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	11.27	6.21
Movement in allowance for expected credit loss (Net)	(9.65)	5.06
Balance at the end of the year	1.62	11.27

Note 15A: Assets classified as held for sale

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
2,000,000 (2,000,000) Equity shares of Landlord Developers Private Limited of Rs. 10 each *	10.30	-
	10.30	-

* During the quarter ended 31 March 2025, the company has entered into a share purchase agreement for sale of 100 % investment held by the company in one of its wholly owned subsidiary M/s Landlord Developers Private Limited, accordingly, investment held by the company in such subsidiary has been classified as current investment held for sale in standalone financial statement and carried at lower of its carrying amount and fair value less cost to sell.

Note 16: EQUITY SHARE CAPITAL

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Authorised		
210,000,000 (210,000,000) Equity Shares of Rs.10 Each	210.00	210.00
350,000,000 (350,000,000) Preference Shares of Rs.10 Each	350.00	350.00
	560.00	560.00
Issued, Subscribed & Paid Up		
182,900,540 (182,900,540) Equity Shares of Rs.10 Each Fully Paid Up	182.90	182.90
Total	182.90	182.90

Note 16.1 Reconciliation of the shares outstanding at the beginning and at the end of the year

Particulars	As at 31 March 2025		As at 31 March 2024	
Equity Shares of Rs. 10 each fully paid	Numbers	Rupees in Crore	Numbers	Rupees in Crore
Shares outstanding at the beginning of the year	182,900,540	182.90	182,900,540	182.90
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	182,900,540	182.90	182,900,540	182.90

Note 16.2 Terms/rights attached to shares

Equity

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

Note 16.3 Shares held by holding company and subsidiary of holding Company in aggregate

Name of Shareholder	As at 31 March 2025		As at 31 March 2024	
	Number of shares held	Rupees in Crore	Number of shares held	Rupees in Crore
Equity Shares				
Guild Builders Private Limited (Holding Company)	116,273,971	116.27	116,273,971	116.27
Dream Home Developers Private Limited (Fellow Subsidiary Company)	8,925,117	8.93	8,925,117	8.93

Note 16.4 Detail of shareholders holding more than 5% shares in capital of the company**Equity Shares**

Name of Shareholder	As at 31 March 2025		As at 31 March 2024	
	Number of shares held	% of Holding	Number of shares held	% of Holding
Guild Builders Private Limited	116,273,971	63.57	116,273,971	63.57

Note 16.5 The Company has not allotted any other fully paid shares except as above pursuant to contract(s) without payment being received in cash and has neither allotted any fully paid up shares by way of bonus shares nor has bought back any class of shares during the period of five years immediately preceding the balance sheet date.

Note 16.6 Shareholding of promoter**Shares held by promoters as at 31 March, 2025**

Promoter Name	Shares held by promoters				% Change during the year
	As at 31 March 2025		As at 31 March 2024		
	No. of shares	% of total shares	No. of shares	% of total shares	
Rohtas Goel	45,50,120	2.48	12,14,000	0.66	1.82
Rohtas Goel HUF	13,500	0.01	13,500	0.01	-
Sushma Goel	8,79,060	0.48	8,44,560	0.46	0.02
Sunil Goel	-	-	33,36,120	1.82	-1.82
Seema Goel	-	-	21,000	0.01	-0.01
Sunil Goel HUF	-	-	13,500	0.01	-0.01
Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55	-
Rekha Goel	9,00,000	0.49	9,00,000	0.49	-
Jatin Goel	15,33,250	0.84	15,33,250	0.84	-
Mohit Goel	15,33,250	0.84	15,33,250	0.84	-
Guild Builders Private Limited	11,62,73,971	63.57	11,62,73,971	63.57	-
Dream Home Developers Private Limited	89,25,117	4.88	89,25,117	4.88	-
	13,56,06,918	74.14	13,56,06,918	74.14	

Shares held by promoters as at 31 March, 2024

Promoter Name	Shares held by promoters				% Change during the year
	As at 31 March 2024		As at 31 March 2023		
	No. of shares	% of total shares	No. of shares	% of total shares	
Rohtas Goel	12,14,000	0.66	27,47,250	1.50	-0.84
Rohtas Goel HUF	13,500	0.01	13,500	0.01	-
Sushma Goel	8,44,560	0.46	23,77,810	1.30	-0.84
Sunil Goel	33,36,120	1.82	33,36,120	1.82	-
Seema Goel	21,000	0.01	21,000	0.01	-
Sunil Goel HUF	13,500	0.01	13,500	0.01	-
Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55	-
Rekha Goel	9,00,000	0.49	9,00,000	0.49	-
Jatin Goel	15,33,250	0.84	-	-	0.84
Mohit Goel	15,33,250	0.84	-	-	0.84
Guild Builders Private Limited	11,62,73,971	63.57	11,62,73,971	63.57	-
Dream Home Developers Private Limited	89,25,117	4.88	89,25,117	4.88	-
	13,56,06,918	74.14	13,56,06,918	74.14	

Note 17: OTHER EQUITY

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Equity component of compound financial instruments	225.22	225.22
Reserve and Surplus		
Securities Premium	499.61	499.61
Retained Earnings/ (Deficit)	(636.17)	(419.14)
General Reserve	384.22	384.22
Other comprehensive income		
Remeasurement of defined benefit obligation	(2.64)	(2.10)
Equity instrument at fair value through other comprehensive income	4.28	2.74
Total	474.52	690.55

Movement of other equity is as follows:

(Rupees in Crore)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Equity component of compound financial instruments	225.22	225.22
Securities Premium	499.61	499.61
Retained Earnings/ (Deficit)		
Profit/(Loss) as per last balance sheet	(419.14)	(278.82)
Add: Net profit/(loss) for the current year	(217.03)	(140.32)
Profit/(Loss) available for appropriation	(636.17)	(419.14)
General reserve	384.22	384.22
Remeasurement of defined benefit obligation		
As per last balance sheet	(2.10)	(1.10)
Add: Current year transfer	(0.54)	(1.00)
Balance at the end of year	(2.64)	(2.10)
Equity instrument at fair value through Other comprehensive income		
As per last balance sheet	2.74	2.37
Add: Current year transfer	1.54	0.37
Balance at the end of year	4.28	2.74
Total	474.52	690.55

Nature and Purposes of Reserve forming part of Other Equity

- Equity component of compound financial instruments-** represents equity component of 0.10% Non-Cumulative, Non-Convertible, Redeemable Preference Share
- Securities Premium-** Securities premium represents amount received in excess of face value of shares and can be utilized for the purpose and in the manner as mentioned in Section 52 of Companies Act, 2013.
- Retained Earnings/(Deficit)-** This reserve represents accumulated earnings/(Deficit) of the Company as on the balance sheet date.
- General Reserve-** The General Reserve is a free reserve which is used from time to time to transfer profit from / to retained earnings for appropriation purpose. As the general reserve is created by transfer from one component of equity to another and is not an item of other comprehensive income, item included in general reserve will not be reclassified subsequently to statement of Profit & Loss.
- Other comprehensive income-** The Company has elected to recognize changes in the fair value of investment in equity securities and remeasurement of defined benefit obligation in other comprehensive income that will not be reclassified to statement of Profit & Loss.

Note 18: BORROWINGS – NON CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Secured		
Term Loans		
Banks	-	14.30
Non-Banking Financial Companies	4.40	-
Housing Finance Companies	-	12.95
Vehicle Loans	4.45	2.11
Total	8.85	29.36
Unsecured Loans		
Term Loans from Non Banking Financial Companies	0.79	6.78
Preference Capital		
250,000,000 (250,000,000) 0.1% Non-Cumulative, Non-Convertible, Redeemable Preference Share Capital of Rs. 10 Each	136.27	116.48
Total	145.91	152.62

Note 18.1 Nature of security of long term borrowings are as under:

(Rupees in Crore)

S. No.	Particulars	Amount outstanding as at		Current Maturity	
		31 March 2025	31 March 2024	31 March 2025	31 March 2024
	Secured				
1	Term loan from banks are secured by equitable mortgage of project properties of the company/ subsidiaries/ associates/ other companies and charge on receivable, material at site and work in progress as applicable. These loans are further secured by pledge of shares held by promoter companies and personal guarantee of director(s) of the Company and secured by corporate guarantee of subsidiaries / associates / promoters / other companies.	-	18.30	-	4.00
2	Term loan from Non Banking Financial Companies are secured by equitable mortgage of project properties, fixed assets of the Company/ subsidiaries/ associate companies & charge over cash flow of the project(s), and corporate guarantee of such companies. These loans are further secured by pledge of shares held by promoter companies and personal guarantee of director(s) of the Company.	13.96	0.03	9.56	0.03

S. No.	Particulars	Amount outstanding as at		Current Maturity	
		31 March 2025	31 March 2024	31 March 2025	31 March 2024
3	Term loan from housing finance companies are secured by equitable mortgage of project land & hypothecation of receivables of the company/ subsidiary/ associate company and pledge of shares of subsidiary company and shares of the company held by promoter / promoter companies and corporate guarantee of such companies. Term loan from housing finance companies are further secured by personal guarantee of director(s) of the Company.	-	35.94	-	22.99
4	Vehicle loan are secured by hypothecation of the vehicles purchased there against.	7.42	3.08	2.97	0.97
	Unsecured				
5	Loan from non-banking financial companies are secured by pledge of shares of the company held by promoter / promoter companies, personal guarantee of director(s) of the company and corporate guarantee of promoter companies.	20.74	18.64	19.95	11.86
6	The Company has one class of non-convertible redeemable preference shares and having a par value of Rs. 10 per share. The preference shares carry a right to preferential dividend of 0.1 % per annum in relation to capital paid on them and are redeemable upon 20 years from the date of allotment with call and put option for redemption after 10 years from the date of allotment. The redemption of preference share shall be at a premium of 6% per annum from the date of allotment over and above the total issue price per preference share and premium will be prorated/ proportionate to the period of holding of these shares. As the aforesaid preference shares carry nominal rate of preference dividend and premium on redemption, therefore, on transition to IND AS, these has been considered as compound financial instrument, which has been bifurcated into liability and equity components. In subsequent years, the liability part is increased with the notional interest computed using effective interest rate and said interest is charged to statement of profit and loss. Further, the premium payable on redemption of preference shares shall be provided out of the profit of the company or out of securities premium before the preference shares are redeemed. The company has chosen to pay premium on such redemption out of securities premium account, therefore, no appropriation out of profit have been made. The terms and conditions may be modified/ varied/ amended with due approval.	136.27	116.48	-	-
	Total	178.39	192.47	32.48	39.85
	Less: Current maturities of long term borrowing (refer note no. 24)	32.48	39.85		
	Total	145.91	152.62		

Note 18.2 The year wise repayment schedule of long term borrowings:

(Rupees in crore)

Particulars	Outstanding as at 31 March 2025	Years wise repayment schedule				
		within 1 year	1 -2 year	2-3 year	3-6 year	more than 6 years
Secured						
Term loans						
Non-banking financial companies	13.96	9.56	2.77	-	1.63	-
Vehicle loans	7.42	2.97	3.41	1.00	0.04	-
Unsecured						
Term loans						
Non-Banking financial companies	20.74	19.95	0.79	-	-	-
Preference Capital						
0.1% Non-Cumulative, Non Convertible, Redeemable Preference Share Capital of Rs. 10 Each	136.27	-	-	-	-	136.27
Total Long Term Borrowings	178.39	32.48	6.97	1.00	1.67	136.27

Note 18.3: The Company is regular in repayment of principal and interest to Bank, Non- Banking Financial Companies, Housing Finance Companies as per stipulation and there are no defaults in repayment of principal and interest to any lender as at the balance sheet date.

Note 18.4: The Company has not been declared as willful defaulter by any Bank or any Government Authorities.

Note 18.5: The loans taken by the Company during the year has been utilized for the purpose for which they were obtained.

Note 18.6: Funds raised by the Company on short term loan have not been used for long term purposes.

Note 18.7: The Company has not raised any funds from Banks / Non-Banking Financial Companies / Housing Finance Company and from any other entity or person on account of or to meet the obligations of Subsidiaries / Joint Venture or Associates.

Note 18.8: No funds were raised during the year on pledge of securities held in its Subsidiaries, Joint Venture or Associates.

Note 18.9: There are no charges or satisfaction of charges which are yet to be registered or satisfied beyond statutory period.

Note 19: NON CURRENT LEASE LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Lease Liabilities (refer note no. 46)	23.07	25.37
Total	23.07	25.37

Note 20: NON CURRENT TRADE PAYABLES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Total outstanding dues of micro enterprises and small enterprises		
Total outstanding dues of micro enterprises and small enterprises	-	-
Total (A)	-	-
Total outstanding dues of creditors other than micro enterprises and Small enterprises		
Deferred payment liabilities		
- In respect of development & other charges to be paid on deferred credit terms to authorities	9.27	32.52
Total (B)	9.27	32.52
Total (A+B)	9.27	32.52

Note 20.1 The non-current trade payables are payable after 31st March, 2026, hence not due for payment as at 31st March, 2025, therefore ageing of non-current trade payables has not been given.

Note 20.2 Deferred Payment Liabilities in respect of development and other charges payable to various authorities are to be settled in accordance with terms of payment.

Note 21: NON CURRENT OTHER FINANCIAL LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Security deposits received	18.67	15.61
Total	18.67	15.61

Note 22: OTHER NON CURRENT LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Deferred Income	2.88	3.31
Total	2.88	3.31

Note 23: PROVISIONS – NON CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Provision for Employee Benefits		
Leave Encashment	2.95	2.29
Gratuity	7.73	7.00
Total	10.68	9.29

Note 24: BORROWINGS - CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Secured		
Loan against Fixed Deposits	1.85	1.06
Total (A)	1.85	1.06
Unsecured		
Promoter Companies (repayable on demand)	13.86	13.86
Inter corporate loans from subsidiary companies	48.76	-
Other loans from directors	0.02	0.02
Total (B)	62.64	13.88
Total (A+B)	64.49	14.94
Current maturities of long term borrowings (refer note no. 18.1)	32.48	39.85
Grand Total	96.97	54.79

Note 24.1 Nature of security of short term borrowings are as under:

(Rupees in Crore)

Particulars	Amount Outstanding	
	As at 31 March 2025	As at 31 March 2024
Secured		
Loan against Fixed Deposits	1.85	1.06
Unsecured		
Inter corporate loans from promoter companies (repayable on demand)	13.86	13.86
Inter corporate loans from subsidiary companies (repayable of demand)	48.76	-
Loan from directors (repayable on demand)	0.02	0.02
Total	64.49	14.94

Note 25: CURRENT LEASE LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Lease Liabilities (refer note no. 46)	12.80	37.54
Total	12.80	37.54

Note 26: CURRENT TRADE PAYABLES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Total outstanding dues of micro enterprises and small enterprises		
Other Trade Payables due to micro enterprises and small enterprises	12.54	14.07
Total (A)	12.54	14.07
Total outstanding dues of creditors other than micro enterprises and Small enterprises		
Deferred Payment Liabilities		
- In respect of land purchased on deferred credit terms from authorities	90.23	90.23
- In respect of development & other charges to be paid on deferred credit terms to authorities	141.91	140.49
Other Trade Payables		
- Subsidiary Companies	-	2.73
- Others	175.67	172.42
Total (B)	407.81	405.87
Total (A+B)	420.35	419.94

Note 26.1 The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 ("the Act") has been determined to the extent such parties have been identified by the company, on the basis of information and records available.

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
The principal amount due thereon remaining unpaid to any supplier as at the end of each accounting year	12.54	14.07
The interest due thereon remaining unpaid to any supplier as at the end of each accounting year	0.85	3.15
Payment made to suppliers (other than interest) beyond appointed day during the year	21.40	21.07
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed by during each accounting year	-	-
The amount of interest due and payable for the period of delay in making payment but without adding the interest specified under the MSMED Act, 2006	0.44	0.55
The amount of interest accrued and remaining unpaid at the end of the accounting year	3.43	5.14
The amount of further interest remaining due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of MSMED Act 2006	(1.70)	(0.60)

Note 26.2: Ageing of Trade Payables Outstanding as at 31 March, 2025 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	2.09	9.53	0.54	0.16	0.22	12.54
Others	72.68	74.32	13.09	40.77	206.95	407.81
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
Total	74.77	83.85	13.63	40.93	207.17	420.35

Note 26.3: Ageing of Trade Payables Outstanding as at 31 March, 2024 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	3.19	7.37	1.17	0.68	1.66	14.07
Others	82.86	48.44	54.93	13.07	206.57	405.87
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
Total	86.05	55.81	56.10	13.75	208.23	419.94

Note 27: CURRENT OTHER FINANCIAL LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Interest Accrued But Not Due On Borrowings	0.41	1.15
Rebate payable	-	0.75
Security Deposit Received	62.49	62.00
Due to Directors	0.93	1.19
Due to Employees	4.87	4.84
Interest On Trade Payables	519.03	452.55
Other Liabilities	17.47	24.11
Unpaid Dividend *	0.05	0.08
Unpaid Matured Deposits *	0.37	0.53
Total	605.62	547.20

* There are no amounts due, which are required to be transferred to Investor Education and Protection Fund by the Company.

Note 28: OTHER CURRENT LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Statutory Dues Payable	8.77	7.22
Deferred Income	0.51	0.46
Advance from customers and others :		
From Subsidiary Companies	618.10	419.05
From Related Parties	29.83	35.94
From Others	3,627.66	3,257.91
Total	4,284.87	3,720.58

Note 29: PROVISIONS - CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Provision for Employees Benefits		
Leave Encashment	0.96	0.78
Gratuity	0.83	0.43
Total	1.79	1.21

Note 30: REVENUE FROM OPERATIONS

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Income From Real Estate Projects	323.89	685.91
Income From Trading Goods	4.62	7.84
Income From Construction Contracts	0.26	-
Other Operating Revenue	61.08	11.60
Total	389.85	705.35

Note 30.1: Timing of revenue recognition:

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Revenue recognition at a point of time	294.31	662.37
Revenue recognition over period of time	95.54	42.98
Total revenue from contracts with customers	389.85	705.35

Note 30.2: Disaggregation of revenue is as below:

(Rupees in Crore)

Nature of Revenue	Year Ended 31 March 2025			Year Ended 31 March 2024		
	Operating Revenue	Other Operating Revenue	Total	Operating Revenue	Other Operating Revenue	Total
Real Estate Projects	323.89	5.77	329.66	685.91	5.49	691.40
Trading	4.62	-	4.62	7.84	-	7.84
Others	0.26	55.31	55.57	-	6.11	6.11
Total	328.77	61.08	389.85	693.75	11.60	705.35

Note 30.3 The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligations is Rs. 3,401.91 Crore (Rs. 3,313.83 Crore previous year) which is expected to be recognised as revenue in the subsequent years; however revenue to be recognised in next one year is not ascertainable due to nature of industry in which company is operating.

Note 30.4 Advance against unsatisfied (or partially satisfied) performance obligations:

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Advances at beginning of the year	3,712.90	3,354.08
Add: Advances received during the year (net)	952.54	1,064.17
Less: Revenue recognised during the year	389.85	705.35
Advances at the end of the year	4,275.59	3,712.90

Note 30.5 Reconciliation of revenue recognised with the contracted price is as follows:

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Contracted price	456.21	828.63
Reduction towards variable consideration components	66.36	123.28
Revenue recognized	389.85	705.35

Note 31: OTHER INCOME

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Interest Income		
On Bank Deposits	7.69	5.09
Others	6.60	5.20
Liability no longer required written back (net)	26.68	1.50
Profit on sale of Property, Plant and Equipment	9.69	-
Miscellaneous Income	8.74	1.10
Interest on financial assets/liabilities carried at amortised cost	0.72	(0.24)
Total	60.12	12.65

Note 32: COST OF LAND, MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Inventory at the Beginning of the year		
Building Materials and Consumables	15.48	17.14
Land	138.61	91.31
	154.09	108.45
Add: Incurred During the year		
Land, Development and Other Rights	18.23	94.54
Building Materials	85.49	81.62
Construction Cost	198.22	154.99
Employee Cost	37.97	31.85
Rates and taxes	27.64	17.96
Administration Cost	19.27	15.01
Depreciation on Property, Plant and Equipment	1.63	0.68
Power & Fuel and Other Electrical Cost	5.75	10.02
Repairs & Maintenance-Plant & Machinery	0.04	0.04
Finance Cost	113.02	101.96
	507.26	508.67
Less: Inventory at the End of the year		
Building Materials and Consumables	17.06	15.48
Land	89.83	138.61
	106.89	154.09
Total	554.46	463.03

Note 33: CHANGES IN INVENTORIES OF FINISHED STOCK AND PROJECT IN PROGRESS

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Inventory at the Beginning of the Year		
Completed Real Estate Projects	564.32	446.11
Construction Work In Progress	13.51	12.50
Projects In Progress	1,449.52	1,735.69
Stock in Trade *	-	12.83
	2,027.35	2,207.13
Inventory at the End of the Year		
Completed Real Estate Projects	506.47	564.32
Construction Work In Progress	13.39	13.51
Projects In Progress	1,652.60	1,449.52
Stock in Trade *	-	12.83
	2,172.46	2,040.18
Changes In Inventory	(145.11)	166.95

* During the previous year, Investments in Subsidiaries, Associates and Partnership Firms amounting to Rs. 12.83 crore held as stock in trade transferred to Investments (refer note 4A)

Note 34: EMPLOYEE BENEFITS EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Salaries, Wages, Allowances And Bonus	69.57	59.79
Contribution To Provident And Other Funds	1.20	0.95
Directors Remuneration	10.51	7.58
Staff Welfare Expenses	1.46	1.40
	82.74	69.72
Less: Allocated to Projects	37.97	31.85
Total	44.77	37.87

Note 35: FINANCE COSTS

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Interest On		
- Term Loans	12.51	24.35
- Others	187.52	164.12
Interest on Lease Liabilities	10.45	7.16
Other Borrowing Cost	0.70	0.71
Guarantee commission and bank charges	4.82	3.07
Finance Charge on compound financial instrument	20.41	16.64
	236.41	216.05
Less: Allocated to Projects	113.02	101.96
Total	123.39	114.09

Note 36: DEPRECIATION AND AMORTIZATION EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Depreciation on property, plant and equipment	4.78	5.19
Amortization on intangible assets	0.06	0.06
Depreciation on right of use	21.47	40.23
Total	26.31	45.48

Note 37: OTHER EXPENSES

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Administrative Expenses		
Short Term Lease	3.53	3.41
Rates and Taxes	4.94	10.96
Insurance	3.34	2.59
Repairs and Maintenance-Building	0.07	0.05
Repairs and Maintenance-Others	5.55	3.53
Royalty	0.50	1.00
Water and Electricity Charges	1.28	1.88
Vehicle Running and Maintenance	1.93	2.21
Travelling and Conveyance	6.85	4.05
Legal and Professional Charges	17.11	17.64
Printing and Stationery	1.61	1.45
Postage, Telephone and Courier	1.31	1.62
Donation	0.29	0.55
Auditors' Remuneration (refer note 49)	0.44	0.42
Directors Sitting Fees	0.18	0.22
Bad Debts and Advances Written Off	7.81	3.42
Loss on sale of Property, Plant & Equipment	-	1.82
Allowance for expected credit losses (Net)	(8.55)	9.48
Miscellaneous Expenses	4.31	5.32
	52.50	71.62
Less: Allocated to Projects	19.27	15.01
	33.23	56.61
Selling Expenses		
Business Promotion	6.68	8.92
Commission	6.11	4.18
Advertisement and Publicity	5.44	4.08
	18.23	17.18
Total	51.46	73.79

Note 38: TAX EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Current tax	-	-
Tax related to earlier years	-	-
Deferred tax charge / (credit)	11.72	(42.89)
Total	11.72	(42.89)

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% and the reported tax expense in statement of profit and loss are as follows:

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Accounting profit/(loss) before tax	(205.31)	(183.21)
Applicable tax rate	25.168%	25.168%
Computed tax expense	(51.67)	(46.11)
Tax expense comprises of:		
Tax Impact of disallowable expenses	2.04	6.20
Tax adjustment on account of adjustment of brought forward losses	49.63	39.91
Current Tax (A)	-	-
Earlier year tax adjustments (B)	-	-
Deferred Tax Provisions		
Decrease in deferred tax liability on account of Property, Plant and Equipment	(32.50)	(3.36)
Decrease/(Increase) in deferred tax assets on account of provisions, fair valuation of development income and others	44.22	(39.53)
Total Deferred Tax Provisions (C)	11.72	(42.89)
Tax expenses recognised in Statement of Profit & Loss (A+B+C)	11.72	(42.89)
Effective tax rate	-	-

Note 39: EARNINGS PER SHARE

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Profit/(Loss) attributable to equity shareholders (Rupees in Crore)	(217.03)	(140.32)
Weighted average number of equity shares	182,900,540	182,900,540
Nominal value per share	10.00	10.00
Earnings per equity share		
Basic	(11.87)	(7.67)
Diluted	(11.87)	(7.67)

Note 40: CONTINGENT LIABILITIES AND COMMITMENTS

(Rupees in Crore)

Particulars		As at 31 March 2025	As at 31 March 2024
I	Claims against the Company not acknowledged as debts (to the extent quantifiable)	26.21	47.07
II	Bank guarantees		
	In respect of the Company	90.85	76.62
	In respect of subsidiaries	36.05	47.63
III	Bank guarantee issued by Subsidiary Company	6.14	6.14
IV	Corporate guarantees Amount outstanding in respect of corporate guarantee given along with related parties on account of loan availed by subsidiary companies	556.86	578.37
V	Disputed tax amounts		
	Sales tax	38.71	35.77
	Service tax	190.15	8.91
	GST	11.14	5.91
	Income tax (Net of Provision)	763.03	487.93
VI	Writ Petition filed by Income tax department against order of Settlement Commission before Hon'ble Supreme Court	Amount unascertainable	Amount unascertainable
VII	The Company may be contingently liable to pay damages / interest in the process of execution of real estate and construction projects and for specific non-performance of certain agreements, the amount of which cannot presently be ascertained	Amount unascertainable	Amount unascertainable
VIII	Certain civil cases preferred against the Company in respect of labour laws, specific performance of certain land agreements, etc. and disputed by the Company	Not Quantifiable	Not Quantifiable

Note 41: Some of the balances of trade receivables, trade payables, advances given to others are subject to reconciliation and confirmation from respective parties. The balances of said trade receivables, trade payables and advances given to others are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore, no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as stated above.

Note 42: During the earlier years, The Income Tax Department has filed writ petition before Hon'ble Supreme Court against the order of Income tax settlement commission for assessment year 2000-01 to 2006-07, which is pending for hearing. Pending final outcome of such petition filed, no provision of any potential liability has been made in the books of accounts, the amount of which cannot presently be ascertained.

During the current financial year the company has filed a petition before the Hon'able Supreme Court against a demand of Rs. 0.76 Crores raised for A.Y. 2015-16. During the earlier years, the Company has filed petition before the Hon'ble High Court against demand of Rs. 23.06 Crores for A.Y. 2007-08 and an equal amount has been deposited by the company against this demand under dispute. Further the Income Tax Department has also filed necessary appeals/writ petitions/ SLP with appropriate authority against the relief given by various appellate authorities of Rs. 116.47 Crores to the Company. The Company is in the process of filing an appeal before the ITAT against the demand of Rs. 16.86 Crores for the A.Y. 2012-13 & 2013-14 and an equal amount has already been deposited by the company against these demand under disputes. The company has also filed appeals before the CIT(A) against demands raised of Rs. 605.88 Crores for A.Y. 2014-15 to 2022-23 on various accounts and an amount of Rs. 15.59 Crores has been deposited by the company against these demands under dispute.

Based on the decision of various appellate authorities and the interpretations of relevant provisions of Income Tax Act, 1961, the Company has been advised by the experts that the demand so raised is likely to be deleted.

Note 43: In the financial year ended 31st March 2022, search was initiated against the Company under section 132 of the Income Tax Act, 1961 and pursuant to that demand under section 147/143(3) of the Income Tax Act, 1961 has been raised pertaining to Assessment Years from 2014-15 to 2022-23. The Company has filed Appeals before Appellate Authority within the timelines as allowed under the Act. The demand amount so raised has already been included in note 42 as above. Based on the decision of various appellate authorities, interpretation of relevant provision of the Income Tax Act, 1961 and on the basis of opinion from independent tax expert that the demands so raised will not be sustained on completion of the appellate proceedings. Accordingly, pending the decision by the appellate authorities, no provision of any potential liability has been made in the Financial Statements.

Note 44: The Company had received an Award dated 31.05.2024 with respect to its Township Project situated in Patiala, Punjab namely "Omaxe City, Patiala", whereby the Majority Bench of the Arbitral Tribunal directed the Company to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park and declared that PUDA was entitled to forfeit 20% of the revenue share. i.e. 53 Crore (kept in Escrow Account) alongwith interest accrued thereon w.e.f. 08.08.2018 among other directions. The Management of the Company offered to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park back to PUDA as its development was not viable at its current location. Accordingly, provision for impairment of inventory of 60 acres land amounting to Rs. 28.55 crore has been made in the financial statements during the quarter ended June 30, 2024 and grouped in changes in inventories of finished stock & projects in progress. However, regarding forfeiture of 20% of revenue share amounting to Rs. 53 crore and interest thereon, the Company has filed an appeal against the Award. Based on the opinion of an independent expert on this matter, the management of the company is of the opinion that the forfeiture of revenue share will not be sustained in the court. Accordingly, pending decision by the appellate authorities, no provision of any potential liability towards forfeiture of revenue share has been made in the financial statements.

Note 45: The Company had received an Order dated July 30, 2024 from SEBI under section 11, 11B of SEBI Act, 1992 covering the period from 2018-19, 2019-20 and 2020-21, against which company had filed an appeal with the Securities Appellate Tribunal (SAT) and SAT vide order dated October 01, 2024 had granted stay on directions at para 41 (i) of SEBI order dated July 30, 2024 relating to restricting company and others from accessing securities market and to deal in securities, enabling the company to raise capital and continue all business activities as usual without any restriction. The proceeding with SAT is undergoing and in the opinion of the management of the Company, the said order has no impact on the financial results of the company.

Note 46: LEASES

(a) Company as a leasee

Lease Contracts entered by the company majorly pertains to building taken on lease to conduct the business activities in ordinary course.

The details of right of use asset held by the company is as follows:

(Rupees in Crore)				
Particulars	Additions for the year ended 31 March 2025 (Net of deletion)	Net Carrying amount as at 31 March 2025	Addition for the year ended 31 March 2024 (Net of deletion)	Net Carrying amount as at 31 March 2024
Building	14.98	30.50	35.55	36.99

The following are the amounts recognized in statements of profit and loss:

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Depreciation of the right of use asset	21.47	40.23
Interest on lease liability	10.44	7.16
Total	31.91	47.39

The following is breakup of Current and Non-Current Lease Liability as at 31 March, 2025

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Current lease liability	12.80	37.54
Non-Current lease liability	23.07	25.37
Total	35.87	62.91

The following is movement in Lease Liability during the year ended 31 March, 2025

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Balance at the beginning of the year	62.91	79.01
Addition during the year	16.56	36.23
Finance cost accrued during the year	10.45	7.16
Deletion	(1.58)	(0.68)
Payment of lease liability including interest	(52.47)	(58.81)
Balance at the end of the year	35.87	62.91

The table below provides details regarding the Contractual Maturities of Lease Liability as at 31st March, 2025 on an undiscounted basis:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Less than one year	15.53	42.95
One to five year	26.26	31.41
More than five year	2.20	0.38

(b) Company as a lessor

Lease arrangements where the Company is lessor, lease rentals are recognized on straight line basis over the non-cancellable period.

Note 47: CORPORATE SOCIAL RESPONSIBILITY (CSR)

The gross amount required to be spent by the Company during the year ended 31-March-2025 and 31-March-2024 on CSR is Nil, as average net profit of the Company for the purpose of determining spending on CSR activities computed in accordance with provision of Section 135 excluding item given under rule 2 (1) (h) of Companies (CSR) Policy Rules 2014 read with Section 198 of Companies Act, 2013 is Rs. Nil.

Note 47.1 In accordance with Circular No. 14/2021 date 25th August, 2021 in respect of Section 135 of Companies Act, the excess amount of CSR expenditure incurred by the Company during the Financial year are to be set off against the required 2% CSR expenditure up to immediately succeeding three financial years subject to compliance of conditions as stipulated under rule 7(3) of Companies (CSR Policy) Rule, 2014.

Details of excess CSR expenditure under Section 135(5) of the Act

(Rupees in Crore)

Balance excess spent as at 1 April 2024	Amount required to be spent during the year	Amount spent during the year	Amount lapsed during the year	Balance excess spent as at 31 March 2025	Available for set off till Financial Year 2025-26	Available for set off till Financial Year 2026-27	Available for set off till Financial Year 2027-28
0.41	-	-	0.41	0.00	0.00	0.00	-

(Rupees in Crore)

Balance excess spent as at 1 April 2023	Amount required to be spent during the year	Amount spent during the year	Balance excess spent as at 31 March 2024	Available for set off till Financial Year 2024-25	Available for set off till Financial Year 2025-26	Available for set off till Financial Year 2026-27
0.41	-	0.00	0.41	0.41	0.00	0.00

Note 48: EMPLOYEE BENEFIT OBLIGATIONS

1) Post-Employment Obligations – Gratuity

The Company provides gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees' last drawn basic salary per month computed proportionately for 15 days salary multiplied by the number of years of service. For the funded plan the Company makes contributions to recognised funds in India. The Company does not fully fund the liability and maintains a target level of funding to be maintained over a period of time based on estimations of expected gratuity payments.

The amounts recognised in the Financial Statement and the movements in the net defined benefit obligation over the year are as follows:

(Rupees in Crore)

a.	Reconciliation of present value of defined benefit obligation and the fair value of plan assets	As at 31 March 2025	As at 31 March 2024
	Present value of obligation as at the end of the year	8.78	7.65
	Fair value of plan assets as at the end of the year	0.22	0.22
	Net liability (asset) recognized in balance sheet	8.56	7.43

(Rupees in Crore)

b.	Bifurcation of PBO at the end of year in current and non-current	As at 31 March 2025	As at 31 March 2024
	Current liability	0.83	0.43
	Non-current liability	7.73	7.00
	Total	8.56	7.43

(Rupees in Crore)

c.	Expected contribution for the next annual reporting period	As at 31 March 2025	As at 31 March 2024
	Service Cost	1.22	1.23
	Net Interest Cost	0.59	0.54
	Total	1.81	1.77

(Rupees in Crore)

d.	Changes in defined benefit obligation	Year ended 31 March 2025	Year ended 31 March 2024
	Present value obligation as at the beginning of the year	7.65	6.96
	Interest cost	0.55	0.51
	Service cost	1.03	0.93
	Benefits paid	(1.17)	(1.65)
	Actuarial loss/(gain) on obligations	0.72	0.90
	Present value obligation as at the end of the year	8.78	7.65

(Rupees in Crore)

e.	Change in fair value of plan assets	Year ended 31 March 2025	Year ended 31 March 2024
	Fair value of plan assets as at the beginning of the year	0.22	0.13
	Actual Return on plan assets	0.01	0.02
	Employer Contribution	1.17	1.74
	FMC	(0.01)	(0.01)
	Benefits paid	(1.17)	(1.66)
	Fair value of plan assets as at the end of the year	0.22	0.22

(Rupees in Crore)

f.	Actuarial Gain/(Loss) on Plan Assets	Year ended 31 March 2025	Year ended 31 March 2024
	Expected Interest income	(0.02)	(0.01)
	Actuarial Income on Plan Asset	0.01	0.02
	Actuarial gain /(loss) for the year on Asset	(0.01)	0.01

(Rupees in Crore)

g.	Amount recognized in the statement of profit and loss	Year ended 31 March 2025	Year ended 31 March 2024
	Current service cost	1.03	0.93
	Net Interest cost	0.54	0.50
	Amount recognised in the statement of profit and loss	1.57	1.43

(Rupees in Crore)

h.	Other Comprehensive Income	Year ended 31 March 2025	Year ended 31 March 2024
	Net cumulative unrecognized actuarial gain/(loss) opening	(3.27)	(2.38)
	Actuarial gain/(loss) for the year on PBO	(0.72)	(0.90)
	Actuarial gain/(loss) for the year on Asset	(0.00)	0.01
	Unrecognised actuarial gain/(loss) at the end of the year	(3.99)	(3.27)

i.	Economic assumptions	As at 31 March 2025	As at 31 March 2024
	Discount rate	6.93%	7.22%
	Future salary increase	6.00%	6.00%
j.	Demographic Assumption	As at 31 March 2025	As at 31 March 2024
	Retirement Age (Years)	58	58
	Mortality rates inclusive of provision for disability	IALM (2012-14)	IALM (2012-14)
	Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
	Up to 30 Years	3.00	3.00
	From 31 to 44 Years	2.00	2.00
	Above 44 Years	1.00	1.00
(Rupees in Crore)			
k.	Sensitivity analysis for gratuity liability	As at 31 March 2025	As at 31 March 2024
	Impact of the change in discount rate		
	Present value of obligation at the end of the year	8.78	7.65
	a) Impact due to increase of 0.50 %	(0.42)	(0.38)
	b) Impact due to decrease of 0.50 %	0.45	0.41
(Rupees in Crore)			
l.	Impact of the change in salary increase	As at 31 March 2025	As at 31 March 2024
	Present value of obligation at the end of the year	8.78	7.65
	a) Impact due to increase of 0.50%	0.35	0.31
	b) Impact due to decrease of 0.50 %	(0.33)	(0.30)
(Rupees in Crore)			
m.	Maturity Profile of Defined Benefit Obligation	As at 31 March 2025	As at 31 March 2024
	Year		
	0 to 1 year	1.05	0.65
	1 to 2 year	0.37	0.45
	2 to 3 year	0.21	0.29
	3 to 4 year	0.30	0.17
	4 to 5 year	0.47	0.28
	5 to 6 year	0.48	0.41
	6 Year onward	5.90	5.40

n.	The major categories of plan assets are as follows: (As Percentage of total Plan Assets)	As at	As at
		31 March 2025	31 March 2024
	Funds Managed by Insurer	100%	100%

o. Description of Risk Exposures:

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such company is exposed to various risks as follow-

- A. Salary Increases- Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
- B. Investment Risk – If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.
- C. Discount Rate: Reduction in discount rate in subsequent valuations can increase the plan's liability.
- D. Mortality & disability – Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
- E. Withdrawals – Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

2) Leave Encashment

Provision for leave encashment in respect of un-availed leaves standing to the credit of employees is made on actuarial basis. The Company does not maintain any fund to pay for leave encashment. The total leave encashment liability of Rs. 2.95 Crore (PY Rs. 2.29 Crore) is classified as non-current and Rs. 0.96 Crore (PY 0.78 Crore) as current and does not require disclosure as mentioned in para 158 of IND AS 19.

3) Defined Contribution Plans

The Company also has defined contribution plan i.e. contributions to provident fund in India for employees. The Company makes contribution to statutory fund in accordance with Employees Provident Fund and Misc. Provision Act, 1952. This is post-employment benefit and is in the nature of defined contribution plan. The contributions are made to registered provident fund administered by the government. The provident fund contribution charged to statement of profit & loss for the year ended 31 March, 2025 amount to Rs. 1.18 Crore (PY Rs. 0.92 Crore).

Note 49: AUDITOR'S REMUNERATION

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
As Auditor		
Audit fees	0.20	0.20
Limited review fees	0.12	0.12
In other capacity		
Tax audit fees	0.05	0.05
Certification charges	0.04	0.02
Out of pocket expenses	0.03	0.03
Total	0.44	0.42

Note 50: SEGMENT INFORMATION

The Company's business activities which are primarily real estate development and related activities falls within a single reportable segment as the management of the Company views the entire business activities as real estate development. Accordingly, there are no additional disclosure to be furnished in accordance with the requirement of IND AS 108 – Operating Segments with respect to single reportable segment. Further, the operations of the Company is domiciled in India and therefore there are no reportable geographical segment.

Information about geographical segment:

(Rupees in Crore)		
Revenue from operations	Year Ended 31 March 2025	Year Ended 31 March 2024
Within India	389.85	705.35
Outside India	-	-
Total	389.85	705.35

None of the non- current assets are held outside India.

No single customer represents 10% or more of Company's total revenue for the year ended 31st March, 2025 (31st March, 2024).

Note 51: In the current financial year, in pursuance of one-time full and final resolution of all disputes and differences including those related to shareholding, management, and other family matters etc., final settlement was made between the Promoter/ members of promoter group of the Company—Mr. Rohtas Goel (Promoter & Chairman) and the SG Group (comprising Mr. Sunil Goel, M/s Sunil Goel HUF, and Mrs. Seema Goel). Pursuant to this settlement, all legal proceedings between the parties have been withdrawn or quashed, and the SG Group's entire shareholding in the Omaxe Group Companies has already been transferred to Mr. Rohtas Goel and/or his legal heirs/nominees.

Additionally, a Family Settlement Cum Separation Agreement was also entered into between the Promoter/members of promoter group of the Company—Mr. Rohtas Goel (Promoter & Chairman) and the SG Group (comprising Mr. Sunil Goel, M/s Sunil Goel HUF, and Mrs. Seema Goel during FY 2024-25.

This has no impact on the financial statements of the Company so far other than inter-se change in promoter holding upon effecting transfer of shares within promoter.

Note 52: FAIR VALUE MEASUREMENTS**(i) Financial Assets/Liabilities by category**

(Rupees in Crore)

Particulars	Note	As at 31 March 2025	As at 31 March 2024
Financial Assets			
Non-Current			
At FVTOCI			
Investments in equity share instrument	4	14.41	12.60
At Amortised Cost			
Other Financial Assets	5	71.35	61.45
Current			
Trade Receivables	10	204.62	239.87
Cash & Cash Equivalents	11	25.20	47.68
Other bank balance	12	236.03	196.97
Loans	13	837.76	444.78
Other Financial Assets	14	981.65	1,060.65
Assets classified as held for sale	15A	10.30	-
Total Financial Assets		2,381.32	2,064.00
Financial Liabilities			
At Amortised Cost			
Non-current liabilities			
Borrowings	18	145.91	152.62
Lease liabilities	19	23.07	25.37
Trade Payable	20	9.27	32.52
Other Financial Liabilities	21	18.67	15.61
Current Liabilities			
Borrowings	24	96.97	54.79
Lease liabilities	25	12.80	37.54
Trade Payables	26	420.35	419.94
Other Financial Liabilities	27	605.62	547.20
Total Financial Liabilities		1,332.66	1,285.59

Investment in subsidiaries, associates and partnership firms are measured at cost as per IND AS 27, 'Separate financial statements'.

(ii) Fair Value Hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value. To provide an indication about the reliability of the inputs used in determining fair value, the group has classified its financial instruments into the three levels prescribed under the Indian Accounting Standard. An explanation of each level follows underneath the table.

(Rupees in Crore)

As at 31 March 2025	Level 1	Level 2	Level 3	Total
Financial Assets				
Investment in Equity Shares	-	14.41	-	14.41

(Rupees in Crore)

As at 31 March 2024	Level 1	Level 2	Level 3	Total
Financial Assets				
Investment in Equity Shares	-	12.60	-	12.60

(iii) Fair value of financial assets and liabilities measured at amortised cost

(Rupees in Crore)

Particulars	As at 31 March 2025		As at 31 March 2024	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Non Current				
Other Financial Assets	71.35	71.35	61.45	61.45
Current				
Trade Receivables	204.62	204.62	239.87	239.87
Cash & Cash Equivalents	25.20	25.20	47.68	47.68
Other bank balances	236.03	236.03	196.97	196.97
Loans	837.76	837.76	444.78	444.78
Other Financial Assets	981.65	981.65	1,060.65	1,060.65
Assets classified as held for sale	10.30	19.66	-	-
Total Financial Assets	2,366.91	2,376.27	2,051.40	2,051.40
Financial Liabilities				
Non-current liabilities				
Borrowings	145.91	145.91	152.62	152.62
Lease liabilities	23.07	23.07	25.37	25.37
Trade Payable	9.27	9.27	32.52	32.52
Other Financial Liabilities	18.67	18.67	15.61	15.61
Current Liabilities				
Borrowings	96.97	96.97	54.79	54.79
Lease liabilities	12.80	12.80	37.54	37.54
Trade Payables	420.35	420.35	419.94	419.94
Other Financial Liabilities	605.62	605.62	547.20	547.20
Total Financial Liabilities	1,332.66	1,332.66	1,285.59	1,285.59

For short term financial assets and liabilities carried at amortized cost, the carrying value is reasonable approximation of fair value.

Note 53: RISK MANAGEMENT

The Company's activities expose it to market risk, liquidity risk and credit risk. The management has the overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Credit risk

Credit risk is the risk that counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

Credit risk management

Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk on financial reporting date

B: Moderate credit risk

C: High credit risk

The Company provides for expected credit loss based on the following:

Credit risk	Basis of categorization	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, other bank balances and investment	12 month expected credit loss
Moderate credit risk	Trade receivables and other financial assets	Life time expected credit loss or 12 month expected credit loss

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in the statement of profit and loss.

(Rupees in Crore)

Credit rating	Particulars	As at 31 March 2025	As at 31 March 2024
A: Low credit risk	Cash and cash equivalents, other bank balances, investment and assets held for sale	665.05	628.27
B: Moderate credit risk	Trade receivables and other financial assets	2,095.38	1,806.75

Concentration of trade receivables

Trade receivables consist of a large number of customers spread across various states in India with no significant concentration of credit risk.

Credit risk exposure

Provision for expected credit losses

The Company provides for 12 month expected credit losses for following financial assets –

As at 31 March 2025

(Rupees in Crore)

Particulars	Gross carrying amount	Expected credit losses	Carrying amount net of expected credit losses
Trade Receivables	207.25	2.63	204.62
Security deposits	49.10	1.89	47.21
Loans and Advances	1,873.00	29.45	1843.55
Other Receivables	7.80	7.80	-
Total	2,137.15	41.77	2,095.38

As at 31 March 2024

(Rupees in Crore)

Particulars	Gross carrying amount	Expected credit losses	Carrying amount net of expected credit losses
Trade Receivables	242.26	2.39	239.87
Security deposits	51.78	1.80	49.98
Loans and Advances	1,545.58	28.68	1,516.90
Other Receivables	7.80	7.80	-
Total	1,847.42	40.67	1,806.75

The Company considers provision for lifetime expected credit loss for trade receivables, loans and advances given. Given the nature of business operations, the Company's receivables from real estate business has little history of losses as transfer of legal title of properties sold is generally passed on to the customer, once the Company receives the entire consideration. Advances are given for purchase of land and for other goods and services. Therefore trade receivables and advances given have been considered as moderate credit risk financial assets.

Reconciliation of loss provision – lifetime expected credit losses

Rupees in Crore)

Reconciliation of loss allowance	Trade Receivables	Security deposits	Loans and Advances	Other Receivable
Loss allowance as on 1 April 2023	0.78	1.80	27.81	5.85
Impairment loss recognised/(reversed) during the year	1.61	-	0.87	1.95
Loss allowance as on 31 March 2024	2.39	1.80	28.68	7.80
Impairment loss recognised/(reversed) during the year	0.24	0.09	0.77	-
Loss allowance as on 31 March 2025	2.63	1.89	29.45	7.80

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Management monitors rolling forecasts of the liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

Maturities of financial liabilities

The tables below analyses the financial liabilities into relevant maturity pattern based on their contractual maturities.

(Rupees in Crore)

Particulars	Less than 1 year	1 - 2 years	2 - 3 years	3 - 6 years	More than 6 years	Total	Carrying Amount
As at 31 March 2025							
Long Term Borrowings	32.52	6.97	1.00	2.35	550.00	592.84	178.39
Short Term Borrowings	64.49	-	-	-	-	64.49	64.49
Trade Payables	420.35	9.27	-	-	-	429.62	429.62
Other Financial Liabilities	621.39	15.01	9.48	5.24	21.64	672.76	660.16
Total	1,138.75	31.25	10.48	7.59	571.64	1,759.71	1,332.66
As at 31 March 2024							
Long Term Borrowings	39.95	22.69	9.22	4.31	550.00	626.17	192.47
Short Term Borrowings	14.94	-	-	-	-	14.94	14.94
Trade Payables	419.94	32.52	-	-	-	452.46	452.46
Other Financial Liabilities	590.08	12.75	11.72	8.96	18.85	642.36	625.72
Total	1,064.91	67.96	20.94	13.27	568.85	1,735.93	1,285.59

Market risk**Interest Rate risk**

The Company's policy is to minimise interest rate cash flow risk exposures on long-term financing. As At 31st March the Company is exposed to changes in market interest rates through bank borrowings at variable interest rates. Other borrowings are at fixed interest rates.

Company's exposure to interest rate risk on borrowings is as follows:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Variable rate	14.83	59.05
Fixed rate	92.51	32.07
Total	107.34	91.12

The following table illustrates the sensitivity of profit and equity to a possible change in interest rates of +/- 1% (31 March 2025: +/- 1%; 31 March 2024: +/- 1%). These changes are considered to be reasonably possible based on observation of current market conditions. The calculations are based on a change in the average market interest rate for each period, and the financial instruments held at each reporting date that are sensitive to changes in interest rates. All other variables are held constant.

(Rupees in Crore)

Particulars	Profit/(loss) for the year +1%	Profit/(loss) for the year -1%
31 March 2025	0.11	(0.11)
31 March 2024	0.90	(0.90)

Note 54: CAPITAL MANAGEMENT POLICIES

(a) Capital Management

The Company's capital management objectives are to ensure the Company's ability to continue as a going concern as well as to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The Company monitors capital on the basis of the carrying amount of equity plus its subordinated loan, less cash and cash equivalents as presented on the face of the statement of financial position and cash flow hedges recognised in other comprehensive income.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares. The amounts managed as capital by the Company are summarised as follows:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Long term borrowings	178.39	192.47
Short term borrowings	64.49	14.94
Less: Cash and cash equivalents	(25.20)	(47.68)
Net debt	217.68	159.73
Total equity	657.42	873.45
Net debt to equity ratio	0.33	0.18

(b) Dividends

(Rupees in Crore)

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
(i) Equity and Preference shares		
Final dividend on equity shares paid during the year	-	-
Final dividend on preference shares paid during the year	-	0.25

The Board of Directors of the Company in the meeting held on 28th May, 2025 have not proposed any final dividend for the financial year ended 31 March, 2025.

Note 55: Related parties disclosure

A. Related parties are classified as:

S. No.	Name of Company
I Holding Company	
1	Guild Builders Private Limited
II Fellow Subsidiary companies	
1	Dream Home Developers Private Limited
2	Hansa Properties Private Limited
III Wholly Owned Subsidiary companies	
1	Aashna Realcon Private Limited
2	Anjaniputra Builders Private Limited

S. No.	Name of Company
3	Aradhya Real Estate Private Limited
4	Arman Builders Private Limited
5	Atulah Contractors and Constructions Private Limited
6	Ayush Landcon Private Limited
7	Blackbull Retails Private Limited
8	Chapal Buildhome Private Limited
9	Colors Real Estate Private Limited
10	Dhanu Real Estate Private Limited
11	Ekansh Buildtech Private Limited (up to 11.04.2023)
12	Golden Glades Builders Private Limited
13	Green Planet Colonisers Private Limited
14	Hamara Ghar Constructions and Developers Private Limited
15	Jagdamba Contractors and Builders Limited
16	JKB Constructions Private Limited
17	JRS Projects Private Limited
18	Kamini Builders And Promoters Private Limited
19	Kashish Buildtech Private Limited
20	Kavya Buildtech Private Limited (up to 11.04.2023)
21	Landlord Developers Private Limited
22	Link Infrastructure and Developers Private Limited
23	Ludhiana Wholesale Market Private Limited
24	Mehboob Builders Private Limited
25	Mehtab Infratech Private Limited
26	Monarch Villas Private Limited
27	MR Real Estate Private Limited
28	National Affordable Housing Limited
29	Navratan Techbuild Private Limited
30	Nexten (I) Growth Private Limited
31	Nexten Infra Growth Private Limited
32	Nexten Infra Private Limited
33	Nexten Real Growth Private Limited
34	Nexten Super Growth Private Limited
35	Nexten Cityspace Realty Private Limited (w.e.f. 01.01.2025)
36	Nexten Township Private Limited (w.e.f. 01.01.2025)
37	Oasis Township Private Limited
38	Omaxe Buildhome Limited
39	Omaxe Buildwell Limited
40	Omaxe Entertainment Limited
41	Omaxe Forest Spa and Hills Developers Limited
42	Omaxe Garv Buildtech Private Limited
43	Omaxe Heritage Private Limited
44	Omaxe Hitech Infrastructure Company Private Limited
45	Omaxe Housing and Developers Limited
46	Omaxe Housing And Infrastructure Limited (up to 11.04.2023)
47	Omaxe Indore Developers Limited
48	Omaxe Infotech City Developers Limited (up to 11.04.2023)
49	Omaxe Infrastructure Limited
50	Omaxe International Bazaar Private Limited

S. No.	Name of Company
51	Omaxe New Amritsar Developers Private Limited
52	Omaxe New Chandigarh Developers Private Limited
53	Omaxe New Faridabad Developers Private Limited
54	Omaxe Next Private Limited
55	Omaxe Pancham Realcon Private Limited
56	Omaxe Power Private Limited
57	Omaxe Rajasthan SEZ Developers Limited
58	Omaxe Capital Development Private Limited (Formerly known as Capital Redevelopment Private Limited) (w.e.f. 28.03.2025)
59	Omtech Infrastructure and Construction Limited
60	Pam Developers (India) Private Limited
61	Panchi Developers Private Limited
62	Parshwa Veer Builders and Developers Private Limited (w.e.f. 30.09.2024)
63	Primordial Buildcon Private Limited
64	Rohtas Holdings (Gulf) Limited
65	Sarthak Landcon Private Limited
66	Sarva Buildtech Private Limited
67	Secure Properties Private Limited (w.e.f. 30.09.2024)
68	Shamba Developers Private Limited
69	Shikhar Landcon Private Limited
70	Silver Peak Township Private Limited
71	Worldstreet Sports Center Limited
72	Zodiac Housing and Infrastructure Private Limited
73	FBD Real Grow Private Limited (w.e.f. 01.12.2023)
74	PP Devcon Private Limited (w.e.f. 05.12.2023)
75	Sri Balaji Green Heights Private Limited (w.e.f. 05.12.2023)
76	Omaxe World Street Private Limited (w.e.f. 07.12.2023)
77	Be Together Developers Private Limited (w.e.f. 30.09.2024)
78	Khushiyaon Ka Ghar Private Limited (w.e.f. 30.09.2024)
79	Radhika Buildwell Private Limited (w.e.f. 30.09.2024)
80	Omaxe Be Together Project Developers Private Limited (w.e.f. 30.09.2024)
81	Be Together Infra Projects Private Limited (w.e.f. 30.09.2024)
82	Omaxe Be Together Lucknow Busport Private Limited (w.e.f. 30.09.2024)
83	Omaxe Be Together Ghaziabad Busport Private Limited (w.e.f. 30.09.2024)
84	Omaxe Be Together Prayagraj Busport Private Limited (w.e.f. 30.09.2024)
85	Omaxe Be Together Kaushambi Busport Private Limited (w.e.f. 30.09.2024)
86	Omaxe Be Together Ayodhya Dham Busport Private Limited (w.e.f. 30.09.2024)
87	Omaxe Be Together Amausi Busport Private Limited (w.e.f. 30.09.2024)

IV Other Subsidiary Companies

1	Dreamze New Faridabad Developers LLP
2	Giant Dragon Mart Private Limited
3	Hartal Builders and Developers Private Limited
4	Rivaj Infratech Private Limited
5	Shine Grow New Faridabad LLP
6	PP Devcon Private Limited (up to. 04.12.2023)
7	Sri Balaji Green Heights Private Limited (up to 04.12.2023)
8	Omaxe World Street Private Limited (up to. 06.12.2023)
9	Ksons Buildwell LLP (w.e.f. 30.09.2024)

S. No.	Name of Company
V Step Wholly Owned Subsidiary Companies	
1	Aadhira Developers Private Limited
2	Aarzo Technobuild Private Limited
3	Abhas Realcon Private Limited
4	Abheek Builders Private Limited
5	Adesh Realcon Private Limited
6	Anveshan Builders Private Limited
7	Ashok Infrabuild Private Limited
8	Ashray Infrabuild Private Limited
9	Aviral Colonizers Private Limited
10	Bhanu Infrabuild Private Limited
11	Caspian Realtors Private Limited
12	Daman Builders Private Limited
13	Damodar Infratech Private Limited
14	Davesh Technobuild Private Limited
15	Dinkar Realcon Private Limited
16	Ekapad Developers Private Limited
17	Estatelance Developers Private Limited
18	Estatelance Real Estate Private Limited
19	Glacier Agro Foods Products Private Limited
20	Hemang Buildcon Private Limited
21	Hiresh Builders Private Limited
22	Manit Developers Private Limited
23	Navadip Developers Private Limited
24	NRI City Developers Private Limited
25	Oasis Suncity Realtors Private Limited
26	Omaxe India Trade Centre Private Limited
27	Radiance Housing and Properties Private Limited
28	Reliable Manpower Solutions Limited
29	RPS Suncity Promoters and Developers Private Limited
30	Rupesh Infratech Private Limited
31	S N Realtors Private Limited
32	Salvatore Infra Buildtech Limited
33	Sanvim Developers Private Limited
34	Satkar Colonisers Private Limited
35	Satvik Hitech Builders Private Limited
36	Shubh Bhumi Developers Private Limited
37	Tejpal Infra Developers Private Limited
38	Utkrisht Real Estate and Associates Private Limited
39	Ekansh Buildtech Private Limited (w.e.f. 12.04.2023)
40	Kavya Buildtech Private Limited (w.e.f. 12.04.2023)
41	Omaxe Housing And Infrastructure Limited (w.e.f. 12.04.2023)
42	Omaxe Infotech City Developers Limited (w.e.f. 12.04.2023)
VI Associates Company	
1	Omaxe Capital Development Private Limited (Formerly known as Capital Redevelopment Private Limited) (up to 27.03.2025)
2	FBD Real Grow Private Limited (up to 30.11.2023)
3	Parkash Omaxe Amusement Park Private Limited
4	Omaxe Be Together Project Developers Private Limited (up to 29.09.2024)

S. No.	Name of Company
5	Be Together Infra Projects Private Limited (up to 29.09.2024)
6	Omaxe Be Together Lucknow Busport Private Limited (up to 29.09.2024)
7	Omaxe Be Together Ghaziabad Busport Private Limited (up to 29.09.2024)
8	Omaxe Be Together Prayagraj Busport Private Limited (up to 29.09.2024)
9	Omaxe Be Together Kaushambi Busport Private Limited (up to 29.09.2024)
10	Omaxe Be Together Ayodhya Dham Busport Private Limited (up to 29.09.2024)
11	Omaxe Be Together Amausi Busport Private Limited (up to 29.09.2024)
12	Secure Properties Private Limited (upto 29.09.2024)
13	Be Together Music Private Limited (w.e.f. 30.09.2024)
VII Entities over which key managerial personnel or their relatives exercises significant control	
1	Aanchal Infrabuild Private Limited
2	Abhay Technobuild Private Limited
3	Abhiman Buildtech Private Limited
4	Absolute Infrastructure Private Limited
5	Adil Developers Private Limited
6	Advaita Properties Private Limited
7	Advay Properties Private Limited
8	Agasthya Properties Private Limited
9	Alpesh Builders Private Limited
10	Amber Infrabuild Private Limited
11	Amit Jain Builders Private Limited
12	Amod Builders Private Limited
13	Ananddeep Realtors Private Limited
14	Anant Realcon Private Limited
15	Aneesh Buildtech Private Limited
16	Apoorva Infrabuild Private Limited
17	Arhant Infrabuild Private Limited
18	Aric Infrabuild Private Limited
19	Arjit Builders Private Limited
20	Art Balcony Private Limited
21	Avindra Estate Developers Private Limited
22	Avval Builders Private Limited
23	Balesh Technobuild Private Limited
24	Bali Buildtech Private Limited
25	Bandhu Buildtech Private Limited
26	Beautiful Landbase Private Limited
27	Bhargav Builders Private Limited
28	Bhavesh Buildcon Private Limited
29	Chaitanya Realcon Private Limited
30	Chetan Infrabuild Private Limited
31	Chirag Buildhome Private Limited
32	Cress Propbuild Private Limited
33	Daksh Township Private Limited
34	Deejit Developers Private Limited
35	Deepaalay Realtors Private Limited
36	Deepal Township Private Limited
37	Deepsing Realtors Private Limited
38	Desire Housing and Construction Private Limited

S. No.	Name of Company
39	Devgar Estate Developers Private Limited
40	Distinctive Infrastructure And Construction Private Limited
41	Dream Techno Build Private Limited
42	Dream Towers Private Limited
43	DVM Realtors Private Limited
44	Excellent Apartments Private Limited
45	Fast Track Buildcon Private Limited
46	Garg and Goel Estate Developers Private Limited
47	Garg Realtors Private Limited
48	Garvish Realtors Private Limited
49	Gaurang Buildcon Private Limited
50	Geet Buildhome Private Limited
51	Girish Buildwell Private Limited
52	Goel Isha Colonisers Private Limited
53	Green Earth Promoters Private Limited
54	Gurmeet Builders Private Limited
55	Hina Technobuild Private Limited
56	Indrasan Developers Private Limited
57	Istuti Realcon Private Limited
58	Jagat Buildtech Private Limited
59	Jai Dev Colonisers Private Limited
60	Jishnu Buildcon Private Limited
61	Jitenjay Realtors Private Limited
62	Jivish Colonisers Private Limited
63	JSM Enterprises Private Limited
64	Kalp Buildtech Private Limited (up to 15.06.2023)
65	Kanak Buildhome Private Limited
66	Kartik Buildhome Private Limited
67	KBM Constructions Private Limited
68	Kishordeep Realtors Private Limited
69	Krishan Kripa Buildcon Private Limited
70	Laldeep Realtors Private Limited
71	Lavanya Builders Private Limited
72	Lifestyle Township Private Limited
73	Lohith Developers Private Limited
74	Luxury Township Private Limited
75	Mangal Bhumi Properties Private Limited
76	Mangla Villas Private Limited
77	Mankish Colonisers Private Limited
78	Manwal Colonisers Private Limited
79	Meghmala Builders Private Limited
80	Mihir Buildwell Private Limited
81	Milestone Township Private Limited
82	Motto Developers Private Limited
83	Nakul Technobuild Private Limited
84	Naptune Technobuild Projects Private Limited
85	Natraj Colonisers Private Limited
86	Naveenraj Realtors Private Limited

S. No.	Name of Company
87	Neegar Developers Private Limited
88	New Horizons Township Developers Private Limited
89	Omaxe Affordable Homes Private Limited
90	Omaxe Hotels Limited
91	Omaxe Realtors Limited
92	P N Buildcon Private Limited
93	Parjit Realtors Private Limited
94	Prabal Developers Private Limited
95	Praveen Buildcon Private Limited
96	Praveen Mehta Builders Private Limited
97	PSJ Developers Private Limited
98	Puru Builders Private Limited
99	Ramniya Estate Developers Private Limited
100	Raveendeeep Colonisers Private Limited
101	Rocky Valley Resorts Private Limited
102	Sandeep Landcon Private Limited
103	Sandeep Township Private Limited
104	Sangupt Developers Private Limited
105	Sanjit Realtors Private Limited
106	Sankalp Realtors Private Limited
107	Sanya Realtors Private Limited
108	Savim Realtors Private Limited
109	Sentinent Properties Private Limited
110	Shalin Buildwell Private Limited
111	Shantiniwas Developers Private Limited
112	Shardul Builders Private Limited
113	Shashank Buildhome Private Limited
114	Shivshakti Realbuild Private Limited
115	Shreyas Buildhome Private Limited
116	Singdeep Estate Developers Private Limited
117	Smart Buildhome Private Limited
118	Snehal Buildcon Private Limited
119	SNJ Builders Private Limited
120	Source Developers Private Limited
121	Spike Developers Private Limited
122	Starex Projects Private Limited
123	Starshine Realtors Private Limited
124	Stepping Stone Buildhome Private Limited
125	Stronghold Properties Private Limited
126	Subodh Buildwell Private Limited
127	Sumedha Builders Private Limited
128	Sunrise Township Private Limited
129	Sunview Township Private Limited
130	Swapan Sunder Township Developers Private Limited
131	Swapnil Buildhome Private Limited
132	Swarg Sukh Buildhome Private Limited
133	Taru Buildcon Private Limited
134	True Dreams Developers Private Limited

S. No.	Name of Company
135	True Estate Build Developers Private Limited
136	True Gem Tech Developers Private Limited
137	Tushar Landcon Private Limited
138	Udal Properties Private Limited
139	Umang Buildcon Private Limited
140	Vaibhav Technobuild Private Limited
141	Vaman Buildhome Private Limited
142	Veenish Realtors Private Limited
143	VGSG Realtors Private Limited
144	Vimsan Realtors Private Limited
145	Vineera Colonisers Private Limited
VIII Entities over which key managerial personnel or their relatives exercises significant influence	
1	Affordable India Housing Finance Limited
2	Girvardhari Infra Trade Private Limited
3	Asian Fast Food Services Private Limited
4	Axeom Advertising Solutions Limited
5	B D Agarwal Securities Private Limited
6	Be Together Developers Private Limited (up to 29.09.2024)
7	Bharatbhoomi Township Limited
8	Big Bulls Retails Private Limited
9	Blossom Buildhome Private Limited
10	Buildwell Builders Private Limited
11	Dwarkadish Land and Farms Private Limited
12	Examo Estate Management Private Limited
13	Inesh Buildcon Private Limited
14	ISG Brands Private Limited
15	Jai Bhoomi Projects Limited
16	Kahn Retails Private Limited
17	Khushiyaon Ka Ghar Private Limited (up to 29.09.2024)
18	LB Circle India Private Limited
19	M/s Rohtas Goel (HUF)
20	Maa Omwati Education Trust
21	Magppie Living Private Limited
22	Next10 Buildtech Private Limited
23	Next10 Land Developers Private Limited
24	Next10 Realbuild Private Limited
25	Next10 Redevelopment Private Limited
26	NJS Developers Private Limited
27	OH-Max Entertainment Private Limited
28	Omaxe Foundation (Regd.)
29	Omaxe Global Trading Corporation Private Limited
30	Omaxe Housing And Commercial Projects Limited
31	Omaxe Orissa Developers Limited
32	Omaxe Pragati Maidan Exhibition Limited
33	Omaxe Retail Limited
34	Radhika Buildwell Private Limited (up to 29.09.2024)
35	Ksons Buildwell LLP (up to 29.09.2024)
36	Supplified Technologies Private Limited

S. No.	Name of Company
37	Vingar Developers Private Limited
38	VSG Builders Private Limited
39	LB Circle Venture Partner LLP
40	LB Circle Manager LLP
41	Annay Realtors Private Limited

IX Key Managerial Personnel/Directors/Independent Director

1	Mr. Rohtas Goel-Chairman & Non-Executive Director
2	Mr. Mohit Goel-Managing Director
3	Mr. Vinit Goyal-Whole Time Director
4	Mr. Atul Banshal-Director Finance
5	Mr. Manoj Kumar Dua-Chief Financial Officer
6	Mr. Vikas Khandelwal-Company Secretary (up to 09.11.2023)
7	Mr. Deshabandhu Rajesh Srikanta-Company Secretary (w.e.f. 10.11.2023)
8	Mr. Gurnam Singh-Independent Director (up to 11.02.2024)
9	Mr. Shridhar Rao-Independent Director (up to 03.11.2024)
10	Ms. Nishal Jain-Independent Director
11	Mr. Aroon Kumar Aggarwal-Independent Director (w.e.f. 27.05.2023)
12	Ms. Binitha Manohar Dalal-Independent Director (w.e.f. 28.05.2024)

X Relatives of Key Managerial Personnel

1	Mr. Jatin Goel
2	Mr. Jai Bhagwan Goel
3	Mr. Sunil Goel

B. Summary of related parties transactions are as under:

(Rupees in crore)

S. No.	Nature of Transactions	Year ended	Holding Company/ Fellow Subsidiaries	Subsidiaries	Limited Liability Partnership / Associate	Entities over which key managerial personnel and/or their relatives exercise significant control	Entities over which key managerial personnel and/or their relatives exercise significant influence	Key Managerial Personnel/ Directors/ CEO & Relatives of Key Managerial Personnel	Total
A	Transactions made during the year								
1	Income from real estate projects	31-Mar-25	-	-	-	3.27	0.97	-	4.24
		31-Mar-24	-	(1.00)	-	6.88	-	-	5.88
2	Income from trading goods	31-Mar-25	-	0.81	-	-	-	-	0.81
		31-Mar-24	-	1.36	-	-	-	-	1.36
3	Lease rent received	31-Mar-25	-	0.02	-	-	-	-	0.02
		31-Mar-24	-	0.00	-	-	0.00	-	0.00
4	Project Management services received	31-Mar-25	-	24.00	-	-	-	-	24.00
		31-Mar-24	-	4.05	-	-	-	-	4.05
5	Sale of Property, Plant and Equipment	31-Mar-25	-	0.45	-	-	-	-	0.45
		31-Mar-24	-	0.99	-	-	-	-	0.99
6	Guarantee Charges recovered	31-Mar-25	-	7.32	-	-	-	-	7.32
		31-Mar-24	-	-	-	-	-	-	-

S. No.	Nature of Transactions	Year ended	Holding Company/ Fellow Subsidiaries	Subsidiaries	Limited Liability Partnership / Associate	Entities over which key managerial personnel and/or their relatives exercise significant control	Entities over which key managerial personnel and/or their relatives exercise significant influence	Key Managerial Personnel/ Directors/ CEO & Relatives of Key Managerial Personnel	Total
7	Interest income received	31-Mar-25	-	1.54	-	1.94	-	-	3.48
		31-Mar-24	-	3.76	-	-	-	-	3.76
8	Land, development & other rights purchased	31-Mar-25	-	(0.57)	-	(1.93)	-	-	(2.50)
		31-Mar-24	-	-	-	(3.40)	-	-	(3.40)
9	Land Purchase	31-Mar-25	-	3.53	-	-	-	-	3.53
		31-Mar-24	-	35.26	-	-	-	-	35.26
10	Purchase of Property, Plant and Equipment	31-Mar-25	-	0.37	-	-	-	-	0.37
		31-Mar-24	-	2.63	-	-	-	-	2.63
11	Building material purchases	31-Mar-25	-	0.78	-	-	-	-	0.78
		31-Mar-24	-	0.34	-	-	-	-	0.34
12	Guarantee Charges paid	31-Mar-25	0.40	2.08	-	-	-	-	2.48
		31-Mar-24	-	-	-	-	-	-	-
13	Interest on Preference Shares	31-Mar-25	19.79	-	-	-	-	-	19.79
		31-Mar-24	16.98	-	-	-	-	-	16.98
14	Interest Cost	31-Mar-25	-	1.67	-	-	-	-	1.67
		31-Mar-24	-	0.62	-	-	-	-	0.62
15	Remuneration	31-Mar-25	-	-	-	-	-	16.41	16.41
		31-Mar-24	-	-	-	-	-	12.22	12.22
16	Royalty paid	31-Mar-25	-	-	-	-	-	0.50	0.50
		31-Mar-24	-	-	-	-	-	1.00	1.00
17	Directors sitting fees	31-Mar-25	-	-	-	-	-	0.17	0.17
		31-Mar-24	-	-	-	-	-	0.21	0.21
18	Dividend paid	31-Mar-25	-	-	-	-	-	-	-
		31-Mar-24	0.25	-	-	-	-	-	0.25
19	Lease rent paid	31-Mar-25	0.34	0.00	-	-	0.38	-	0.72
		31-Mar-24	0.34	0.00	-	-	0.72	-	1.06
20	Donation Paid	31-Mar-25	-	-	-	-	-	-	-
		31-Mar-24	-	-	-	-	0.24	-	0.24
21	Share of Customer advance as per revenue share agreement	31-Mar-25	-	42.59	-	0.38	-	-	42.97
		31-Mar-24	-	69.20	-	-	-	-	69.20
22	Reimbursement of Bank Guarantee Commission	31-Mar-25	-	0.79	-	-	-	-	0.79
		31-Mar-24	-	0.86	-	0.07	-	-	0.93
23	Investments Made	31-Mar-25	-	0.55	-	-	-	-	0.55
		31-Mar-24	-	-	0.02	-	-	-	0.02
24	Sale of Investments	31-Mar-25	-	-	-	-	-	-	-
		31-Mar-24	-	0.20	-	-	-	-	0.20
25	Advance Paid	31-Mar-25	1.54	692.28	-	2.72	-	-	696.54
		31-Mar-24	6.63	919.87	26.66	11.92	0.41	-	965.49

S. No.	Nature of Transactions	Year ended	Holding Company/ Fellow Subsidiaries	Subsidiaries	Limited Liability Partnership / Associate	Entities over which key managerial personnel and/or their relatives exercise significant control	Entities over which key managerial personnel and/or their relatives exercise significant influence	Key Managerial Personnel/ Directors/ CEO & Relatives of Key Managerial Personnel	Total
26	Advances received/ refund	31-Mar-25	11.66	957.64	-	3.95	0.01	-	973.26
		31-Mar-24	6.37	1,210.85	13.24	24.72	0.14	-	1,255.32
27	Loan received	31-Mar-25	-	190.37	-	-	-	-	190.37
		31-Mar-24	-	-	-	-	-	-	-
28	Loan paid	31-Mar-25	-	532.53	-	-	-	-	532.53
		31-Mar-24	-	-	-	-	-	-	-
29	Bank guarantees matured	31-Mar-25	-	11.58	-	-	-	-	11.58
		31-Mar-24	-	2.80	-	-	-	-	2.80
30	Corporate guarantees given	31-Mar-25	-	223.28	-	-	-	-	223.28
		31-Mar-24	-	76.45	-	-	-	-	76.45
B Closing balances									
1	Trade receivable	31-Mar-25	-	0.14	-	0.26	0.16	-	0.56
		31-Mar-24	-	0.24	-	0.06	-	-	0.30
2	Loans & advances recoverable	31-Mar-25	-	1,869.35	-	2.06	-	-	1,871.41
		31-Mar-24	-	1,533.65	26.65	2.08	0.01	-	1,562.39
3	Trade payables	31-Mar-25	0.25	-	-	-	-	-	0.25
		31-Mar-24	-	2.73	-	-	-	-	2.73
4	Advances/balance outstanding	31-Mar-25	22.00	618.10	-	7.83	-	1.29	649.22
		31-Mar-24	11.91	419.05	13.24	8.22	2.57	1.47	456.46
5	Loans received outstanding	31-Mar-25	13.86	48.76	-	-	-	0.02	62.64
		31-Mar-24	13.86	-	-	-	-	0.02	13.88
6	Preference share capital balance outstanding	31-Mar-25	136.27	-	-	-	-	-	136.27
		31-Mar-24	116.48	-	-	-	-	-	116.48
7	Lease Security Payable	31-Mar-25	-	-	-	-	-	-	-
		31-Mar-24	-	0.00	-	-	-	-	0.00
8	Bank guarantees	31-Mar-25	-	36.05	-	-	-	-	36.05
		31-Mar-24	-	47.63	-	-	-	-	47.63
9	Corporate guarantees	31-Mar-25	-	556.87	-	-	-	-	556.87
		31-Mar-24	-	578.37	-	-	-	-	578.37

Expenses towards gratuity and leave encashment provisions are determined actuarially on an overall group basis at the end of each year and accordingly have not been considered in the above information.

C. Particulars of related party transactions during the year:

(Rupees in crore)

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
A	Transactions made during the year			
1	Income from real estate projects			
	Omaxe Buildwell Limited	Wholly Owned Subsidiary	-	(1.00)
	Anant Realcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	2.20	0.84
	Apoorva Infrabuild Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.22	0.38
	Geet Buildhome Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	2.26
	Mihir Buildwell Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	1.60
	Stronghold Properties Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.45	0.26
	Balesh Technobuild Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.03
	Shreyas Buildhome Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.01
	Kanak Buildhome Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.40	0.82
	Aric Infrabuild Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.24
	Avval Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.40
	Nakul Technobuild Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.04
	Inesh Buildcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.97	-

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
2	Income from trading goods			
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	-	0.36
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	0.00	0.05
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.35	0.06
	Omaxe Buildwell Limited	Wholly Owned Subsidiary	-	0.07
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	-	0.00
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.16	0.12
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	0.06	0.04
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	0.00	0.44
	Omaxe Indore Developers Limited	Wholly Owned Subsidiary	-	0.15
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	0.01	0.02
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.05	0.04
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	0.07	-
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	0.00	0.00
	Omaxe India Trade Centre Private Limited	Step Wholly Owned Subsidiary	0.01	0.01
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	0.08	-
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	0.02	-
	KSONS Buildwell LLP	Other Subsidiary	0.00	-
3	Lease rent received			
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	0.00	-
	Be Together Developers Private Limited	Wholly Owned Subsidiary	0.01	-
	Be Together Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.00
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	0.00	0.00
4	Project Management services received			
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	-	4.05
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	24.00	-
5	Sale of Property, Plant and Equipment			
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.26	0.12
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.06	0.06
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	-	0.10
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	0.00	0.01
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	-	0.00
	Omaxe Indore Developers Limited	Wholly Owned Subsidiary	-	0.09

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.03	0.60
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	-	0.01
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	0.00	-
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	0.01	-
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	0.09	-
6	Guarantee Charges recovered			
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.15	-
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	1.50	-
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	0.06	-
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	5.11	-
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	0.10	-
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	0.16	-
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.24	-
7	Interest income received			
	FBD Real Grow Private Limited	Wholly Owned Subsidiary	0.00	0.09
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	1.54	-
	Arman Builders Private Limited	Wholly Owned Subsidiary	-	2.59
	Ayush Landcon Private Limited	Wholly Owned Subsidiary	-	1.08
	Savim Realtors Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	1.94	-
8	Land, development & other rights purchased			
	Kamini Builders and Promoters Private Limited	Wholly Owned Subsidiary	(0.57)	-
	Daksh Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	(0.31)
	Lavanya Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	(0.07)
	Sandeep Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	(0.02)
	Raveendee Colonisers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	(0.14)

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Sunview Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	(1.39)
	Dream Towers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	(1.43)
	Sandeep Landcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	(0.04)
	Garg and Goel Estate Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	(0.68)	-
	Savim Realtors Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	(0.25)	-
	Goel Isha Colonisers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	(1.00)	-
9	Land Purchase			
	Arman Builders Private Limited	Wholly Owned Subsidiary	-	4.98
	Ayush Landcon Private Limited	Wholly Owned Subsidiary	-	13.22
	Colors Real Estate Private Limited	Wholly Owned Subsidiary	-	4.52
	Sarthak Landcon Private Limited	Wholly Owned Subsidiary	-	12.54
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	3.53	-
10	Purchase of Property, Plant and Equipment			
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	-	0.02
	Jagdamba Contractors and Builders Limited	Wholly Owned Subsidiary	-	1.97
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.02	0.02
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	-	0.00
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.03	-
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	-	0.06
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	0.11	0.49
	Hartal Builders and Developers Private Limited	Other Subsidiary	-	0.00
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	0.00	-
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.16	0.07
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	0.05	-

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
11	Building material purchases			
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	0.01	0.04
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	0.01	0.02
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.19	0.05
	Jagdamba Contractors and Builders Limited	Wholly Owned Subsidiary	-	0.00
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	-	0.02
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	-	0.00
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	0.01	-
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.11	0.10
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	0.34	-
	Omaxe Buildwell Limited	Wholly Owned Subsidiary	0.01	0.04
	FBD Real Grow Private Limited	Wholly Owned Subsidiary	0.01	-
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.05	0.02
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	-	0.05
	Omaxe India Trade Centre Private Limited	Step Wholly Owned Subsidiary	0.04	0.00
12	Guarantee Charges paid			
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	0.19	-
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.88	-
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.32	-
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	0.52	-
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	0.00	-
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	0.17	-
	Dream Home Developers Private Limited	Fellow Subsidiary	0.40	-
13	Interest on Preference Shares			
	Guild Builders Private Limited	Holding Company	19.79	16.98
14	Interest Cost			
	Be Together Developers Private Limited	Wholly Owned Subsidiary	1.67	-
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	-	0.36
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	-	0.26
15	Remuneration			
	Rohtas Goel	Chairman & Non-Executive Director	6.00	4.80
	Mohit Goel	Managing Director	3.96	2.28
	Vinit Goyal	Whole Time Director	0.55	0.50
	Atul Banshal	Director Finance	1.21	1.21
	Manoj Kumar Dua	Chief Financial Officer	0.77	0.77
	Vikas Khandelwal	Company Secretary	-	0.52
	Deshabandhu Rajesh Srikanta	Company Secretary	0.68	0.24

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Jatin Goel	Relatives of key managerial personnel	3.24	1.90
16	Royalty paid			
	Rohtas Goel	Chairman & Non-Executive Direct	0.50	1.00
17	Directors sitting fees			
	Gurnam Singh	Independent Director	-	0.06
	Binitha Manohar Dalal	Independent Director	0.04	-
	Shridhar Rao	Independent Director	0.03	0.07
	Nishal Jain	Independent Director	0.05	0.06
	Aroon Kumar Aggarwal	Independent Director	0.05	0.02
18	Dividend paid			
	Guild Builders Private Limited	Holding Company	-	0.25
19	Lease rent paid			
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.00	0.00
	Hansa Properties Private Limited	Fellow Subsidiary	0.34	0.34
	Buildwell Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.34	0.38
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.04	0.34
20	Donation Paid			
	Omaxe Foundation (Regd.)	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.24
21	Share of Customer advance as per revenue share agreement			
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	39.22	69.90
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	0.01	(0.67)
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.04	(0.03)
	Arman Builders Private Limited	Wholly Owned Subsidiary	3.30	-
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	0.00	(0.00)
	Arjit Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.38	-
22	Reimbursement of Bank Guarantee Commission			
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.54	0.55
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	0.10	0.19
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.01	0.01

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.03	0.00
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	0.11	0.11
	Milestone Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.07
23	Investments Made			
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Be Together Developers Private Limited	Wholly Owned Subsidiary	0.01	-
	Khushiyaon Ka Ghar Private Limited	Wholly Owned Subsidiary	0.22	-
	Radhika Buildwell Private Limited	Wholly Owned Subsidiary	0.29	-
	Nexten Township Private Limited	Wholly Owned Subsidiary	0.01	-
	Nexten Cityspace Realty Private Limited	Wholly Owned Subsidiary	0.01	-
	Omaxe Capital Development Private Limited	Wholly Owned Subsidiary	0.01	-
	Be Together Infra Projects Private Limited	Associate Company	-	0.00
	Omaxe Be Together Ghaziabad Busport Private Limited	Associate Company	-	0.00
	Omaxe Be Together Kaushambi Busport Private Limited	Associate Company	-	0.00
	Omaxe Be Together Lucknow Busport Private Limited	Associate Company	-	0.00
	Omaxe Be Together Prayagraj Busport Private Limited	Associate Company	-	0.00
24	Sale of Investments			
	Investment sale of Ekansh Buildtech Private Limited to Omaxe New Amritsar Developers Private Limited	Wholly Owned Subsidiary	-	0.05
	Investment sale to Kavya Buildtech Private Limited to Omaxe New Amritsar Developers Private Limited	Wholly Owned Subsidiary	-	0.05
	Investment sale to Omaxe Housing and Infrastructure Limited to Omaxe New Amritsar Developers Private Limited	Wholly Owned Subsidiary	-	0.05
	Investment sale of Omaxe Infotech City Developers Limited to Omaxe New Amritsar Developers Private Limited	Wholly Owned Subsidiary	-	0.05
25	Advance Paid			
	Guild Builders Private Limited	Holding Company	1.54	6.63
	Dream Home Developers Private Limited	Fellow Subsidiary	-	0.00
	Anjaniputra Builders Private Limited	Wholly Owned Subsidiary	0.03	0.05
	Aadhira Developers Private Limited	Wholly Owned Subsidiary	-	0.00
	Arman Builders Private Limited	Wholly Owned Subsidiary	15.94	0.36

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Ayush Landcon Private Limited	Wholly Owned Subsidiary	27.17	0.48
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	6.69	1.87
	Hamara Ghar Constructions and Developers Private Limited	Wholly Owned Subsidiary	0.01	-
	Landlord Developers Private Limited	Wholly Owned Subsidiary	0.30	-
	Chapal Buildhome Private Limited	Wholly Owned Subsidiary	-	0.44
	Colors Real Estate Private Limited	Wholly Owned Subsidiary	3.10	4.98
	Jagdamba Contractors and Builders Limited	Wholly Owned Subsidiary	2.90	2.62
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	63.21	17.72
	Monarch Villas Private Limited	Wholly Owned Subsidiary	-	0.06
	MR Real Estate Private Limited	Wholly Owned Subsidiary	10.20	52.47
	Zodiac Housing & Infrastructure Private Limited	Wholly Owned Subsidiary	-	0.07
	Omaxe Power Private Limited	Wholly Owned Subsidiary	-	0.00
	Nexten (I) Growth Private Limited	Wholly Owned Subsidiary	0.01	-
	Nexten Infra Growth Private Limited	Wholly Owned Subsidiary	0.01	-
	Nexten Real Growth Private Limited	Wholly Owned Subsidiary	0.01	-
	Nexten Super Growth Private Limited	Wholly Owned Subsidiary	0.01	-
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	78.69	2.11
	Omaxe Buildwell Limited	Wholly Owned Subsidiary	18.34	8.93
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	41.48	13.42
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	21.50	175.10
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	21.87	111.32
	Omaxe Housing & Infrastructure Limited	Wholly Owned Subsidiary	-	5.01
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	13.34	-
	Omaxe Indore Developers Limited	Wholly Owned Subsidiary	27.10	27.48
	Omaxe Infrastructure Limited	Wholly Owned Subsidiary	0.40	0.25
	Omaxe International Bazaar Private Limited	Wholly Owned Subsidiary	0.02	0.02
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	92.16	90.61
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	4.34	31.81
	Omtech Infrastructure & Construction Limited	Wholly Owned Subsidiary	1.11	0.18
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.02	0.02
	Sarva Buildtech Private Limited	Wholly Owned Subsidiary	-	0.11
	Shikhar Landcon Private Limited	Wholly Owned Subsidiary	0.00	-
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	24.71	17.31
	Aradhya Real Estate Private Limited	Wholly Owned Subsidiary	21.33	99.56
	Omaxe New Amritsar Developers Private Limited	Wholly Owned Subsidiary	11.67	18.98
	JRS Projects Private Limited	Wholly Owned Subsidiary	3.41	6.21

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Kamini Builders and Promoters Private Limited	Wholly Owned Subsidiary	0.79	0.00
	Kashish Buildtech Private Limited	Wholly Owned Subsidiary	0.63	-
	Sri Balaji Green Heights Private Limited	Wholly Owned Subsidiary	-	0.02
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	83.29	125.10
	PP Devcon Private Limited	Wholly Owned Subsidiary	-	0.75
	FBD Real Grow Private Limited	Wholly Owned Subsidiary	1.18	0.09
	Salvatore Infra Buildtech Limited	Step Wholly Owned Subsidiary	4.12	8.41
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	1.55	0.39
	Estatelance Real Estate Private Limited	Step Wholly Owned Subsidiary	-	0.01
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	7.46	6.44
	Satvik Hitech Builders Private Limited	Step Wholly Owned Subsidiary	-	0.06
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	4.53	1.81
	Omaxe India Trade Centre Private Limited	Step Wholly Owned Subsidiary	65.23	82.14
	Reliable Manpower Solutions Limited	Step Subsidiary	-	0.01
	Rivaj Infratech Private Limited	Other Subsidiary	-	0.02
	Hartal Builders and Developers Private Limited	Other Subsidiary	6.35	5.07
	Omaxe Be Together Project developers Private Limited	Step Wholly Owned Subsidiary	5.11	-
	Secure Properties Private Limited	Step Wholly Owned Subsidiary	0.82	-
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Secure Properties Private Limited	Associate Company	-	0.50
	Omaxe Be Together Ghaziabad Busport Private Limited	Associate Company	-	1.58
	Omaxe Be Together Lucknow Busport Private Limited	Associate Company	-	7.25
	Omaxe Be Together Prayagraj Busport Private Limited	Associate Company	-	4.41
	Omaxe Be Together Kaushambi Busport Private Limited	Associate Company	-	12.92
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	KSONS Buildwell LLP	Other Subsidiary	0.14	-
	Dinkar Realcon Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Oh-Max Entertainment Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.00
	Bharatbhoomi Township Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.00

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Omaxe Global Trading Corporation Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.40
	Advaita Properties Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.02
	Anant Realcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.21	-
	Arjit Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.09	4.41
	Daksh Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.04	0.31
	Dream Towers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.17	1.43
	Sunview Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	1.39
	Lavanya Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.07
	Mihir Buildwell Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.03	0.42
	Subodh Buildwell Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	3.30
	Bhavesb Buildcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.05
	Sandeep Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.02
	Raveendee Colonisers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.14

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Sandeep Landcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.01	0.04
	Stronghold Properties Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.32
	Garg and Goel Estate Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.68	-
	Praveen Buildcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.01	-
	Savim Realtors Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.48	-
	Goel Isha Colonisers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	1.00	-
26	Advances received/refund			
	Guild Builders Private Limited	Holding Company	11.64	6.37
	Arman Builders Private Limited	Wholly Owned Subsidiary	13.62	9.34
	Aadhira Developers Private Limited	Wholly Owned Subsidiary	-	0.00
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	0.13	0.45
	Ayush Landcon Private Limited	Wholly Owned Subsidiary	26.65	12.36
	Colors Real Estate Private Limited	Wholly Owned Subsidiary	3.50	4.88
	Kamini Builders and Promoters Private Limited	Wholly Owned Subsidiary	-	0.00
	Rivaj Infratech Private Limited	Other Subsidiary	-	0.00
	Shikhar Landcon Private Limited	Wholly Owned Subsidiary	0.00	0.15
	Jagdamba Contractors and Builders Limited	Wholly Owned Subsidiary	2.97	0.56
	Kashish Buildtech Private Limited	Wholly Owned Subsidiary	0.00	0.16
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	1.05	1.20
	MR Real Estate Private Limited	Wholly Owned Subsidiary	1.13	-
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	7.08	4.84
	Omaxe Buildwell Limited	Wholly Owned Subsidiary	5.44	2.98
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	35.54	6.55
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	29.07	134.33
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	21.33	138.29
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	1.39	12.85
	Omaxe Indore Developers Limited	Wholly Owned Subsidiary	121.15	293.58

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Omaxe Infrastructure Limited	Wholly Owned Subsidiary	0.40	0.01
	Omaxe International Bazaar Private Limited	Wholly Owned Subsidiary	-	0.00
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	390.96	218.73
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	5.23	46.29
	Sarthak Landcon Private Limited	Wholly Owned Subsidiary	-	20.71
	Zodiac Housing & Infrastructure Private Limited	Wholly Owned Subsidiary	-	0.07
	Aradhya Real Estate Private Limited	Wholly Owned Subsidiary	5.25	13.53
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.04	0.02
	Omtech Infrastructure & Construction Limited	Wholly Owned Subsidiary	0.05	0.50
	Omaxe New Amritsar Developers Private Limited	Wholly Owned Subsidiary	3.68	2.54
	Omaxe Power Private Limited	Wholly Owned Subsidiary	-	0.00
	JRS Projects Private Limited	Wholly Owned Subsidiary	1.51	0.64
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	75.33	0.23
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	146.77	209.98
	PP Devcon Private Limited	Wholly Owned Subsidiary	0.15	0.15
	FBD Real Grow Private Limited	Wholly Owned Subsidiary	1.18	0.09
	Anjaniputra Builders Private Limited	Wholly Owned Subsidiary	0.10	-
	Chapal Buildhome Private Limited	Wholly Owned Subsidiary	8.41	-
	Dinkar Realcon Private Limited	Wholly Owned Subsidiary	0.00	-
	Landlord Developers Private Limited	Wholly Owned Subsidiary	8.55	-
	Be Together Developers Private Limited	Wholly Owned Subsidiary	2.67	-
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	0.47	0.03
	Salvatore Infra Buildtech Limited	Step Wholly Owned Subsidiary	4.12	8.41
	Satvik Hitech Builders Private Limited	Step Wholly Owned Subsidiary	-	0.16
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	1.50	0.39
	Estatelance Real Estate Private Limited	Step Wholly Owned Subsidiary	-	0.01
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	2.84	3.59
	Omaxe India Trade Centre Private Limited	Step Wholly Owned Subsidiary	5.82	20.91
	Reliable Manpower Solutions Limited	Step Subsidiary	0.04	0.00
	Hartal Builders and Developers Private Limited	Other Subsidiary	22.24	41.07
	Shine Grow New Faridabad LLP	Other Subsidiary	0.28	0.27
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Ksons Buildwell LLP	Other Subsidiary	0.00	-
	Dream Home Developers Private Limited	Fellow Subsidiary	0.02	-

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Omaxe Be Together Project Developers Private Limited	Associate Company	-	13.24
	Dream Towers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	1.22	2.07
	Daksh Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.13	0.33
	Istuti Realcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	1.15
	Kalp Buildtech Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	19.15
	Sunview Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	1.38
	Stepping Stone Buildhome Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.10
	Apoorva Infrabuild Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.06	-
	Sandeep Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.30
	Balesh Technobuild Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.06
	Lavanya Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.22	0.07
	Raveendee Colonisers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.01
	Sandeep Landcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.10

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Advaita Properties Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.02	-
	Arjit Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.38	-
	Garg and Goel Estate Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.92	-
	Goel Isha Colonisers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	1.00	-
	Oh-Max Entertainment Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.00
	Blossom Buildhome Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.00
	Ksons Buildwell LLP	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.14
	Bharatbhoomi Township Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.01	-
27	Loan received			
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	75.96	-
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	44.79	-
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	3.15	-
	Be Together Developers Private Limited	Wholly Owned Subsidiary	50.55	-
	RPS Suncity Promoters & Developers Private Limited	Step Wholly Owned Subsidiary	15.92	-
28	Loan paid			
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	167.07	-
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	277.41	-
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	34.89	-
	Be Together Developers Private Limited	Wholly Owned Subsidiary	1.79	-
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	8.16	-
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	16.30	-
	Omaxe Be Together Prayagraj Busport Private Limited	Step Wholly Owned Subsidiary	2.64	-

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Omaxe Be Together Kaushambi Busport Private Limited	Step Wholly Owned Subsidiary	0.04	-
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	1.05	-
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	6.09	-
	Parshwa Veer Builders and Developers Private Limited	Wholly Owned Subsidiary	0.02	-
	RPS Suncity Promoters & Developers Private Limited	Step Wholly Owned Subsidiary	17.07	-
29	Bank guarantees matured			
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	-	0.03
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	10.78	2.77
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	0.80	-
30	Corporate guarantees given			
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	12.00	-
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	211.28	-
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	-	76.45
B	Closing Balances		As at 31 March 2025	As at 31 March 2024
1	Trade receivable			
	Oasis Township Private Limited	Wholly Owned Subsidiary	0.14	0.14
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	-	0.03
	Jagdamba Contractors and Builders Limited	Wholly Owned Subsidiary	-	0.07
	Apoorva Infrabuild Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.06
	Anant Realcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.17	-
	Kanak Build Home Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.09	-
	Inesh Buildcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.16	-
2	Loans & advances recoverable			
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	144.84	81.30

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Hamara Ghar Construction and Developers Private Limited	Wholly Owned Subsidiary	0.05	0.04
	Landlord Developers Private Limited	Wholly Owned Subsidiary	-	6.21
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	6.60	-
	Omaxe Power Private Limited	Wholly Owned Subsidiary	0.14	0.14
	Omaxe International Bazaar Private Limited	Wholly Owned Subsidiary	2.54	2.52
	Rohtas Holdings (Gulf) Limited	Wholly Owned Subsidiary	-	0.01
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	-	288.87
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	165.42	82.20
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	359.16	327.68
	Navratan Techbuild Private Limited	Wholly Owned Subsidiary	1.34	1.34
	Anjaniputra Builders Private Limited	Wholly Owned Subsidiary	6.47	6.54
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	58.10	52.16
	Kashish Buildtech Private Limited	Wholly Owned Subsidiary	4.30	3.68
	Shikhar Landcon Private Limited	Wholly Owned Subsidiary	0.85	0.85
	Arman Builders Private Limited	Wholly Owned Subsidiary	23.49	24.48
	Ayush Landcon Private Limited	Wholly Owned Subsidiary	1.19	0.67
	Omtech Infrastructure and Construction Limited	Wholly Owned Subsidiary	66.21	65.15
	Silver Peak Township Private Limited	Wholly Owned Subsidiary	6.20	6.20
	Satvik Hitech Builders Private Limited	Wholly Owned Subsidiary	1.10	1.10
	Dhanu Real Estate Private Limited	Wholly Owned Subsidiary	3.68	3.68
	Aradhya Real Estate Private Limited	Wholly Owned Subsidiary	154.97	138.89
	Sarva Buildtech Private Limited	Wholly Owned Subsidiary	4.72	4.72
	Nexten Infra Private Limited	Wholly Owned Subsidiary	7.18	7.18
	Nexten (I) Growth Private Limited	Wholly Owned Subsidiary	7.19	7.18
	Sarthak Landcon Private Limited	Wholly Owned Subsidiary	12.74	12.74
	Chapal Buildhome Private Limited	Wholly Owned Subsidiary	0.03	8.44
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	257.99	24.81
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	11.98	0.04
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	45.98	-
	Omaxe Buildwell Limited	Wholly Owned Subsidiary	29.56	16.65
	Nexten Real Growth Private Limited	Wholly Owned Subsidiary	0.02	0.01
	Nexten Infra Growth Private Limited	Wholly Owned Subsidiary	0.02	0.01
	Nexten Super Growth Private Limited	Wholly Owned Subsidiary	0.01	-
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	-	22.81
	Colors Real Estate Private Limited	Wholly Owned Subsidiary	0.13	0.54
	Omaxe Infrastructure Limited	Wholly Owned Subsidiary	-	0.00
	Sri Balaji Green Heights Private Limited	Wholly Owned Subsidiary	3.18	3.18
	PP Devcon Private Limited	Wholly Owned Subsidiary	16.57	16.72
	MR Real Estate Private Limited	Wholly Owned Subsidiary	80.03	70.96
	Omaxe New Amritsar Developers Private Limited	Wholly Owned Subsidiary	42.05	34.06
	JRS Projects Private Limited	Wholly Owned Subsidiary	7.48	5.57

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Be Together Developers Private Limited	Wholly Owned Subsidiary	0.01	-
	Kamini Builders and Promoters Private Limited	Wholly Owned Subsidiary	0.41	-
	Parshwa Veer Builders and Developers Private Limited	Wholly Owned Subsidiary	2.07	-
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	0.05	-
	RPS Suncity Promoters & Developers Private Limited	Step Wholly Owned Subsidiary	1.16	-
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	11.22	4.23
	Omaxe India Trade Centre Private Limited	Step Wholly Owned Subsidiary	256.44	197.03
	Reliable Manpower Solution Limited	Step Subsidiary	-	0.04
	Shine Grow New Faridabad LLP	Other Subsidiary	2.03	2.31
	Giant Dragon Mart Private Limited	Other Subsidiary	0.71	0.71
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	9.73	-
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	23.55	-
	Omaxe Be Together Prayagraj Busport Private Limited	Step Wholly Owned Subsidiary	7.05	-
	Omaxe Be Together Kaushambi Busport Private Limited	Step Wholly Owned Subsidiary	12.95	-
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	1.05	-
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	6.09	-
	Secure Properties Private Limited	Step Wholly Owned Subsidiary	1.32	-
	Omaxe Be Together Ghaziabad Busport Private Limited	Associate Company	-	1.57
	Omaxe Be Together Lucknow Busport Private Limited	Associate Company	-	7.25
	Omaxe Be Together Prayagraj Busport Private Limited	Associate Company	-	4.41
	Omaxe Be Together Kaushambi Busport Private Limited	Associate Company	-	12.92
	Secure Properties Private Limited	Associate Company	-	0.50
	Bharatbhoomi Township Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.00
	Garg and Goel Estate Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.02
	Omaxe Affordable Homes Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.03	0.03

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Agastaya Properties Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.01	0.01
	Cress Propbuild Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	1.83	1.83
	Milestone Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.16	0.17
	Advaita Properties Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.02
	Mihir Buildwell Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.03	-
3	Trade payables			
	Jagdamba Contractors and Builders Limited	Wholly Owned Subsidiary	-	2.73
	Dream Home Developers Private Limited	Fellow Subsidiary	0.25	-
4	Advances/balance outstanding			
	Guild Builders Private Limited	Holding Company	22.00	11.91
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.17	0.50
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.01	0.00
	Landlord Developers Private Limited	Wholly Owned Subsidiary	2.04	-
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	-	25.62
	Kamini Builders and Promoters Private Limited	Wholly Owned Subsidiary	-	0.38
	Monarch Villas Private Limited	Wholly Owned Subsidiary	-	-
	S N Realtors Private Limited	Wholly Owned Subsidiary	-	-
	Omaxe Indore Developers Limited	Wholly Owned Subsidiary	352.52	258.46
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	9.93	-
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	27.81	-
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	0.63	-
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	152.87	89.39
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	0.13	1.83
	Omaxe Be Together Project Developers Private Limited	Step Wholly Owned Subsidiary	13.24	
	Hartal Builders and Developers Private Limited	Other Subsidiary	47.65	31.77
	Rivaj Infratech Private Limited	Other Subsidiary	11.10	11.10
	Omaxe Be Together Project Developers Private Limited	Associate Company	-	13.24

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Ksons Buildwell LLP	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.14
	Be Together Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	2.43
	Rohtas Goel	Chairman & Non-Executive Director	0.55	0.89
	Mohit Goel	Managing Director	0.23	0.15
	Atul Banshal	Director Finance	0.10	0.08
	Vinit Goyal	Whole Time Director	0.04	0.03
	Manoj Kumar Dua	Chief Financial Officer	0.05	0.06
	Deshabandhu Rajesh Srikanta	Company Secretary	0.04	0.04
	Jatin Goel	Relatives of key managerial personnel	0.16	0.10
	Jai Bhagwan Goel	Relatives of key managerial personnel	0.12	0.12
	Nakul Techno-build Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.06	0.06
	Arjit Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.38	0.09
	Laldeep Realtors Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.05	0.05
	Naveenraj Realtors Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.77	0.76
	Parveen Buildcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.33	0.33
	Devgar Estate Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.20	0.20
	Krishan Kirpa Buildcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.06	0.06
	Savim Realtors Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.57	2.80

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
	Beautiful Landbase Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.06	0.06
	Starex Projects Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	2.66	2.66
	Sunview Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.06	0.06
	Lavanya Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.29	0.07
	Stronghold Properties Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.02
	Sandeep Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.19	0.19
	Sandeep Landcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.06	0.07
	Dream Towers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	1.67	0.62
	Daksh Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.10	0.02
	Stepping Stone Buildhome Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.10	0.10
	Garg and Goel Estate Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.22	-
5	Loans received outstanding			
	Guild Builders Private Limited	Holding Company	13.86	13.86
	Be Together Developers Private Limited	Wholly Owned Subsidiary	48.76	-
	Sunil Goel	Relatives of key managerial personnel	0.02	0.02
6	Preference share capital balance outstanding			
	Guild Builders Private Limited	Holding Company	136.27	116.48

S. No.	Particulars	Relationship	Year Ended March-2025	Year Ended March-2024
7	Lease Security Payable			
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	-	0.00
8	Bank guarantees			
	Omaxe Forest SPA and Hills Developers Limited	Wholly Owned Subsidiary	6.86	6.86
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	0.01	0.01
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.57	0.57
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	22.28	22.28
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.02	10.80
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	5.05	5.05
	S.N. Realtors Private Limited	Step Wholly Owned Subsidiary	1.26	2.06
9	Corporate guarantees (Amount outstanding in respect of corporate guarantees given along with related parties on account of loan availed by subsidiary companies)			
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	312.05	100.77
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	42.04	76.45
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	10.22	43.69
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	6.14	6.14
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	32.00	20.00
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	154.42	331.32

Note 56: Additional Regulatory Information/disclosure (to the extent applicable to the Company)

Note 56.1 Detail of Title deeds of Immovable Properties classified as Property Plant and Equipment not held in name of the Company

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Agra	52.78	Omaxe Housing & Developers Limited	Title deed is held by wholly owned subsidiary Company.	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Agra	12.81	Omaxe Infrastructure Limited	Title deed is held by wholly owned subsidiary Company	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Agra	26.46	Sumedha Builders Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Forest Faridabad	13.23	Lifestyle Township Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Forest Faridabad	11.31	Rocky Valley Resorts Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Machla	7.55	Prabal Developers Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.66	Arjit Builders Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	5.17	Vaibhav Technobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.03	Abhay Technobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	6.75	Swapnil Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Machla	7.28	Gaurang Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.39	Chetan Infrabuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.39	Girish Buildwell Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	9.37	Chirag Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.84	Bandhu Buildtech Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Machla	1.76	Vaibhav Technobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	3.98	Umang Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	5.95	Snehal Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.84	Gurmeet Builders Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	8.40	Shashank Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Machla	6.05	Tushar Landcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	6.84	Sentinent Propereties Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	4.96	Bali Buildtech Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.27	Chaitnya Realcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	5.18	Hina Technobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Machla	6.03	Taru Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	1.55	Snehlal Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	3.36	Shardul Builders Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	5.04	Chapal Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	2.35	Vaman Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Mehrauli	3.00	Aashna Realcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Sec-86	30.14	Spike Developers Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Sec-86	11.67	Oasis Township Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Sec-86	3.75	Indersen Developers Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	2.29	Anant Realcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Allahabad	2.41	Apoorva Infrabuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	2.24	Aric Infrabuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	6.33	Beautiful Landbse Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	5.45	Bhavesh Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	1.03	Geet Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Allahabad	5.27	Inesh Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	3.90	Kanak Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	0.56	Mihir Buildwell Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	2.86	Nakul Technobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	12.22	Shalin Buildwell Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Allahabad	9.56	Shreyash Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	1.17	Stronghold Properties Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	1.90	Balesh Tecnobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	1.77	Chander Bhan S/o. Patram Jatav	Title deed is held in the name of others	1-Apr-2015	Property is acquired in name of individual due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	0.35	Ghanshyam S/o. Bansi Lal	Title deed is held in the name of others	1-Apr-2015	Property is acquired in name of individual due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */ director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Allahabad	3.65	Radhey Shyam S/o. Bansilal	Title deed is held in the name of others	1-Apr-2015	Property is acquired in name of individual due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	1.79	Satish Kumar S/o. Kishan Singh	Title deed is held in the name of others	1-Apr-2015	Property is acquired in name of individual due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	0.47	Sube Singh S/o. Loharay Ram	Title deed is held in the name of others	1-Apr-2015	Property is acquired in name of individual due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Note 56.2 Enquiry under Prohibition of Benami Property Transactions Act, 1988

During the FY 2023-24, the Company was in receipt of notice as Benamidar under section 26(1) and 26(3) of The Prohibition of Benami Properties Transaction Act, 1988 for hearing before the adjudicating authority in relation to a reference made to the adjudicating authority under section 24(5) of Prohibition of Benami Properties Transaction Act, 1988 as amended by Benami transactions (Prohibition) Amendment Act 2016. The details as required under Schedule III are as under:-

S. No.	Particulars	Remarks
1	Details of Property	Vehicle-2 Cars
2	Year of Acquisition	2014/2018
3	Acquisition Amount	Rs. 155.38 Lac
4	Details of Beneficiaries	Deepak Khandelwal
5	If property is in the books, then reference to the item in the Balance Sheet.	First Car is part of Vehicles under Note no. 1 - Property Plant and Equipment to the Financial Statements.
6	If property is not in the books, then the fact shall be stated with reasons	Second Car was part of Property, Plant and Equipment till FY 2021-22 and thereafter sold in FY 2022-23.

This matter has been decided by adjudicating authority in the favour of the company vide order dated 24.12.2024 and the attachment has been revoked.

However, the department has moved an appeal before appellate tribunal against the order of adjudicating authority and the same is pending as on date.

Note 56.3 Disclosure on relationship with Struck off Company

During the year the Company do not have any relationship with companies strike off under section 248 of Companies Act, 2013 except as under:-

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as at 31-Mar-2025 (Rupees in crore)	Balance outstanding as at 31-Mar-2024 (Rupees in crore)	Relationship with the struck off company	Remarks
Febrinox Arc Private Limited	Advance against goods/services	-	0.70	Vendor	Amount Written off

Note 56.4: The Company has complied with the number of layers prescribed under Companies Act 2013.

Note 56.5: The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.

Note 56.6: There is no income surrendered or disclosed as income during current or previous year in the tax assessment under the Income Tax Act 1961 that has not been recorded in books of accounts.

Note 56.7: The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

Note 56.8: The Company has not revalued its Property, Plant and Equipment or intangible assets or both during the current or previous year.

Note 56.9: Ratios

Ratio	Numerator	Denominator	31 March 2025	31 March 2024	Change in Ratio in current year as compared to preceding year	Reasons for changes in ratio by more than 25% as compared to preceding year
Current Ratio	Total current assets	Total current liabilities	0.91	0.95	-4%	
Debt Equity Ratio	Total Debt	Total equity (Excluding equity component of compounded Financial instruments)	0.56	0.32	75%	Increase in Loss resulted in increase in Ratio
Debt Service Coverage Ratio	Earning for Debt Service = Net Profit after taxes + Non-cash operating expenses + Finance cost (excluding interest on lease liability) + Other non-cash adjustments	Debt service = Interest payments + Principal repayments	-0.32	0.01	-3300%	Increase in Loss resulted in Decrease in ratio

Ratio	Numerator	Denominator	31 March 2025	31 March 2024	Change in Ratio in current year as compared to preceding year	Reasons for changes in ratio by more than 25% as compared to preceding year
Return On Equity Ratio (in %)	Profit for the year less Preference dividend (if any	Average total equity (Excluding equity component of compounded Financial instruments)	-40%	-20%	106%	Increase in Loss resulted in Decrease in ratio
Inventory Turnover Ratio (in times)	Cost of sale	Average Inventory	0.18	0.28	-36%	Decrease in cost of sale
Trade Receivable turnover ratio (in times)	Revenue from operations	Average trade receivables	1.75	2.88	-39%	Decline in Trade receivable turnover ratio is because of decrease in revenue from operatin.
Trade payables turnover ratio (in times)	Cost of land Building material and construction cost	Average trade payables	0.76	0.79	-4%	
Net Capital turnover ratio(in times)	Revenue from operations	Working capital (i.e. Total current assets less Total current liabilities)	(0.78)	(2.82)	-72%	Revenue from opration has decreased and decrease in working capital resulted in increase in the ratio
Net Profit ratio	Profit for the year	Revenue from operation	-56%	-20%	180%	The Change in ratio is due to decrease in revenue from operation and increase in loss of the company during the year
Return on Capital Employed	Profit before tax and finance costs	Capital employed = Net worth+ Borrowing+ Deferred tax liabilities	-9%	-6%	50%	Increase in ratio due to increase in loss during the year

Note 57: Advances given to others includes advances given against Land acquisition, goods / services / acquisition of development right to Vendors related parties and security deposits takes substantial period of time to conclude. These advances / securities deposits given in the opinion of management are in accordance with normal trade practices in Real Estate Business and are not loans or advances in the nature of loans, hence classified accordingly.

Note 58: Standards issued and amended but not effective

The Ministry of Corporate Affairs (MCA) notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. MCA has not notified any new standards or amendments to the existing standards applicable to the Company subsequent to 31st March 2025.

Note 59:

- (a) No funds have been advanced/loaned/invested (from borrowed fund or from share premium or from any other sources/ kind of fund) by the company to any other person(s) or entity (ies), including foreign entities(intermediaries), with the understanding (whether recorded in writing or otherwise) that the intermediary shall (i) directly or indirectly lend or invest in other person or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or (ii) provide any guarantee, security or like to or on behalf of the Ultimate Beneficiaries.
- (b) 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 (i) 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 (ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Note 60: The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. Certain sections of the Code came into effect on 3 May 2023. However, the final rules/interpretation have not yet been issued. Based on a preliminary assessment, the Company believes the impact of the change will not be significant.

Note 61: The Company has used an accounting software for maintaining its books of account for the year ended 31st March 2025 which have feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further audit trail feature has been preserved by the company as per the statutory requirements for record retention.

Note 62: The previous year figures have been regrouped/reclassified, wherever necessary, to make them comparable with current year figures.

The notes referred to above form an integral part of standalone financial statements.

As per our audit report of even date attached

For and on behalf of

For and on behalf of Board of Directors

B S D & Co.

Chartered Accountants
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Place: New Delhi
Date: 28 May, 2025

Sd/-
Manoj Kumar Dua
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992



CONSOLIDATED FINANCIAL STATEMENTS

INDEPENDENT AUDITORS' REPORT

To
The Members of Omaxe Limited
Report on the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of **Omaxe Limited** ("the Holding Company"), its subsidiaries, limited liability partnership (collectively referred to as "the Group") and its associates comprising of the Consolidated Balance Sheet as at 31st March 2025, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flow for the year then ended, and Notes to Consolidated Financial Statements including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "The consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at 31st March 2025, of its consolidated loss and other comprehensive income, consolidated changes in equity and consolidated cash flows for the year then ended.

Basis for Opinion

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group and of its associates in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are

relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained along with the consideration of unaudited management certified financial statements referred to in "Other Matters" is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Emphasis of Matters

We draw attention to note 45, 46 and 47 to the consolidated financial statements:

- a) In the financial year ended 31st March 2022, search was initiated against the Company and few subsidiaries / group companies under section 132 of the Income Tax Act, 1961 and pursuant to that the Company had received Income Tax Demand(s) pertaining to Assessment Years from 2014-15 to 2022-23 under section 147/143(3) of Income Tax Act, 1961. The Company and few subsidiaries / group companies have filed Appeals before Appellate Authority within the timelines as allowed under the Act. Based on the decision of various appellate authorities, interpretation of relevant provision of the Income Tax Act, 1961 and on the basis of opinion from independent tax expert that the demands so raised will not be sustained on completion of the appellate proceedings. Accordingly, pending the decision by the appellate authorities, no provision of any potential liability has been made in the Financial Statements.
- b) The Holding Company had received an Award dated 31.05.2024 with respect to its Township Project situated in Patiala, Punjab namely "Omaxe City, Patiala", whereby the Majority Bench of the Arbitral Tribunal directed the Company to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park and declared that PUDA was entitled to forfeit 20% of the revenue share. i.e. 53 Crore (kept in Escrow Account) along with interest accrued thereon w.e.f. 08.08.2018 among other directions. The Management of the Company offered to surrender the 60 Acre land earmarked for development of IT & Bio

Tech Park back to PUDA as its development was not viable at its current location. Accordingly, provision for impairment of inventory of 60 acres land amounting to Rs. 28.55 crore has been made in the financial statements during the quarter ended June 30, 2024 and grouped in changes in inventories of finished stock & projects in progress. However, regarding forfeiture of 20% of revenue share amounting to Rs. 53 crore and interest thereon, the Company has filed an appeal against the Award. Based on the opinion of an independent expert on this matter, the management of the company is of the opinion that the forfeiture of revenue share will not be sustained in the court. Accordingly, pending decision by the appellate authorities, no provision of any potential liability towards forfeiture of revenue share has been made in the financial statements.

- c) The Holding Company had received an Order dated July 30, 2024 from SEBI under section 11, 11B of SEBI Act, 1992 covering the period from 2018-19, 2019-20 and 2020-21, against which company had filed an appeal

with the Securities Appellate Tribunal (SAT) and SAT vide order dated October 01, 2024 had granted stay on directions at para 41 (i) of SEBI order dated July 30, 2024 relating to restricting company and others from accessing securities market and to deal in securities, enabling the company to raise capital and continue all business activities as usual without any restriction. The proceeding with SAT is undergoing and in the opinion of the management of the Company, the said order has no impact on the financial results of the Company.

Key Audit Matters

Key audit matters ("KAM") are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to our emphasis of matters, we have determined the matters described below to be the key audit matters to be communicated in our report.

Description of key Audit Matters

Sr. No.	Key Audit Matters	How that matter was addressed in our audit report
1	<u>Revenue recognition</u> The Group applies Ind AS 115 "Revenue from contracts with customers" for recognition of revenue from real estate projects, which is being recognized at a point in time upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the company expects to receive in exchange for such booking. Considering application of Ind AS 115 involves certain key judgment's relating to identification of contracts with customer, identification of separate performance obligation in the contract, satisfaction of performance obligations, determination of transaction price, allocation of transaction price to the performance obligations and recognition of the revenue when the company satisfies the performance obligation. Refer note 32 to the Consolidated Financial Statements	Our audit procedure on revenue recognition from real estate projects included: Selecting sample to identify contracts with customers, identifying separate performance obligation in the contracts, determination of transaction price and allocating the transaction price to separate performance obligation. On selected samples, we tested that the revenue recognition is in accordance with accounting standards by i) Reading, analyzing, and identifying the distinct performance obligations in real estate projects. ii) Comparing distinct performance obligations with those identified and recorded. iii) Reading terms of agreement to determine transaction price including variable consideration to verify transaction price used to recognize revenue. iv) Performing analytical procedures to verify reasonableness of revenue accounted by the Company.

Sr. No.	Key Audit Matters	How that matter was addressed in our audit report
2	<u>Pending Income Tax cases</u> The Group has various tax litigations/matters that are pending before tax authorities involving tax demands. The Group assesses such litigations/matters on a periodic basis. For the tax litigations/matters referred to in note 42, 44 and 45 to the consolidated financial statements significant management judgement is required in assessing the exposure due to the inherent uncertainties as to likely outcome, and due to the nature and timeframe involved, taxation exposures are identified as a key audit matter.	Our audit procedures included, among others: i) We obtained an understanding of the Group's process to identify claims, litigations and contingencies. ii) We obtained a list of tax litigations/matters from the Group and performed inquiries with the management, as to their likely outcome, financial impact and repetitiveness and obtained management representation thereon. iii) We examined evidence to corroborate management's assessment of the risk profile in respect of these matters including reading the Group's submissions to relevant authorities and orders received in this regard. iv) In relation to the material tax litigations/matters, Group involved independent tax expert, as appropriate, to perform an independent assessment of the conclusions reached by management. v) We read the disclosures in the consolidated financial statements to assess if they reflect the key facts and circumstances of the underlying tax exposures.
3	<u>Liability for Non-performance of real estate agreements/ civil law suits against the Group</u> The Group may be liable to pay damages/ interest for specific non- performance of certain real estate agreements, civil cases preferred against the Group for specific performance of the land agreement, the liability on account of these, if any has been disclosed as contingent liability. However, the amount is not quantifiable. Refer note 42 to the Consolidated Financial Statements	We obtained details/ list of pending civil cases and reviewed on sample basis real estate agreements, to ascertain damages on account of non-performance of those agreements and discussed with the legal team of the Group to evaluate management position. We have been represented that owing to the nature of Contingency, the amount is not quantifiable.
4	<u>Inventories</u> The Group's inventories comprise mainly of projects under construction/development (projects-in-progress), completed real estate projects and land. The inventories are carried at lower of cost and net realizable value (NRV). NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the group based on net amount that it expects to realise from the sale of inventory in the ordinary course of business. NRV in respect of inventories under construction is assessed with reference to market prices (by referring to expected or recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The carrying value of inventories is a material part of the total assets of the group and involves significant estimates and judgments in assessment of NRV. Accordingly, it has been considered as key audit matter.	Our audit procedures to assess the net realizable value (NRV) of the inventories include the following: We had discussions with Management to understand Management's process and methodology to estimate NRV, including key assumptions used and we also verified project wise un-sold area and recent sale prices and estimated cost of construction to complete projects.

Sr. No.	Key Audit Matters	How that matter was addressed in our audit report
5	<u>Recognition and measurement of deferred tax assets</u> Under Ind AS, the Group is required to reassess recognition of deferred tax asset at each reporting date. The Group has deferred tax assets in respect of brought forward losses and other temporary differences, as set out in notes 7 and 40 to the Consolidated Financial Statements. The Group's deferred tax assets in respect of brought forward business losses are based on the projected profitability. This is determined on the basis of significant management judgement and estimation given that is based on assumptions such as the likely timing and level of Group's future taxable profits which are affected by expected future market and economic conditions. We have identified recognition of deferred tax assets as key audit matter because of the related complexity and subjectivity of the assessment process.	Our Audit procedures include: i) Obtained an understanding of the process and tested the control over recording of deferred tax and review of deferred tax at each reporting date ii) Evaluated management assumptions, used to determine the probability that deferred tax assets recognised in the balance sheet will be recovered through taxable income in future years, by handing over of major real estate projects. iii) Tested the computations of amount and tax rate used for recognition of deferred tax assets. iv) We have also focused on the adequacy of company's disclosure on deferred tax.

Information other than the Consolidated Financial Statements and Auditor's report thereon

The Holding Company's Management and Board of Directors are 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 consolidated financial statements and our auditor's report thereon. The other information is expected to be made available to us after the date of the audit report.

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

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

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

Management's Responsibilities for the Consolidated Financial Statements

The Holding Company's management and Board of Directors are responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group and of its associates in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) amendment Rules, 2016. The respective Board of Directors of the Companies included in the Group and of its associates are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and of its associates and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the

financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

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

The respective Board of Directors of the entities included in the Group and of its associates are responsible for overseeing the financial reporting process of the Group and of its associates.

Auditor's Responsibilities for the Audit of the Consolidated Financial statements

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material

misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company and subsidiary companies which are companies incorporated in India has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures 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 ability of the Group and its associates to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and of its associates of which we are the independent auditors and whose financial information we have audited, to express an opinion on the consolidated financial statements. We are responsible

for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditor. We remain solely responsible for our audit opinion.

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

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

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

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

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

Other Matters

- a) The consolidated financial results include the financial statements and other financial information in respect of 144 group companies, whose financial statements/ financial information reflects the total assets of Rs. 44.96 Crores as at 31st March 2025, total revenues (including other income) of Rs 6.51 Crores for the year ended 31st March 2025 and net cash flows amounting to Rs. 0.26 Crores for the year ended on that date, as considered in the Statement. These financial statements / financial information are unaudited and have been furnished to us by the management and our opinion on the statement, in so far as it relates to the amounts and disclosures included in respect of these group companies is based solely on such unaudited financial statements/ financial information as certified by the Management. In our opinion and according to information and explanations given to us by the Management, these financial statements/ financial information are not material to the group.
- b) The Consolidated financial results also includes the group's share of net profit/(loss) of Rs (0.00) crores for the year ended 31st March 2025, as considered in the consolidated financial results, in respect of 1 associate, whose financial statements/ financial information have not been audited by us. These financial statements/ financial are unaudited and have been furnished to us by the management and our opinion on the statement, in so far as it relates to the amounts and disclosures included in respect of this associate company is based solely on such unaudited financial statements/ financial information as certified by the Management. In our opinion and according to information and explanations given to us by the Management, these financial statements/ financial information are not material to the group.
- c) We did not audit the financial statements of 2 Subsidiary companies having Nil income/ Profit (Loss) being non-material in nature.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of above matters with respect to our reliance on financial statements as certified by the Management.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit we report that:

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
- b. In our opinion, proper books of account as required by law relating to the preparation of the aforesaid consolidated financial statements have been kept by the Company so far as it appears from our examination of those books.
- c. The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flow dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
- d. In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors of the Holding company and its subsidiaries which are companies incorporated in India as on 31st March, 2025 and taken on record by the Board of Directors of respective companies, none of the directors of the holding company and its subsidiaries which are companies incorporated in India is disqualified as on 31st March 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- f. With respect to the adequacy of the internal financial controls with reference to the financial statements of the Holding Company and its subsidiaries companies which are companies incorporated in India and the operating effectiveness of such controls, refer to our separate report in “Annexure-I”.
- g. With respect to the other matters to be included

in the Auditor's Report in accordance with the requirements of section 197(16) of the Act:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid to all the other directors is within the limits approved.

- h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i The consolidated financial statements disclose the impact of pending litigations as at 31st March 2025 on the consolidated financial position of the Group.
 - ii Provisions have been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
 - iii There are no amounts required to be transferred to the Investor Education and Protection Fund by the Holding Company and its subsidiary companies which are companies incorporated in India.
 - iv (a) The respective Managements of the Holding Company and its subsidiaries, limited liability partnership and its associates whose financial statements have been audited under the Act have represented to us that, to the best of its knowledge and belief, as disclosed in Note 62 (a) of the consolidated financial statements, 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 Holding Company or any of such subsidiaries, limited liability partnership and associates 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 Holding Company or any of such subsidiaries, limited liability partnership and associates ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The respective Managements of the Holding Company and its subsidiaries, limited liability partnership and its associates whose financial statements have been audited under the Act have represented to us that, to the best of its knowledge and belief, , as disclosed in Note 62 (b) of the consolidated financial statements, no funds have been received by the Holding Company or any of such subsidiaries, limited liability partnership and associates from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiaries, limited liability partnership and associates shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- v. The Holding company has not paid a dividend on preference shares during the year as disclosed in note 56 (b) to the Consolidated Financial Statements.
- vi. According to the information and explanations given to us and based on our examination, which included test checks, the group has used accounting software systems for maintaining its books of account for the financial year ended 31st March 2025, which has the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the group as per the statutory requirements for record retention.
2. With respect to the matters specified in paragraphs 3(xx) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditor's report, according to the information and explanations given to us, and based on the CARO reports issued by us for the companies included in the consolidated financial statements of the Company, to which reporting under CARO is applicable, we report that there are no qualifications or adverse remarks in these CARO reports, other than 144 unaudited group companies controlled by the Holding company and 1 associate company; consolidated based on the financial statements as certified by the management .

For **B S D & Co.**

Chartered Accountants

Firm's Registration No.: 000312S

Sd/-

Sujata Sharma

Partner

Membership number: 087919

UDIN: 25087919BMLFNB2080

Place: New Delhi

Date: 28th May 2025

Annexure I- Referred to in paragraph 1(f) under the heading “Report on Other Legal and Regulatory Requirements” section of our report of even date

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

In conjunction with our audit of the consolidated financial statements of Omaxe Limited (“the Holding Company”) as of and for the year ended 31st March 2025, we have audited the internal financial controls over financial reporting of the Holding Company and its subsidiary companies which are incorporated in India as of that date.

Management’s Responsibility for Internal Financial Controls

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

Auditor’s Responsibility

Our responsibility is to express an opinion on the company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the ICAI and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. 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 consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls systems over financial reporting of the company and its subsidiary companies which are companies incorporated in India and its associates.

Meaning of Internal Financial Controls over Financial Reporting

A company’s internal financial controls over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial controls over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures

of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls 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 Group has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March

2025, based on the internal control over financial reporting criteria established by the Group consisting the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

Other Matters

Our report under section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls is with reference to consolidated financial statements of the Holding Company, its subsidiaries and associate companies audited by us and for 144 group companies and one associate company is based on the financial statements as certified by the Management.

For **B S D & Co.**

Chartered Accountants

Firm's Registration No.: 0003125

Sd/-

Sujata Sharma

Partner

Membership number: 087919

UDIN: 25087919BMLFNB2080

Place: New Delhi

Date: 28th May 2025

Annexure-II to the Independent Auditors' Report

A. Audited Subsidiaries/Associate Companies/LLPs

S. No.	Name of the Company	Type
1	Aashna Realcon Private Limited	Subsidiary
2	Anjaniputra Builders Private Limited	Subsidiary
3	Aradhya Real Estate Private Limited	Subsidiary
4	Arman Builders Private Limited	Subsidiary
5	Atulah Contractors And Constructions Private Limited	Subsidiary
6	Ayush Landcon Private Limited	Subsidiary
7	Be Together Developers Private Limited	Subsidiary
8	Be Together Infra Projects Private Limited	Subsidiary
9	Blackbull Retails Private Limited	Subsidiary
10	Chapal Buildhome Private Limited	Subsidiary
11	Colors Real Estate Private Limited	Subsidiary
12	Dhanu Real Estate Private Limited	Subsidiary
13	FBD Real Grow Private Limited	Subsidiary
14	Giant Dragon Mart Private Limited	Subsidiary
15	Golden Glades Builders Private Limited	Subsidiary
16	Green Planet Colonisers Private Limited	Subsidiary
17	Hamara Ghar Constructions And Developers Private Limited	Subsidiary
18	Hartal Builders And Developers Private Limited	Subsidiary
19	Jagdamba Contractors And Builders Limited	Subsidiary
20	JKB Constructions Private Limited	Subsidiary
21	JRS Projects Private Limited	Subsidiary
22	Kamini Builders And Promoters Private Limited	Subsidiary
23	Kashish Buildtech Private Limited	Subsidiary
24	Khushiyaon Ka Ghar Private Limited	Subsidiary
25	Landlord Developers Private Limited	Subsidiary
26	Link Infrastructure And Developers Private Limited	Subsidiary
27	Ludhiana Wholesale Market Private Limited	Subsidiary
28	Mehboob Builders Private Limited	Subsidiary
29	Mehtab Infratech Private Limited	Subsidiary
30	Monarch Villas Private Limited	Subsidiary
31	MR Real Estate Private Limited	Subsidiary
32	National Affordable Housing Limited	Subsidiary
33	Navratan Techbuild Private Limited	Subsidiary
34	Nexten (I) Growth Private Limited	Subsidiary
35	Nexten Infra Growth Private Limited	Subsidiary
36	Nexten Infra Private Limited	Subsidiary
37	Nexten Real Growth Private Limited	Subsidiary
38	Nexten Super Growth Private Limited	Subsidiary
39	Oasis Township Private Limited	Subsidiary
40	Omaxe Be Together Amausi Busport Private Limited	Subsidiary
41	Omaxe Be Together Ayodhya Busport Private Limited	Subsidiary
42	Omaxe Be Together Ghaziabad Busport Private Limited	Subsidiary
43	Omaxe Be Together Kaushambi Busport Private Limited	Subsidiary
44	Omaxe Be Together Lucknow Busport Private Limited	Subsidiary
45	Omaxe Be Together Prayagraj Busport Private Limited	Subsidiary
46	Omaxe Be Together Projects Developers Private Limited	Subsidiary

S. No.	Name of the Company	Type
47	Omaxe Buildhome Limited	Subsidiary
48	Omaxe Buildwell Limited	Subsidiary
49	Omaxe Entertainment Limited	Subsidiary
50	Omaxe Forest Spa And Hills Developers Limited	Subsidiary
51	Omaxe Garv Buildtech Private Limited	Subsidiary
52	Omaxe Heritage Private Limited	Subsidiary
53	Omaxe Hitech Infrastructure Company Private Limited	Subsidiary
54	Omaxe Housing And Developers Limited	Subsidiary
55	Omaxe Indore Developers Limited	Subsidiary
56	Omaxe Infrastructure Limited	Subsidiary
57	Omaxe International Bazaar Private Limited	Subsidiary
58	Omaxe New Amritsar Developers Private Limited	Subsidiary
59	Omaxe New Chandigarh Developers Private Limited	Subsidiary
60	Omaxe New Faridabad Developers Private Limited	Subsidiary
61	Omaxe Next Private Limited	Subsidiary
62	Omaxe Pancham Realcon Private Limited	Subsidiary
63	Omaxe Power Private Limited	Subsidiary
64	Omaxe World Street Private Limited	Subsidiary
65	Omtech Infrastructure And Construction Limited	Subsidiary
66	Pam Developers (India) Private Limited	Subsidiary
67	Panchi Developers Private Limited	Subsidiary
68	Parshwa Veer Builders and Developers Private Limited	Subsidiary
69	PP Devcon Private Limited	Subsidiary
70	Primordial Buildcon Private Limited	Subsidiary
71	Radhika Buildwell Private Limited	Subsidiary
72	Rivaj Infratech Private Limited	Subsidiary
73	Sarthak Landcon Private Limited	Subsidiary
74	Sarva Buildtech Private Limited	Subsidiary
75	Shamba Developers Private Limited	Subsidiary
76	Shikhar Landcon Private Limited	Subsidiary
77	Silver Peak Township Private Limited	Subsidiary
78	Sri Balaji Green Heights Private Limited	Subsidiary
79	Worldstreet Sports Center Limited	Subsidiary
80	Zodiac Housing and Infrastructure Private Limited	Subsidiary
81	Omaxe Capital Development Private Limited	Subsidiary
82	Nexten Township Private Limited	Subsidiary
83	Nexten Cityspace Realty Private Limited	Subsidiary
84	Aadhira Developers Private Limited	Step-subsidiary
85	Aarzoo Technobuild Private Limited	Step-subsidiary
86	Abhas Realcon Private Limited	Step-subsidiary
87	Abheek Builders Private Limited	Step-subsidiary
88	Adesh Realcon Private Limited	Step-subsidiary
89	Anveshan Builders Private Limited	Step-subsidiary
90	Ashok Infrabuild Private Limited	Step-subsidiary
91	Ashray Infrabuild Private Limited	Step-subsidiary
92	Aviral Colonizers Private Limited	Step-subsidiary
93	Bhanu Infrabuild Private Limited	Step-subsidiary
94	Caspian Realtors Private Limited	Step-subsidiary

S. No.	Name of the Company	Type
95	Daman Builders Private Limited	Step-subsiidiary
96	Damodar Infratech Private Limited	Step-subsiidiary
97	Davesh Technobuild Private Limited	Step-subsiidiary
98	Dinkar Realcon Private Limited	Step-subsiidiary
99	Ekansh Buildtech Private Limited	Step-subsiidiary
100	Ekapad Developers Private Limited	Step-subsiidiary
101	Estatelance Developers Private Limited	Step-subsiidiary
102	Estatelance Real Estate Private Limited	Step-subsiidiary
103	Glacier Agro Food Products Private Limited	Step-subsiidiary
104	Hemang Buildcon Private Limited	Step-subsiidiary
105	Hiresh Builders Private Limited	Step-subsiidiary
106	Kavya Buildtech Private Limited	Step-subsiidiary
107	Manit Developers Private Limited	Step-subsiidiary
108	Navadip Developers Private Limited	Step-subsiidiary
109	NRI City Developers Private Limited	Step-subsiidiary
110	Oasis Suncity Realtors Private Limited	Step-subsiidiary
111	Omaxe Housing And Infrastructure Limited	Step-subsiidiary
112	Omaxe India Trade Centre Private Limited	Step-subsiidiary
113	Omaxe Infotech City Developers Limited	Step-subsiidiary
114	Radiance Housing And Properties Private Limited	Step-subsiidiary
115	Reliable Manpower Solutions Limited	Step-subsiidiary
116	RPS Suncity Promoters & Developers Private Limited	Step-subsiidiary
117	Rupesh Infratech Private Limited	Step-subsiidiary
118	S N Realtors Private Limited	Step-subsiidiary
119	Salvatore Infra Buildtech Ltd.	Step-subsiidiary
120	Sanvim Developers Private Limited	Step-subsiidiary
121	Satkar Colonisers Private Limited	Step-subsiidiary
122	Satvik Hitech Builders Private Limited	Step-subsiidiary
123	Secure Properties Private Limited	Step-subsiidiary
124	Shubh Bhumi Developers Private Limited	Step-subsiidiary
125	Tejpal Infra Developers Private Limited	Step-subsiidiary
126	Utkrisht Real Estate & Associates Private Limited	Step-subsiidiary
127	Dreamze New Faridabad Developers LLP	LLP
128	KSONS Buildwell LLP	LLP
129	Shine Grow New Faridabad LLP	LLP
130	Parkash Omaxe Amusement Park Private Limited	Associate

B Group Companies Controlled by Omaxe Limited

S. No.	Name of the Company
1	Aanchal Infrabuild Private Limited
2	Abhay Techno Build Private Limited
3	Abhiman Buildtech Private Limited
4	Absolute Infrastructure Private Limited
5	Adil Developers Private Limited
6	Advaita Properties Private Limited
7	Advay Properties Private Limited
8	Agasthya Properties Private Limited
9	Alpesh Builders Private Limited

S. No.	Name of the Company
10	Amber Infrabuild Private Limited
11	Amit Jain Builders Private Limited
12	Amod Builders Private Limited
13	Ananddeep Realtors Private Limited
14	Anant Realcon Private Limited
15	Aneesh Buildtech Private Limited
16	Apoorva Infrabuild Private Limited
17	Arhant Infrabuild Private Limited
18	Aric Infrabuild Private Limited
19	Arjit Builders Private Limited
20	Art Balcony Private Limited
21	Avindra Estate Developers Private Limited
22	Avval Builders Private Limited
23	Balesh Technobuild Private Limited
24	Bali Buildtech Private Limited
25	Bandhu Buildtech Private Limited
26	Beautiful Landbase Private Limited
27	Bhargav Builders Private Limited
28	Bhavesht Buildcon Private Limited
29	Chaitanya Realcon Private Limited
30	Chetan Infrabuild Private Limited
31	Chirag Buildhome Private Limited
32	Cress Propbuild Private Limited
33	Daksh Township Private Limited
34	Deejit Developers Private Limited
35	Deepaalay Realtors Private Limited
36	Deepal Township Private Limited
37	Deepsing Realtors Private Limited
38	Desire Housing and Construction Private Limited
39	Devgar Estate Developers Private Limited
40	Distinctive Infrastructure and Construction Private Limited
41	Dream Technobuild Private Limited
42	Dream Towers Private Limited
43	DVM Realtors Private Limited
44	Excellent Apartments Private Limited
45	Fast Track Buildcon Private Limited
46	Garg And Goel Estate Developers Private Limited
47	Garg Realtors Private Limited
48	Garvish Realtors Private Limited
49	Gaurang Buildcon Private Limited
50	Geet Buildhome Private Limited
51	Girish Buildwell Private Limited
52	Goel Isha Colonisers Private Limited
53	Green Earth Promoters Private Limited
54	Gurmeet Builders Private Limited
55	Hina Technobuild Private Limited
56	Indrasan Developers Private Limited
57	Istuti Realcon Private Limited

S. No.	Name of the Company
58	J.S.M. Enterprises Private Limited
59	Jagat Buildtech Private Limited
60	Jaidev Colonisers Private Limited
61	Jishnu Buildcon Private Limited
62	Jitenjay Realtors Private Limited
63	Jivish Colonisers Private Limited
64	Kanak Buildhome Private Limited
65	Kartik Buildhome Private Limited
66	KBM Constructions Private Limited
67	Kishordeep Realtors Private Limited
68	Krishan Kripa Buildcon Private Limited
69	Laldeep Realtors Private Limited
70	Lavanya Builders Private Limited
71	Lifestyle Township Private Limited
72	Lohith Developers Private Limited
73	Luxury Township Private Limited
74	Mangal Bhumi Properties Private Limited
75	Mangla Villas Private Limited
76	Mankish Colonisers Private Limited
77	Manwal Colonisers Private Limited
78	Meghmala Builders Private Limited
79	Mihir Buildwell Private Limited
80	Milestone Township Private Limited
81	Motto Developers Private Limited
82	Nakul Technobuild Private Limited
83	Naptune Technobuild Projects Private Limited
84	Natraj Colonisers Private Limited
85	Naveenraj Realtors Private Limited
86	Neegar Developers Private Limited
87	New Horizons Township Developers Private Limited
88	Omaxe Affordable Homes Private Limited
89	Omaxe Hotels Limited
90	Omaxe Realtors Limited
91	P N Buildcon Private Limited
92	Parjit Realtors Private Limited
93	Prabal Developers Private Limited
94	Praveen Buildcon Private Limited
95	Praveen Mehta Builders Private Limited
96	PSJ Developers Private Limited
97	Puru Builders Private Limited
98	Ramniya Estate Developers Private Limited
99	Raveendeeep Colonisers Private Limited
100	Rocky Valley Resorts Private Limited
101	Sandeep Landcon Private Limited
102	Sandeep Township Private Limited
103	Sangupt Developers Private Limited
104	Sanjit Realtors Private Limited
105	Sankalp Realtors Private Limited

S. No.	Name of the Company
106	Sanya Realtors Private Limited
107	Savim Realtors Private Limited
108	Sentinent Properties Private Limited
109	Shalin Buildwell Private Limited
110	Shantiniwas Developers Private Limited
111	Shardul Builders Private Limited
112	Shashank Buildhome Private Limited
113	Shivshakti Realbuild Private Limited
114	Shreyas Buildhome Private Limited
115	Singdeep Estate Developers Private Limited
116	Smart Buildhome Private Limited
117	Snehal Buildcon Private Limited
118	SNJ Builders Private Limited
119	Source Developers Private Limited
120	Spike Developers Private Limited
121	Starex Projects Private Limited
122	Starshine Realtors Private Limited
123	Stepping Stone Buildhome Private Limited
124	Stronghold Properties Private Limited
125	Subodh Buildwell Private Limited
126	Sumedha Builders Private Limited
127	Sunrise Township Private Limited
128	Sunview Township Private Limited
129	Swapan Sunder Township Developers Private Limited
130	Swapnil Buildhome Private Limited
131	Swarg Sukh Buildhome Private Limited
132	Taru Buildcon Private Limited
133	True Dreams Developers Private Limited
134	True Estate Build Developers Private Limited
135	True Gem Tech Developers Private Limited
136	Tushar Landcon Private Limited
137	Udal Properties Private Limited
138	Umang Buildcon Private Limited
139	Vaibhav Technobuild Private Limited
140	Vaman Buildhome Private Limited
141	Veenish Realtors Private Limited
142	VGSG Realtors Private Limited
143	Vimsan Realtors Private Limited
144	Vineera Colonisers Private Limited

C. Associate Company

1	Be Together Music Private Limited

CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2025

(Rupees in Crore)

Particulars		Note No.	As at 31 March 2025	As at 31 March 2024
ASSETS				
Non-Current Assets				
a)	Property, Plant and Equipment	1	480.72	475.96
b)	Rights of use assets	2	45.72	40.61
c)	Other Intangible Assets	3	0.25	0.42
d)	Goodwill on consolidation	4	79.06	47.92
e)	Investment in Associates	5A	0.02	10.49
f)	Financial Assets			
	i) Investments	5B	20.71	18.90
	ii) Other Financial Assets	6	193.66	97.04
g)	Deferred Tax Assets (net)	7	612.33	530.63
h)	Non Current Tax Assets (net)	8	176.67	130.56
i)	Other Non-Current Assets	9	8.72	11.39
			1,617.86	1,363.92
Current Assets				
a)	Inventories	10	10,997.66	10,509.25
b)	Financial Assets			
	i) Trade Receivables	11	310.14	357.54
	ii) Cash & Cash Equivalents	12	300.93	190.35
	iii) Other Bank Balances	13	442.99	349.64
	iv) Loans	14	18.32	26.15
	v) Other Financial Assets	15	350.93	258.85
c)	Other Current Assets	16	824.76	766.60
	Assets classified as held for sale	16A	13.82	-
			13,259.55	12,458.38
TOTAL ASSETS			14,877.41	13,822.30
EQUITY AND LIABILITIES				
Equity				
a)	Equity Share Capital	17	182.90	182.90
b)	Other Equity	18	(388.03)	297.51
	Non Controlling Interest		8.89	8.50
Liabilities				
Non-Current Liabilities				
a)	Financial Liabilities			
	i) Borrowings	19	499.24	497.77
	ii) Lease liabilities	20	34.95	27.54

(Rupees in Crore)

Particulars		Note No.	As at 31 March 2025	As at 31 March 2024
	iii) Trade Payables	21		
	Total outstanding dues of micro enterprises and small enterprises		-	-
	Total outstanding dues of creditors other than micro enterprises and small enterprises		296.72	119.51
	iv) Other Financial Liabilities	22	245.09	461.65
b)	Other Non Current Liabilities	23	17.04	11.08
c)	Provisions	24	27.15	21.50
			1,120.19	1,139.05
Current liabilities				
a)	Financial Liabilities			
	i) Borrowings	25	244.32	230.99
	ii) Lease liabilities	26	17.41	39.28
	iii) Trade Payables	27		
	Total outstanding dues of micro enterprises and small enterprises		48.60	26.75
	Total outstanding dues of creditors other than micro enterprises and small enterprises		1,281.42	1,111.08
	iv) Other Financial Liabilities	28	1,008.70	1,214.90
b)	Other Current Liabilities	29	11,339.87	9,565.82
c)	Provisions	30	3.76	2.92
d)	Current tax liabilities (net)	31	1.03	2.60
	Liabilities related to assets held for sale	31A	8.35	-
			13,953.46	12,194.34
TOTAL EQUITY AND LIABILITIES			14,877.41	13,822.30

Material accounting policies
Notes on financial statements

A
1-65

The notes referred to above form an integral part of consolidated financial statements.
As per our audit report of even date attached

For and on behalf of

For and on behalf of Board of Directors

B S D & Co.

Chartered Accountants
(Firm Reg. No. 000312S)

Sd/-

Sujata Sharma
Partner
M. No. 087919

Sd/-

Mohit Goel
DIN: 02451363
Managing Director

Sd/-

Vinit Goyal
DIN: 03575020
Wholetime Director

Place: New Delhi
Date: 28 May, 2025

Sd/-

Manoj Kumar Dua
Chief Financial Officer

Sd/-

Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

CONSOLIDATED STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31 MARCH, 2025

(Rupees in Crore)

Particulars	Note No.	Year Ended 31 March 2025	Year Ended 31 March 2024
Revenue from Operations	32	1,560.99	1,614.32
Other Income	33	75.98	20.56
TOTAL INCOME		1,636.97	1,634.88
EXPENSES			
Cost of Land, Material Consumed, Construction & Other Related Project Cost	34	2,096.65	1,552.91
Changes in Inventories of Finished Stock & Projects in Progress	35	(85.81)	236.58
Employee Benefits Expense	36	24.09	34.58
Finance Cost	37	195.30	130.34
Depreciation and Amortization Expense	38	36.69	54.26
Other Expenses	39	133.80	133.51
TOTAL EXPENSES		2,400.72	2,142.18
Profit/(Loss) before tax		(763.75)	(507.30)
Tax Expense	40		
Current tax		2.01	4.01
Tax related to earlier years		0.70	0.23
Deferred tax charge / (credit)		(81.33)	(105.40)
Total Tax Expense		(78.62)	(101.16)
Profit/(Loss) before share of Profit/(Loss) in associates		(685.13)	(406.14)
Share of profit/(loss) in associates		(0.27)	0.23
Profit/(Loss) for the Year (A)		(685.40)	(405.91)
Other Comprehensive Income			
Items that will not be reclassified to Statement of Profit and Loss			
Remeasurement of the Net Defined Benefit Plans		(1.46)	(1.02)
Tax on above item		0.37	0.25
Equity Instruments at Fair Value through Other Comprehensive Income		1.81	0.48
Tax on above Item		(0.26)	(0.11)
Total Other Comprehensive Income/(loss) (B)		0.46	(0.40)
Total Comprehensive Income for the year (comprising of profit/(loss) for the year and other comprehensive income/(loss)) (A+B)		(684.94)	(406.31)
Net Profit/(Loss) attributable to :			
a) Owners of the Company		(686.00)	(402.60)
b) Non Controlling Interest		0.60	(3.31)
Other Comprehensive Income/(Loss) attributable to :			
a) Owners of the Company		0.46	(0.41)
b) Non Controlling Interest		0.00	0.01
Total Comprehensive Income/(Loss) attributable to :			
a) Owners of the Company		(685.54)	(403.01)
b) Non Controlling Interest		0.60	(3.30)
Earning Per Equity Share (face value of Rs. 10/- per share)	41		
Basic (In Rupees)		(37.51)	(22.01)
Diluted (In Rupees)		(37.51)	(22.01)

Material accounting policies
Notes on financial statements

A
1-65

The notes referred to above form an integral part of consolidated financial statements.
As per our audit report of even date attached

For and on behalf of

For and on behalf of Board of Directors

B S D & Co.

Chartered Accountants
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Place: New Delhi
Date: 28 May, 2025

Sd/-
Manoj Kumar Dua
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2025

A. EQUITY SHARE CAPITAL

Particulars	Number of shares	Rupees in Crore
Balance as at 1 April 2023	182,900,540	182.90
Changes in equity share capital due to prior period errors	-	-
Restated balance as at April 1, 2023	182,900,540	182.90
Changes in equity share capital during 2023-24	-	-
Balance as at 31 March 2024	182,900,540	182.90
Balance as at 1 April 2024	182,900,540	182.90
Changes in equity share capital due to prior period errors	-	-
Restated balance as at April 1, 2024	182,900,540	182.90
Changes in equity share capital during 2024-25	-	-
Balance as at 31 March 2025	182,900,540	182.90

B. OTHER EQUITY

(Rupees in Crore)

Description	Attributable to owners of Omaxe Limited								Non-Con- trolling Interest (B)	Total Equity (A+B)	
	Equity Compo- nent of Compound Financial Instru- ments	Reserves and Surplus					Other Comprehensive Income				Total (A)
		Securities Premium	Capital Reserve	Retained Earnings/ (Deficit)	General Reserve	Changes in equity interest from Non- controlling interest	Remeas- urement of Defined Benefit Obligation	Equity Instru- ments at Fair Value through Other Com- prehensive Income			
Balance as at 1 April 2023	225.22	499.61	0.08	(407.09)	395.63	-	(0.51)	2.37	715.31	11.80	727.11
Profit/(Loss) for the year	-	-	-	(402.60)	-	-	-	-	(402.60)	(3.31)	(405.91)
Other Comprehensive Income	-	-	-	-	-	-	(0.77)	0.37	(0.40)	0.01	(0.39)
Changes in equity interest from Non- controlling interest	-	-	-	-	-	(14.80)	-	-	(14.80)	-	(14.80)
Balance as at 31 March 2024	225.22	499.61	0.08	(809.69)	395.63	(14.80)	(1.28)	2.74	297.51	8.50	306.01
Balance as at 1 April 2024	225.22	499.61	0.08	(809.69)	395.63	(14.80)	(1.28)	2.74	297.51	8.50	306.01
Profit/(Loss) for the year	-	-	-	(686.00)	-	-	-	-	(686.00)	0.60	(685.40)
Other Comprehensive Income	-	-	-	-	-	-	(1.09)	1.55	0.46	0.00	0.46
Changes in equity interest from Non- controlling interest	-	-	-	-	-	-	-	-	-	(0.21)	(0.21)
Balance as at 31 March 2025	225.22	499.61	0.08	(1,495.69)	395.63	(14.80)	(2.37)	4.29	(388.03)	8.89	(379.14)

The notes referred to above form an integral part of consolidated financial statements.

As per our audit report of even date attached

For and on behalf of

For and on behalf of Board of Directors

B S D & Co.

Chartered Accountants
(Firm Reg. No. 000312S)

Sd/-

Sujata Sharma

Partner

M. No. 087919

Sd/-

Mohit Goel

DIN: 02451363

Managing Director

Sd/-

Vinit Goyal

DIN: 03575020

Wholetime Director

Place: New Delhi

Date: 28 May, 2025

Sd/-

Manoj Kumar Dua

Chief Financial Officer

Sd/-

Deshabandhu Rajesh Srikanta

Company Secretary

M. No. F3992

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH, 2025

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
A Cash flow from operating activities		
Profit/(loss) for the year before tax	(763.75)	(507.30)
Adjustments for :		
Depreciation and amortization expense	36.69	54.26
Interest income	(28.61)	(14.30)
Interest and finance charges	181.19	121.24
Interest on lease liability	14.11	9.10
Unrealised profit	(0.34)	(0.05)
Bad debts and Provision for doubtful trade receivable, deposits and advances	1.17	15.19
Liabilities no longer required written back	(32.03)	(2.68)
Loss/(profit) on sale/ discard of Property, Plant & Equipment	(9.84)	(0.50)
Profit on sale of investment	-	(0.01)
Provision for diminution in value of investments	-	5.40
Maintenance Income	(2.20)	0.02
Operating profit/(loss) before working capital changes	(603.61)	(319.63)
Adjustments for working capital		
Inventories	171.66	320.11
Trade receivable	36.76	20.33
Loans and advances	(17.63)	(23.22)
Other financial assets	(110.14)	(17.41)
Other non-financial assets	(35.61)	(26.52)
Trade payable, other liabilities and provisions	1,615.89	1,041.98
	1,660.93	1,315.27
Net cash flow from operating activities	1,057.32	995.64
Direct tax paid / (refund) (net)	50.65	8.87
Net cash generated from Operating activities (A)	1,006.67	986.77
B Cash flow from investing activities		
Purchase of Property, Plant & Equipment	(24.09)	(16.84)
Sale of Property, Plant & Equipment	16.02	14.60
Purchase of Investment	(11.55)	(33.59)
Movement in other bank balances	(99.71)	(17.61)
Realisation of receivable against sale of investments	-	0.01
Loan (given to)/ repaid by subsidiaries (net)	(17.29)	-
Loan (given to)/ repaid by others related parties (net)	-	(26.15)
Loan (given to)/ repaid by others (net)	(18.32)	-
Interest received	29.23	15.55
Minority interest	-	0.01
Net cash generated from /(used in) investing activities (B)	(125.71)	(64.02)

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
C Cash flow from financing activities		
Dividend paid and unpaid dividend deposited	(0.03)	(0.28)
Interest and finance charges paid	(684.02)	(551.28)
Repayment of lease liability including interest	(60.04)	(64.79)
Repayment of borrowings	(358.15)	(926.57)
Proceeds from borrowings	331.87	618.78
Net cash (used in)/generated from Financing activities (C)	(770.37)	(924.14)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	110.59	(1.39)
Opening balance of cash and cash equivalents	190.35	191.74
Less: Cash & cash equivalents classified as held for sale	(0.01)	-
Closing balance of cash and cash equivalents	300.93	190.35

COMPONENTS OF CASH AND CASH EQUIVALENTS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Cash on hand (including stamp in hand)	12.24	9.74
Balance with banks	223.60	132.19
Cheques & Drafts on hand	6.72	17.74
Fixed deposits with banks, having original maturity of three months or less	58.38	30.68
Less: Cash & cash equivalents classified as held for sale	(0.01)	-
Cash and cash equivalents at the end of the year (refer note 12)	300.93	190.35

RECONCILIATION STATEMENT OF CASH AND BANK BALANCE

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Cash and cash equivalents at the end of the year as per above	300.93	190.35
Add: Balance with bank in dividend / unclaimed dividend accounts / unpaid fraction share payable	0.05	0.08
Fixed deposits with banks, having remaining maturity for less than twelve months	143.56	85.16
Add: Fixed deposits with banks (pledged/lien marked)	288.08	238.21
Add: Fixed deposit against borrowings	11.30	26.19
Cash and bank balance as per balance sheet (refer note 12 & 13)	743.92	539.99

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

(Rupees in Crore)

31 March 2025	Opening Balance	Cash flows	Non Cash Changes	Closing balance
Current secured borrowings	3.50	1.29	0.01	4.80
Non-Current secured borrowings	593.29	(19.62)	(14.77)	558.90
Current unsecured borrowings	15.49	(12.19)	22.05	25.35
Non-Current unsecured borrowings	116.48	4.24	33.79	154.51
Total liabilities from financial activities	728.76	(26.28)	41.08	743.56

(Rupees in Crore)

31 March 2024	Opening Balance	Cash flows	Non Cash changes	Closing balance
Current secured borrowings	0.82	2.69	(0.01)	3.50
Non-Current secured borrowings	906.26	(310.47)	(2.50)	593.29
Current unsecured borrowings	15.51	(0.01)	(0.01)	15.49
Non-Current unsecured borrowings	99.75	-	16.73	116.48
Total liabilities from financial activities	1,022.34	(307.79)	14.21	728.76

Material accounting policies (refer note A)

The accompanying notes form an integral part of the consolidated financial statements

Note: - Depreciation includes amount charged to cost of land, material consumed, construction & other related project cost. As per our audit report of even date attached

For and on behalf of

For and on behalf of Board of Directors

B S D & Co.

Chartered Accountants
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Place: New Delhi
Date: 28 May, 2025

Sd/-
Manoj Kumar Dua
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

A Material Accounting Policies:**1 Corporate information**

Omaxe Limited ("The Company") and its subsidiaries (collectively referred to as "Group") are mainly into the business of developing real estate properties for residential, commercial and retail purposes. The shares of the Company are listed on the National Stock Exchange of India Limited and the BSE Limited. The registered office of the Company is situated at Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon, Haryana-122001 and Corporate Office is situated at 7, LSC, Kalkaji, New Delhi-110019.

2 Material Accounting Policies:**(i) Basis of Preparation**

The financial statements of the Group have been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ('IND AS') issued by Ministry of Corporate Affairs ('MCA').

The consolidated financial statements for the year ended 31 March 2025 were approved by the Board of Directors on 28 May, 2025.

The consolidated financial statements have been prepared on a going concern basis in accordance with accounting principles generally accepted in India. Further, the consolidated financial statements have been prepared on historical cost basis except for certain financial assets, financial liabilities, derivative financial instruments and share based payments which are measured at fair values as explained in relevant accounting policies. The consolidated financial statements are presented in Rupees and all values are rounded to the nearest crore, except when otherwise indicated. Amount having values less than Rs. 50,000/- are shown as Rs. 0.00 crore.

(ii) Basis of Consolidation

The consolidated financial statements relates to Omaxe Limited ("the Company") and its subsidiary companies and associates. The consolidated financial statements have been prepared on the following basis:

- (a) The financial statements of the Company and its subsidiaries are combined on a line by line basis by adding together like items of assets, liabilities,

equity, incomes, expenses and cash flows, after fully eliminating intra-group balances and intra-group transactions.

- (b) Profits or losses resulting from intra-group transactions that are recognised in assets, such as inventory and property, plant & equipment, are eliminated in full.
- (c) Where the cost of the investment is higher/lower than the share of equity in the subsidiary / associates at the time of acquisition, the resulting difference is disclosed as goodwill/capital reserve in the investment schedule. The said Goodwill is not amortised, however, it is tested for impairment at each Balance Sheet date and the impairment loss, if any, is provided for in the consolidated statement of profit and loss.
- (d) In case of foreign subsidiaries, revenue items are consolidated at the average rate prevailing during the year. All assets and liabilities are converted at rates prevailing at the end of the year. Any exchange difference arising on consolidation is recognised in the consolidated statement of profit and loss.
- (e) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.
- (f) The difference between the proceeds from disposal of investment in subsidiaries and the carrying amount of its assets less liabilities as on the date of disposal is recognised in the Consolidated Statement of Profit and Loss being the profit or loss on disposal of investment in subsidiary.
- (g) Non Controlling Interest's share of profit / loss of consolidated subsidiaries for the year is identified and adjusted against the income of the group in order to arrive at the net income attributable to shareholders of the Company.
- (h) Non Controlling Interest's share of net assets of consolidated subsidiaries is identified and presented in the Consolidated Balance Sheet separate from liabilities and the equity of the Company's shareholders.

- (i) Investment in Associates has been accounted under the equity method as per IND AS 28 - Investments in Associates and Joint Ventures.
- (j) The Company accounts for its share of post-acquisition changes in net assets of associates, after eliminating unrealised profits and losses resulting from transactions between the Company and its associates to the extent of its share, through its Consolidated Statement of Profit and Loss, to the extent such change is attributable to the associates' Statement of Profit and Loss and through its reserves for the balance based on available information.

(iii) Revenue Recognition

The group follows IND AS 115 for revenue recognition.

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligations. The transaction price of goods sold and services rendered is net of variable consideration on account of various discount and scheme as part of contract.

Point of Time:

(a) Real estate projects

The group derives revenue from execution of real estate projects. Revenue from real estate projects are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the group expects to receive in exchange for such booking and is based on following 6 steps :

1. Identification of contract with customers:-

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

- Parties (i.e. the group and the customer) to the contract have approved the contract (in writing, orally or in accordance with business practices) and are committed to perform their respective obligations.
- The group can identify each customer's

right regarding the goods or services to be transferred.

- The group can identify the payment terms for the goods or services to be transferred.
- The contract has commercial substance (i.e. risk, timing or amount of the group's future cash flow is expected to change as a result of the contract) and
- It is probable that the group will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. Consideration may not be the same due to discount rate etc.

2. Identify the separate performance obligation in the contract:-

Performance obligation is a promise to transfer to a customer:

- Goods or services or a bundle of goods or services i.e. distinct or a series of goods or services that are substantially the same and are transferred in the same way.
- If a promise to transfer goods or services is not distinct from goods or services in a contract, then the goods or services are combined in a single performance obligation.
- The goods or services that is promised to a customer is distinct if both the following criteria are met:
 - The customer can benefit from the goods or services either on its own or together with resources that are readily available to the customer (i.e. the goods or services are capable of being distinct) and
 - The group promise to transfer the goods or services to the customer is separately identifiable from the other

promises in the contract i.e the goods or services are distinct within the context of the contract.

3 Satisfaction of the performance obligation:-

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

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

4 Determination of transaction price:-

The transaction price is the amount of consideration to which the group expects to be entitled in exchange for transferring promised goods or services to customer excluding GST. The consideration promised in a contract with a customer may include fixed amount, variable amount or both. In determining transaction price, the group assumes that goods or services will be transferred to the customer as promised in accordance with the existing contract and the contract can't be cancelled, renewed or modified.

5 Allocating the transaction price to the performance obligation:-

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

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

Performance obligation is satisfied at a point in time

Performance obligation is satisfied over time if none of the criteria out of the below three not met:

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

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

Over a period of time:

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

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

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

(a) Construction Projects

Construction projects where the group is acting as contractor, revenue is recognised in accordance with the terms of the construction agreements. Under such contracts, assets created does not have an alternative use and the group has an enforceable right to payment. The estimated project cost includes construction cost, development and construction material and overheads of such project. The group

uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the group recognises revenue in proportion to the actual project cost incurred as against the total estimated project cost. The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately. As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognised only to the extent of costs incurred in the statement of profit and loss.

(b) Lease Rental income

Revenue of Lease Rental is recognised over a period of time on an accrual basis in accordance with the terms of contract as and when the group satisfies performance obligations by delivery services as per contractual agreed terms.

(c) Project Management Fee

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

(d) Interest Income

Interest due on delayed payments by customers is accounted on accrual basis as per terms of the contract.

(e) Income from trading sales

Revenue from trading activities is accounted as revenue upon satisfaction of performance obligation.

(f) Dividend income

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

(iv) Borrowing Cost

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

(v) Property, Plant and Equipment

Recognition and initial measurement

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

Transition to IND AS

On transition to IND AS, the Group elected to fair value land within property, plant and equipment and used its value as deemed cost.

Subsequent measurement (depreciation and useful lives)

Property plant and equipment are subsequently measured at cost net of accumulated depreciation and accumulated impairment losses, if any. Depreciation on Property Plant and Equipment is provided on written down value method based on useful life of assets as specified in Schedule II to the Companies Act, 2013 as under:

Assets Category	Estimated useful life (in years)	Estimated useful life as per schedule II to Companies Act, 2013 (in years)
Office Building	60	60
Plant and Machinery		
Cranes	15	15
Other items	12	12
Office Equipment	5	5
Furniture and Fixtures	10	10
Vehicles	8-10	8-10
Computers		
Server	6	6
Others	3	3

The group based on management estimates depreciates certain item i.e. Shuttering Material and scaffolding over estimated useful life of 5 years considering obsolescence as against 12 years specified in Schedule II to Companies Act, 2013. The management of the group believes that the estimated useful life of 5 years is realistic and reflects fair approximation of the period over which the assets are likely to be used.

De-recognition

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

(vi) Intangible Assets

Recognition and initial measurement

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

Subsequent measurement (amortization and useful lives)

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

(vii) Goodwill on Consolidation

Goodwill represents the cost of acquired business as established at the date of acquisition of the business in excess of the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities less accumulated impairment losses, if any. Goodwill is tested for impairment annually or when events or circumstances indicate that the implied fair value of goodwill is less than its carrying amount.

(viii) Impairment of Non Financial Assets

The Group assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Group estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

(ix) Financial Instruments

(a) Financial assets

Initial recognition and measurement

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

Subsequent measurement

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

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

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

- (2) Investment in equity instruments of joint ventures and associates:

Investment in equity instruments of joint ventures and associates are accounted for at cost in accordance with as per IND AS 27 'Separate Financial Statements'.

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

De-recognition of financial assets

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

(b) Financial liabilities

Initial recognition and measurement

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

Subsequent measurement

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

De-recognition of financial liabilities

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

(c) Compound financial instrument

Compound financial instrument are separated into liability and equity components based on the terms of the contract. On issuance of the said instrument, the liability component is arrived by discounting the gross sum at a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost until it is extinguished on conversion or redemption. The remainder of the proceeds is recognised as equity component of compound financial instrument. This is recognised and included in shareholders' equity, net of income tax effects, and not subsequently re-measured.

(d) Financial guarantee contracts

Financial guarantee contracts are those contracts

that require a payment to be made to reimburse the holder for a loss it incurs because the specified party fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of expected loss allowance determined as per impairment requirements of IND AS 109 and the amount recognised less cumulative amortization.

(e) Impairment of financial assets

The Group assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 55 details how the Group determines whether there has been a significant increase in credit risk.

For trade receivables only, the Group applies the simplified approach permitted by IND AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(f) Offsetting of financial instruments

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

(x) Fair value measurement

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

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

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

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

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

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

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

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

(xi) Inventories and Projects in Progress

(a) Inventories

- (i) Building material and consumable stores are valued at lower of cost and net realisable value. Cost is determined on the basis of the 'First in First out' method.
- (ii) Land is valued at lower of cost and net realisable value. Cost is determined on average method. Cost includes cost of acquisition and all related costs.
- (iii) Construction work in progress is valued at lower of cost and net realisable value. Cost includes cost of materials, services and other related overheads related to project under construction.
- (iv) Completed real estate project for sale is valued at lower of cost and net realizable value. Cost includes cost of land, materials, construction, services and other related overheads.
- (v) Stock in trade is valued at lower of cost and net realisable value.

(b) Projects in progress

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

(xii) Non-current assets held for sale

The Group classifies non-current assets and disposal groups as held for sale if their carrying amounts will be recovered principally through a sale/ distribution rather than through continuing use. Actions required to complete the sale/ distribution should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale expected within one year from the date of classification.

For these purposes, sale transactions include exchanges of non-current assets for other non-current assets when

the exchange has commercial substance. The criteria for held for sale classification is regarded met only when the assets or disposal group is available for immediate sale in its present condition, subject only to terms that are usual and customary for sales/ distribution of such assets (or disposal groups), its sale is highly probable and it will genuinely be sold, not abandoned. The Group treats sale of the asset or disposal group to be highly probable when:

- The appropriate level of management is committed to a plan to sell the asset (or disposal group);
- An active programme to locate a buyer and complete the plan has been initiated;
- The asset (or disposal group) is being actively marketed for sale at a price that is reasonable in relation to its current fair value,
- The sale is expected to qualify for recognition as a completed sale within one year from the date of classification; and
- Actions required to complete the plan indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

Non-current assets held for sale and disposal groups are measured at the lower of their carrying amount and the fair value less costs to sell. Assets and liabilities classified as held for sale are presented separately in the balance sheet.

Property, plant and equipment and intangible assets once classified as held for sale to owners are not depreciated or amortised.

(xiii) Foreign currency transactions

(a) Functional and presentation currency

The financial statements are presented in currency INR, which is also the functional currency of the Group and presented in crores.

(b) Foreign currency transactions and balances

- i. Foreign currency transactions are recorded at exchange rates prevailing on the date of respective transactions.

- ii. Financial assets and financial liabilities in foreign currencies existing at balance sheet date are translated at year-end rates.
- iii. Foreign currency translation differences related to acquisition of imported fixed assets are adjusted in the carrying amount of the related fixed assets. All other foreign currency gains and losses are recognized in the statement of profit and loss.

(xiv) Retirement benefits

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

(xv) Provisions, contingent assets and contingent liabilities

A provision is recognized when:

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

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

(xvi) Earnings per share

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

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

(xvii) Leases

The group have follows IND AS 116 for leases. In accordance with IND AS 116, the group recognises right of use assets representing its right of use the underlying asset for the lease term at the lease commencement date. The cost of right of use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before commencement date less any lease incentive received plus any initial direct cost incurred and an estimate of cost to be incurred by lessee in dismantling and removing underlying asset or restoring the underlying asset or site on which it is located. The right of use asset is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any, and adjusted for any re-measurement of lease liability. The right of use assets is depreciated using the Straight Line Method from the commencement date over the charter of lease term or useful life of right of use asset. The estimated useful life of right of use assets are determined on the same basis as those of Property, Plant and Equipment. Right of use asset are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in Statement of Profit and Loss.

The group measures the lease liability at the present value of the lease payments that are not paid at the commencement date of lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the group uses incremental borrowing rate.

The lease liability is subsequently re-measured by increasing the carrying amount to reflect interest on

lease liability, reducing the carrying amount to reflect the lease payments made and re-measuring the carrying amount to reflect any reassessment or lease modification or to reflect revised-in-substance fixed lease payments. The group recognises amount of re-measurement of lease liability due to modification as an adjustment to write off use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of right of use assets is reduced to zero and there is further reduction in measurement of lease liability, the group recognises any remaining amount of the re-measurement in Statement of Profit and Loss.

The group have elected not to apply the requirements of IND AS 116 to short term leases of all assets that have a lease term of 12 months or less unless renewable on long term basis and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense over lease term.

Group as a lessor Leases in which the group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned. Fit-out rental income is recognised in the statement of profit and loss on accrual basis.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

(xviii) Income Tax

- i. Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity)

- ii. Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

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

(xix) Cash and Cash Equivalent

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

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

(xx) Significant management judgments in applying accounting policies and estimation of uncertainty

Significant management judgments

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

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

(a) Recognition of deferred tax assets

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

(b) Recoverability of advances/receivables

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

(c) Defined benefit obligation (DBO)

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

(d) Provisions

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

(e) Inventories

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

NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the group based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

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

(f) Revenue from contracts with customers

The group has applied judgments that significantly affect the determination of the amount and timing of revenue from contracts with customers.

(g) Lease

The group evaluates if an arrangement qualifies to be a lease as per the requirements of IND AS 116. Identification of a lease requires significant judgment. The group uses significant judgment in assessing the lease term (including anticipated renewals) and the applicable discount rate.

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

(h) Fair value measurements

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

(i) Classification of assets and liabilities into current and non-current

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

Note 1: PROPERTY, PLANT AND EQUIPMENT

(Rupees in Crore)

Particulars	Land #	Office Building	Plant and Machinery	Office Equipments	Furniture and Fixtures	Vehicles *	Computers	Total
Gross carrying amount								
Balance as at 1 April 2023	445.34	5.83	36.05	8.48	17.29	45.52	9.81	568.32
Additions	-	-	8.28	0.67	2.96	3.70	1.21	16.82
Disposals	(9.02)	-	(18.82)	(0.81)	(3.10)	(2.89)	(0.04)	(34.68)
Balance as at 31 March 2024	436.32	5.83	25.51	8.34	17.15	46.33	10.98	550.46
Balance as at 1 April 2024	436.32	5.83	25.51	8.34	17.15	46.33	10.98	550.46
Additions	-	-	7.93	1.46	3.07	9.53	2.10	24.09
Addition due to Acquisition of new Subsidiary	-	-	0.08	0.05	0.31	0.01	0.00	0.45
Disposals	(3.87)	(1.55)	(2.11)	(0.16)	(0.55)	(0.66)	(0.14)	(9.04)
Balance as at 31 March 2025	432.45	4.28	31.41	9.69	19.98	55.21	12.94	565.96
Accumulated depreciation								
Balance as at 1 April 2023	-	3.26	25.61	6.63	13.07	26.37	7.55	82.49
Depreciation charge during the year	-	0.15	2.53	0.72	1.38	6.42	1.38	12.58
Disposals	-	-	(14.70)	(0.71)	(2.67)	(2.46)	(0.03)	(20.57)
Balance as at 31 March 2024	-	3.41	13.44	6.64	11.78	30.33	8.90	74.50
Balance as at 1 April 2024	-	3.41	13.44	6.64	11.78	30.33	8.90	74.50
Addition due to Acquisition of new Subsidiary	-	-	0.00	0.00	0.03	0.00	0.00	0.03
Depreciation charge during the year	-	0.09	3.41	0.94	1.86	5.54	1.73	13.57
Disposals	-	(0.65)	(1.21)	(0.11)	(0.34)	(0.42)	(0.13)	(2.86)
Balance as at 31 March 2025	-	2.85	15.64	7.47	13.33	35.45	10.50	85.24
Net carrying amount as at 31 March 2025	432.45	1.43	15.77	2.22	6.65	19.76	2.44	480.72
Net carrying amount as at 31 March 2024	436.32	2.42	12.07	1.70	5.37	16.00	2.08	475.96

Land of Rs. 9.90 Crore (9.90 Crore) is mortgaged against borrowing (refer note 19.1)

* Vehicles are hypothecated against the vehicle loans (refer note: 19.1)

Note: 1.1

(Rupees in Crore)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Depreciation has been charged to		
- Cost of land, material consumed, construction & other related project cost (refer note 34)	3.41	2.53
- Statement of profit & loss (refer note 38)	10.16	10.05
Total	13.57	12.58

NOTE: 1.2 The details of title deeds of immovable properties classified as Property, Plant and Equipment not held in the name of the group are given in Note No. 60.1.

Note 2: RIGHT OF USE ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Right of use as at beginning of the year	40.61	46.70
Add: Right of use assets added during the year	33.30	38.99
Less: (i) Deletion of right of use of assets during the year	1.83	1.03
(ii) Depreciation on right of use assets (refer note 38)	26.36	44.05
Right of use as at the end of the year	45.72	40.61

Note 3: OTHER INTANGIBLE ASSETS

(Rupees in Crore)

Particulars	Software
Gross carrying amount	
Balance as at 1 April 2023	2.92
Additions	0.03
Disposals	-
Balance as at 31 March 2024	2.95
Balance as at 1 April 2024	2.95
Additions	-
Disposals	-
Balance as at 31 March 2025	2.95
Accumulated Amortization	
Balance as at 1 April 2023	2.37
Charge for the year	0.16
Disposals	-
Balance as at 31 March 2024	2.53
Accumulated Amortization	
Balance as at 1 April 2024	2.53
Charge for the year	0.17
Disposals	-
Balance as at 31 March 2025	2.70
Net carrying amount as at 31 March 2025	0.25
Net carrying amount as at 31 March 2024	0.42

Note 3.1

(Rupees in Crore)

Particulars	Year Ended March 2025	Year Ended March 2024
Amortization has been charged to		
- Statement of profit & loss (refer note 38)	0.17	0.16
Total	0.17	0.16

Note 3.2 The estimated amortization for year subsequent to 31-March-2025 are as under:

(Rupees in Crore)

Year Ending	Amortization Expense
31 March 2026	0.15
31 March 2027	0.10
31 March 2028	0.00
Total	0.25

Note 4: GOODWILL ON CONSOLIDATION

Goodwill consist of the followings:-

(Rupees in Crore)

Particulars	As At 31 March 2025	As At 31 March 2024
Balance at the beginning of the year	47.92	49.05
Additional amount recognised from acquisition/ (deletion) during the year (net)	31.14	4.27
Impaired during the year	-	5.40
Balance at the end of the year	79.06	47.92

The group tests goodwill annually for impairment. Based on reasonable assumptions, the group considers that the recoverable amount of cash generating units would not decrease below its carrying value, hence, no further impairment in the carrying value of goodwill is required.

Note 5A: INVESTMENT IN ASSOCIATES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Unquoted, at cost, fully paid up		
In Associate Companies		
5,000 (5,000) Equity Shares of Parkash Omaxe Amusement Park Private Limited of Rs. 10 Each	0.01	0.01
Share of Profit/(loss)	0.00	(0.00)
2,400 (2,400) Equity Shares of Omaxe Capital Development Private Limited of Rs. 10 each*	-	0.00
Share of Profit/(loss)	-	0.04
5,000 (Nil) Equity Shares of Be Together Music Private Limited of Rs. 10 each	0.01	-
Share of Profit/(loss)	(0.00)	-
3,000 (3,000) Equity Shares of Omaxe Be Together Project Developers Private Limited of Rs. 10 each*	-	0.00
Share of Profit/(loss)	-	0.03
3,500 (3,500) Equity Shares of Be Together Infra Projects Private Limited of Rs. 10 each*	-	0.00
Share of Profit/(loss)	-	(0.00)
3,500 (3,500) Equity Shares of Omaxe Be Together Ghaziabad Busport Private Limited of Rs. 10 each*	-	0.00
Share of Profit/(loss)	-	(0.00)
3,500 (3,500) Equity Shares of Omaxe Be Together Kaushambi Busport Private Limited of Rs. 10 each*	-	0.00
Share of Profit/(loss)	-	(0.00)
3,500 (3,500) Equity Shares of Omaxe Be Together Lucknow Busport Private Limited of Rs. 10 each*	-	0.00

Particulars	As at 31 March 2025	As at 31 March 2024
Share of Profit/(loss)	-	0.13
3,500 (3,500) Equity Shares of Omaxe Be Together Prayagraj Busport Private Limited of Rs. 10 each*	-	0.00
Share of Profit/(loss)	-	0.06
1,699,670 (1,699,670) Equity Shares of Secure Properties Private Limited of Rs. 10 each*	-	10.20
Share of Profit/(loss)	-	(0.00)
Total	0.02	10.49

* Classified under Investment in Equity Instrument in Associate Companies during the previous year ended 31st March, 2024 and classified under Investment in Equity Investment in Subsidiaries during the current financial year ended 31st March, 2025.

Note 5B: NON-CURRENT INVESTMENTS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Investments In Equity Instruments -Unquoted, Fully Paid up at Fair Market Value through OCI		
1,496,500 (1,496,500) Equity Shares Of Delhi Stock Exchange Limited of Rs 1 Each	14.41	12.60
Total (A)	14.41	12.60
Investments In Debentures - unquoted at cost, fully paid up		
20,00,000 (20,00,000) 0.001% Convertible debentures of DSR Agro Services Private Limited of Rs. 10/- each	2.00	2.00
430 (430) Unsecured 0% Optionally Convertible Debenture of ISG Brands Private Limited of Rs. 100,000 each	4.30	4.30
Total (B)	6.30	6.30
Grand Total (A+B)	20.71	18.90

Note: 5.1

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Aggregate book value of unquoted investments in associates at amortized cost	0.02	10.49
Aggregate cost of investment in unquoted debentures	6.30	6.30
Aggregated book value of quoted investments measured at Fair value through profit & loss	-	-
Aggregate fair value of quoted investments measured through profit and loss	-	-
Aggregate book value of unquoted investments measured at Fair value through OCI	10.48	10.48
Aggregate fair value of unquoted investments measured at Fair value through OCI	14.41	12.60
Aggregate amount of unrealized gain/ (loss) recognized through OCI	3.93	2.12
Aggregate amount of impairment in value of investment measured at amortised cost	-	-

Note 5.2: The fair value of investments carried at fair value through OCI has been determined by registered valuer as defined in Rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017.

Note 5.3: During the financial year 2023-24, the Group invested 430 Unsecured 0% Optionally Convertible Debentures (OCD) of Rs. 100,000/- each of ISG Brands Private Limited for Rs. 4.30 crore. Major terms and conditions are as below: -

Issue Price	-	At par, i.e. Rs. 100,000/- each OCD
Interest	-	0%
Tenure	-	10 years
Conversion Price	-	Conversion price for conversion of OCDs into equity shares of the Company shall be determined at the time of conversion of the OCD's as per applicable provisions of the Act & Rules
Ranking	-	Equity Shares to be allotted upon conversion of OCD's shall rank pari -passu with the then fully-paid equity shares of face value Rs. 10 each of the Company, in all respects

Note 6: NON CURRENT OTHER FINANCIAL ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured-considered good unless stated otherwise)		
Security Deposits		
Considered Good	81.23	36.78
Credit impaired	1.80	1.80
Less: Allowance for expected credit losses	(1.80)	(1.80)
Bank deposits with maturity of more than 12 months held as margin money	99.28	50.32
Bank deposits with maturity of more than twelve months	0.23	-
Interest accrued on deposits & others	0.30	0.24
Advances recoverable in cash		
(Unsecured-considered good unless stated otherwise)		
-Considered good	12.62	9.70
-Credit impaired	11.05	11.96
Less: Allowance for expected credit losses	(11.05)	(11.96)
Total	193.66	97.04

Note 6.1: Movement in allowance for expected credit losses in security deposits:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	1.80	1.80
Movement in allowance for expected credit loss (Net)	-	-
Balance at the end of the year	1.80	1.80

Note 6.2: Movement in allowance for expected credit losses in advances recoverable in cash:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	11.96	17.79
Movement in allowance for expected credit loss (Net)	(0.91)	(5.83)
Balance at the end of the year	11.05	11.96

Note 7: DEFERRED TAX ASSETS- NET

The movement on the deferred tax account is as follows:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
At the beginning of the year	530.63	425.09
Opening DTA upon Acquisition of subsidiary	0.26	-
Credit/ (Charge) to statement of profit and loss (refer note 40)	81.33	105.40
Credit/ (Charge) to other comprehensive income	0.11	0.14
At the end of the year	612.33	530.63

Component of deferred tax assets/ (liabilities):

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Deferred Tax Assets		
MAT Credit	1.14	1.14
Unabsorbed business losses	625.99	571.25
Difference Between Book and Tax Base of Property, Plant and Equipment	6.48	6.31
Provisions	30.32	24.98
Fair valuation of Equity Investments	-	0.11
Others	1.67	12.05
Deferred Tax Liabilities		
On account of conversion of Property, Plant and Equipment into stock in trade	(0.01)	(0.01)
Fair valuation of Property, Plant and Equipment	(52.70)	(85.20)
Fair valuation of Equity Investments	(0.56)	-
Total	612.33	530.63

Note 7.1 The group has recognized deferred tax assets in respect of losses to the extent of reasonable certainty of their recoverability in near future.

Note 8: NON CURRENT TAX ASSETS (NET)

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Direct tax refundable*	187.85	141.74
Less: Provision for disputed tax demands	11.18	11.18
Total	176.67	130.56

*Includes Rs. 99.32 Crore (Rs. 51.06 Crore) representing amount deposited under protest against demand raised and pending for appeal at various levels.

Note 9: OTHER NON CURRENT ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Prepaid Expenses	8.72	11.39
Total	8.72	11.39

Note 10: INVENTORIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Building Material and Consumables	59.43	48.91
Land	1,359.80	1,354.33
Construction Work In Progress	60.17	32.69
Completed Real Estate Projects	628.51	719.28
Project In Progress	8,903.23	8,354.04
	11,011.14	10,509.25
Less: Assets classified as held for sale (refer note 16A)	(13.48)	-
Total	10,997.66	10,509.25

Note 11: TRADE RECEIVABLES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured considered good unless stated otherwise)		
Considered Good	310.14	357.54
Credit impaired	2.63	2.39
	312.77	359.93
Less: Allowance for expected credit loss	2.63	2.39
Total	310.14	357.54

Note 11.1: Due to related party included in trade receivable are as under

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Inesh Buildcon Private Limited	0.16	-
Total	0.16	-

Note 11.2: Movement in allowance for expected credit loss in trade receivables:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	2.39	0.78
Movement in allowance for expected credit loss (Net)	0.24	1.61
Balance at the end of the year	2.63	2.39

The concentration of credit risk is limited due to large and unrelated customer base.

Note 11.3: Ageing of Trade Receivables as at 31 March 2025 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months-1 year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Receivables-considered good	200.09	13.34	7.17	2.66	5.05	59.03	287.34
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	6.69	0.00	0.50	-	0.04	18.20	25.43
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Total	206.78	13.34	7.67	2.66	5.09	77.23	312.77
Less: Allowance for expected credit loss	-	-	-	-	-	2.63	2.63
Total	206.78	13.34	7.67	2.66	5.09	74.60	310.14

Note 11.4: Ageing of Trade Receivables as at 31 March 2024 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months-1 year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Receivables-considered good	266.03	4.42	0.38	0.26	12.38	54.39	337.86
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	8.84	-	-	0.02	-	13.21	22.07
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Total	274.87	4.42	0.38	0.28	12.38	67.60	359.93
Less: Allowance for expected credit loss	-	-	-	-	-	2.39	2.39
Total	274.87	4.42	0.38	0.28	12.38	65.21	357.54

Note 11.5: Trade Receivables are non-interest bearing and are generally on terms as per contract / agreement.

Note 12: CASH AND CASH EQUIVALENTS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balances With Banks:-		
In Current Accounts	223.60	132.19
In Deposit Account With Maturity Of Less Than Three Months	58.38	30.68
Cheques Drafts On Hand	6.72	17.74
Cash on Hand	12.19	9.63
Stamp on Hand	0.05	0.11
	300.94	190.35
Less : Asset classified as held for sale (refer note 16A)	(0.01)	-
Total	300.93	190.35

Note 13: OTHER BANK BALANCES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
In Earmarked Accounts		
In Unpaid Dividend Account	0.05	0.08
Deposit with maturity of more than three months but less than twelve months		
Pledge / Earmarked	288.08	238.21
Against Borrowings	11.30	26.19
Others	142.56	85.16
Total	442.99	349.64

Note 14: CURRENT LOANS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured considered good unless stated otherwise)		
Loan to Related Parties	-	26.15
Loan to Others	18.32	-
Total	18.32	26.15

Note 14.1 Particulars in respect of loans to others related parties:

(Rupees in Crore)

Name of Company	As at 31 March 2025	As at 31 March 2024
Omaxe Be Together Ghaziabad Busport Private Limited	-	1.57
Omaxe Be Together Lucknow Busport Private Limited	-	7.25
Omaxe Be Together Prayagraj Busport Private Limited	-	4.41
Omaxe Be Together Kaushambi Busport Private Limited	-	12.92
	-	26.15

Note 14.2: Loans to others related parties are interest free. The loans have been granted for the purpose of business and for meeting their business requirements for furtherance of real estate business of group.

Note 15: CURRENT OTHER FINANCIAL ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Security Deposits		
Considered Good	20.65	35.34
Credit impaired	0.36	0.27
Less: Allowance for expected credit losses	(0.36)	(0.27)
Interest Accrued On Deposits & Others	2.36	2.16
Advance Recoverable in Cash (Unsecured considered good unless stated otherwise)		
- From Related parties	-	0.51
- From Others	204.87	165.61
Credit Impaired		
- From Others	41.61	40.14
Less: Allowance for expected credit losses	(41.61)	(40.14)
Other receivables		
- Other receivables	120.15	53.91
Credit impaired		
- Receivable against sale of investment considered doubtful	7.80	7.80
Less: Allowance for expected credit losses	(7.80)	(7.80)
Unbilled Receivable	2.90	1.32
Total	350.93	258.85

Note 15.1: Movement in allowance for expected credit losses for security deposits:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	0.27	-
Movement in allowance for expected credit loss (Net)	0.09	0.27
Balance at the end of the year	0.36	0.27

Note 15.2: Movement in allowance for expected credit losses for advance recoverable in cash:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	40.14	33.44
Movement in allowance for expected credit loss (Net)	1.47	6.70
Balance at the end of the year	41.61	40.14

Note 15.3: Movement in allowance for expected credit losses for receivables:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	7.80	5.85
Movement in allowance for expected credit loss (Net)	-	1.95
Balance at the end of the year	7.80	7.80

Note 15.4: Advance given to others are interest free and have been given for furtherance of real estate business.

Note 16: OTHER CURRENT ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured considered good unless stated otherwise)		
Advance against goods, services and others		
- Others considered good	682.72	662.42
Credit Impaired		
- Others	1.67	11.79
- Less: Allowance for expected credit losses	(1.67)	(11.79)
	682.72	662.42
Balance With Government / Statutory Authorities	134.58	96.23
Prepaid Expenses	7.79	7.95
	825.09	766.60
Less: Assets classified as held for sale (refer note 16A)	(0.33)	-
Total	824.76	766.60

Note 16.1: Movement in allowance for expected credit losses for advances against goods, services and others:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	11.79	6.73
Movement in allowance for expected credit loss (Net)	(10.12)	5.06
Balance at the end of the year	1.67	11.79

Note 16A: ASSETS CLASSIFIED AS HELD FOR SALE

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Assets classified as held for sale		
Inventories	13.48	-
Cash & Cash Equivalent	0.01	-
Other Current Assets	0.33	-
Total	13.82	-

* During the quarter ended 31 March 2025, the company has entered into a share purchase agreement for sale of 100 % investment held by the company in one of its wholly owned subsidiary M/s Landlord Developers Private Limited, accordingly, investment held by the company in such subsidiary has been classified as current investment held for sale in standalone financial statement and carried at lower of its carrying amount and fair value less cost to sell. All assets and liabilities of the subsidiary held for sale have accordingly been disclosed in consolidated financial statement as at 31 March 2025.

Note 17: EQUITY SHARE CAPITAL

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Authorised		
210,000,000 (210,000,000) Equity Shares of Rs.10 Each	210.00	210.00
350,000,000 (350,000,000) Preference Shares of Rs.10 Each	350.00	350.00
	560.00	560.00
Issued, Subscribed & Paid Up		
182,900,540 (182,900,540) Equity Shares of Rs.10 Each Fully Paid Up	182.90	182.90
	182.90	182.90

Note 17.1 Reconciliation of the shares outstanding at the beginning and at the end of the year

Particulars	As at 31 March 2025		As at 31 March 2024	
Equity Shares of Rs. 10 each fully paid	Numbers	Rupees in Crore	Numbers	Rupees in Crore
Shares outstanding at the beginning of the year	182,900,540	182.90	182,900,540	182.90
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	182,900,540	182.90	182,900,540	182.90

Note 17.2 Terms/rights attached to shares**Equity**

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

Note 17.3 Shares held by holding company and subsidiary of holding Company in aggregate

Name of Shareholder	As at 31 March 2025		As at 31 March 2024	
	Number of shares held	Rupees in Crore	Number of shares held	Rupees in Crore
Equity Shares				
Guild Builders Private Limited (Holding Company)	116,273,971	116.27	116,273,971	116.27
Dream Home Developers Private Limited (Fellow Subsidiary Company)	8,925,117	8.93	8,925,117	8.93

Note 17.4 Detail of shareholders holding more than 5% shares in capital of the company

Equity Shares

Name of Shareholder	As at 31 March 2025		As at 31 March 2024	
	Number of shares held	% of Holding	Number of shares held	% of Holding
Guild Builders Private Limited	116,273,971	63.57	116,273,971	63.57

Note 17.5 The Company has not allotted any other fully paid shares except as above pursuant to contract(s) without payment being received in cash and has neither allotted any fully paid up shares by way of bonus shares nor has bought back any class of shares during the period of five years immediately preceding the balance sheet date.

Note 17.6 Shareholding of promoter

Shares held by promoter as at 31 March 2025

Shares held by promoters					% Change during the year
Promoter Name	As at 31 March 2025		As at 31 March 2024		
	No. of shares	% of total shares	No. of shares	% of total shares	
Rohtas Goel	45,50,120	2.48	12,14,000	0.66	1.82
Rohtas Goel HUF	13,500	0.01	13,500	0.01	-
Sushma Goel	8,79,060	0.48	8,44,560	0.46	0.02
Sunil Goel	-	-	33,36,120	1.82	-1.82
Seema Goel	-	-	21,000	0.01	-0.01
Sunil Goel HUF	-	-	13,500	0.01	-0.01
Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55	-
Rekha Goel	9,00,000	0.49	9,00,000	0.49	-
Jatin Goel	15,33,250	0.84	15,33,250	0.84	-
Mohit Goel	15,33,250	0.84	15,33,250	0.84	-
Guild Builders Private Limited	11,62,73,971	63.57	11,62,73,971	63.57	-
Dream Home Developers Private Limited	89,25,117	4.88	89,25,117	4.88	-
	13,56,06,918	74.14	13,56,06,918	74.14	

Shares held by promoter as at 31 March 2024

Shares held by promoters					% Change during the year
Promoter Name	As at 31 March 2024		As at 31 March 2023		
	No. of shares	% of total shares	No. of shares	% of total shares	
Rohtas Goel	12,14,000	0.66	27,47,250	1.50	-0.84
Rohtas Goel HUF	13,500	0.01	13,500	0.01	-
Sushma Goel	8,44,560	0.46	23,77,810	1.30	-0.84
Sunil Goel	33,36,120	1.82	33,36,120	1.82	-
Seema Goel	21,000	0.01	21,000	0.01	-
Sunil Goel HUF	13,500	0.01	13,500	0.01	-
Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55	-
Rekha Goel	9,00,000	0.49	9,00,000	0.49	-
Jatin Goel	15,33,250	0.84	-	-	0.84
Mohit Goel	15,33,250	0.84	-	-	0.84
Guild Builders Private Limited	11,62,73,971	63.57	11,62,73,971	63.57	-
Dream Home Developers Private Limited	89,25,117	4.88	89,25,117	4.88	-
	13,56,06,918	74.14	13,56,06,918	74.14	

Note 18: OTHER EQUITY

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Equity component of compound financial instruments	225.22	225.22
Reserve and Surplus		
Securities Premium	499.61	499.61
Capital Reserve	0.08	0.08
Retained Earnings/ (Deficit)	(1,495.69)	(809.69)
Changes in equity interest from Non controlling interest	(14.80)	(14.80)
General Reserve	395.63	395.63
Other comprehensive income		
Remeasurement of defined benefit obligation	(2.37)	(1.28)
Equity instrument at fair value through Other comprehensive income	4.29	2.74
Total	(388.03)	297.51

Movement of other equity is as follows:

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Equity component of compound financial instruments	225.22	225.22
Reserve and Surplus		
Securities premium	499.61	499.61
Capital Reserve		
As per last balance sheet	0.08	0.08
Add: Transferred from deferred tax liability	-	-
Less: Transfer to other income on account of capital profit pursuant to Sec 45(2) of Income Tax Act, 1956	-	-
Balance at the end of the year	0.08	0.08
Retained Earnings (Deficit)		
Profit/(Loss) as per last balance sheet	(809.69)	(407.09)
Add: Net profit/(loss) for the current year	(686.00)	(402.60)
Profit/(Loss) available for appropriation	(1,495.69)	(809.69)
General reserve	395.63	395.63
Changes in equity interest from Non-controlling interest		
Balance at the beginning of the year	(14.80)	-
Add: difference between amount of NCI and fair value of consideration paid for acquisition of balance equity	-	(14.80)
Balance at the end of the year	(14.80)	(14.80)
Other comprehensive income		
Remeasurement of defined benefit obligation		
As per last balance sheet	(1.28)	(0.51)
Add: Current year transfer	(1.09)	(0.77)
Balance at the end of year	(2.37)	(1.28)
Equity instrument at fair value through Other comprehensive income		
As per last balance sheet	2.74	2.37
Add: Current year transfer	1.55	0.37
Balance at the end of year	4.29	2.74
Total	(388.03)	297.51

Nature and Purposes of Reserve forming part of Other Equity

- a) **Equity component of compound financial instruments-** represents equity component of 0.10% Non-Cumulative, Non-Convertible, Redeemable Preference Share.
- b) **Securities Premium-** Securities premium represents amount received in excess of face value of shares and can be utilized for the purposes and in the manner as mentioned in Section 52 of Companies Act, 2013.
- c) **Capital Reserve-** This reserve is created due to transfer to other income on account of capital profit pursuant to sec 45(2) of Income Tax Act, 1961.
- d) **Retained Earnings/ (Deficit) -** This reserve represents accumulated earnings/(Deficit) of the Company as at the balance sheet date.
- e) **Changes in equity interest from non-controlling interest-** This represent difference of purchase price and value of equity interest acquired from other shareholders.
- f) **General Reserve-** The General Reserve is a free reserve which is used from time to time to transfer profit from / to retained earnings for appropriation purpose. As the general reserve is created by transfer from one component of equity to another and is not an item of other comprehensive income, item included in general reserve will not be reclassified subsequently to statement of Profit & Loss.
- g) **Other comprehensive income-** The Company has elected to recognize changes in the fair value of investment in equity securities and remeasurement of defined benefit obligation in other comprehensive income.

Note 19: BORROWINGS – NON CURRENT

(Rupees in Crore)		
Particulars	As at 31 March 2025	As at 31 March 2024
Secured		
Term Loans		
Debenture	128.30	50.00
Banks	19.24	219.18
Non Banking Financial Companies	202.15	72.28
Housing Finance Companies	-	29.19
Vehicle Loan	12.49	6.36
	362.18	377.01
Unsecured loans		
Term Loan from Non Banking Financial Companies	0.79	4.28
Preference Capital		
25,00,00,000 (25,00,00,000) 0.1% Non-Cumulative, Non Convertible, Redeemable Preference Share Capital of Rs 10 Each	136.27	116.48
Total	499.24	497.77

Note 19.1: Nature of security of long term borrowings are as under:

(Rupees in Crore)

S. No.	Particulars	Amount outstanding as at		Current Maturity	
		31 March 2025	31 March 2024	31 March 2025	31 March 2024
	Secured				
1	Unrated Senior Secured Non-Convertible debentures are secured by way of equitable mortgage on project land & all structure there upon and Hypothecation of receivables of the project. These are further secured by personal guarantee of Promoter(s) of the Company and corporate guarantee of Promoter Company.	128.30	50.00	-	-
2	Term loan from banks are secured by equitable mortgage of project properties of the company/subsidiaries/ associates/ other companies and charge on receivable, material at site and work in progress as applicable. These loans are further secured by pledge of shares held by promoter companies and personal guarantee of director(s) of the Company and secured by corporate guarantee of subsidiaries / associates / promoters /other companies.	176.01	366.52	156.77	147.34
3	Term loan from Non-Banking Financial Companies are secured by equitable mortgage of project properties, fixed assets of the Company/ subsidiaries/ associate companies & charge over cash flow of the project(s), and corporate guarantee of such companies. These loans are further secured by pledge of shares held by promoter companies and personal guarantee of director(s) of the Company.	236.35	74.45	34.20	2.17
4	Term loan from housing finance companies are secured by equitable mortgage of project land & hypothecation of receivables of the company/ subsidiary/ associate company and pledge of shares of subsidiary company and shares of the company held by promoter / promoter companies and corporate guarantee of such companies. Term loan from housing finance companies are further secured by personal guarantee of director(s) of the Company.	0.00	79.57	-	50.38
5	Vehicle loan are secured by hypothecation of the vehicles purchased there against.	18.23	8.75	5.74	2.39
	Unsecured				
6	Loan from non-banking financial companies are secured by pledge of shares of the company held by promoter / promoter companies, personal guarantee of director(s) of the company and corporate guarantee of promoter companies.	18.25	14.00	17.46	9.72

S. No.	Particulars	Amount outstanding as at		Current Maturity	
		31 March 2025	31 March 2024	31 March 2025	31 March 2024
7	The Company has one class of non-convertible redeemable preference shares and having a par value of Rs. 10 per share. The preference shares carry a right to preferential dividend of 0.1 % per annum in relation to capital paid on them and are redeemable upon 20 years from the date of allotment with call and put option for redemption after 10 years from the date of allotment. The redemption of preference share shall be at a premium of 6% per annum from the date of allotment over and above the total issue price per preference share and premium will be prorated/proportionate to the period of holding of these shares. As the aforesaid preference shares carry nominal rate of preference dividend and premium on redemption, therefore, on transition to IND AS, these has been considered as compound financial instrument, which has been bifurcated into liability and equity components. In subsequent years, the liability part is increased with the notional interest computed using effective interest rate and said interest is charged to statement of profit and loss. Further, the premium payable on redemption of preference shares shall be provided out of the profit of the company or out of securities premium before the preference shares are redeemed. The company has chosen to pay premium on such redemption out of securities premium account, therefore, no appropriation out of profit have been made. The terms and conditions may be modified/ varied/ amended with due approval.	136.27	116.48	-	-
	Total	713.41	709.77	214.17	212.00
	Less: Current maturities of long term borrowing (refer note no. 25)	214.17	212.00		
	Total	499.24	497.77		

Note 19.2: The year wise repayment schedule of long term borrowing:

(Rupees in Crore)

Particulars	outstanding as at 31 March 2025	Years wise repayment schedule				
		within 1 year	1 -2 year	2-3 year	3-6 year	more than 6 years
Secured						
Term loans						
Debenture	128.30	-	20.00	108.30	-	-
Banks	176.01	156.77	3.65	3.80	11.79	-
Non-banking financial companies	236.35	34.20	93.52	96.36	12.27	-
Vehicle loans	18.23	5.74	6.03	3.63	2.83	-
Unsecured						
Non Banking Financial Companies	18.25	17.46	0.79	-	-	-
Preference Capital						
0.1% Non-Cumulative, Non Convertible, Redeemable Preference Share Capital of Rs. 10 each	136.27	-	-	-	-	136.27
Total Long Term Borrowings	713.41	214.17	123.99	212.09	26.89	136.27

Note 19.3: The group is regular in repayment of principal and interest to Bank, Non-Banking Financial Companies, Housing Finance Companies as per stipulation and there are no defaults in repayment of principal and interest to any lender as at the balance sheet date.

Note 19.4: The group has not been declared as willful defaulter by any Bank or any Government Authorities.

Note 19.5: The loans taken by the group during the year have been utilized for the purpose for which they were obtained.

Note 19.6: Funds raised by the group on short term loan have not been used for long term purposes.

Note 19.7: The group have not raised any funds from Banks / Non-Banking Financial Companies / Housing Finance Company and from any other entity or person on account of or to meet the obligations of Subsidiaries / Joint Venture or Associates.

Note 19.8: There are no charges to be registered or satisfaction of charges which are yet to be satisfied beyond statutory period.

Note 20: NON-CURRENT LEASE LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Lease Liabilities (refer note no. 48)	34.95	27.54
Total	34.95	27.54

Note 21: NON CURRENT TRADE PAYABLES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Total outstanding dues of micro enterprises and small enterprises		
Other Trade Payables due to micro enterprises and small enterprises	-	-
Total (A)	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		
Deferred payment liabilities		
- In respect of land purchased on deferred credit terms from authorities	233.31	70.05
- In respect of development & other charges to be paid on deferred credit terms to authorities [secured to the extent of Rs. 0.47 Crore (PY Rs. Nil) by way of hypothecation of project properties]	63.41	49.46
Total (B)	296.72	119.51
Total (A+B)	296.72	119.51

Note 21.1 The non-current trade payables are payable after 31 March 2026, hence not due for payment as at 31st March, 2025, therefore ageing of non-current trade payables has not been given.

Note 21.2 Deferred Payment Liabilities in respect of development and other charges payable to various authorities are to be settled in accordance with terms of payment.

Note 22: NON CURRENT OTHER FINANCIAL LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Security deposits received	83.53	46.91
Rebates payable to customers	13.89	14.48
Interest accrued but not due on borrowings	18.31	5.17
Rent Payable	129.36	395.09
Total	245.09	461.65

Note 23: OTHER NON CURRENT LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Deferred Income	17.04	11.08
Total	17.04	11.08

Note 24: PROVISIONS – NON CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Provision for Employee Benefits		
Leave Encashment	6.71	4.89
Gratuity	20.44	16.61
Total	27.15	21.50

Note 25: BORROWINGS - CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Secured		
Loan against Fixed Deposits	4.80	3.50
Total (A)	4.80	3.50
Unsecured loans		
Promoter Companies (Repayable On Demand)	23.88	15.16
Other loan from directors	0.02	0.02
Others (repayable on demand)	1.19	0.05
Inter Corporate Loan	0.26	0.26
Total (B)	25.35	15.49
Total (A+B)	30.15	18.99
Current maturities of long-term borrowings (refer note no. 19.1)	214.17	212.00
Grand Total	244.32	230.99

Note 25.1: Nature of security of Short Term Borrowings are as under:

(Rupees in Crore)

Particulars	Amount Outstanding	
	As at 31 March 2025	As at 31 March 2024
Secured		
Loan against Fixed Deposits	4.80	3.50
Unsecured		
Inter corporate loans from promoter companies (repayable on demand)	23.88	15.16
Loans from directors (repayable on demand)	0.02	0.02
Other unsecured loans (repayable on demand)	1.19	0.05
Inter Corporate Loan	0.26	0.26
Total	30.15	18.99

Note 26: CURRENT LEASE LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Lease Liabilities (refer note no. 48)	17.41	39.28
Total	17.41	39.28

Note 27: CURRENT TRADE PAYABLES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Total outstanding dues of micro enterprises and small enterprises		
Other Trade Payables due to micro enterprises and small enterprises	48.60	26.75
Total (A)	48.60	26.75
Total outstanding dues of creditors other than micro enterprises and Small enterprises		
Deferred Payment Liabilities		
- In respect of land purchased on deferred credit terms from authorities	498.49	351.15
- In respect of development & other charges to be paid on deferred credit terms to authorities [secured to the extent of Rs. 1.12 crore (PY Rs. 31.22 crore) by way of hypothecation of project properties]	298.48	288.35
- Others	484.46	471.58
Less: Liabilities classified as held for sale (refer note 31A)	(0.01)	-
Total (B)	1,281.42	1,111.08
Total (A+B)	1,330.02	1,137.83

Note 27.1 The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 ("the Act") has been determined to the extent such parties have been identified by the group, on the basis of information and records available.

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
The principal amount due thereon remaining unpaid to any supplier as at the end of each accounting year	48.60	26.75
The interest due thereon remaining unpaid to any supplier as at the end of each accounting year	1.75	3.40
Payment made to suppliers (other than interest) beyond appointed day during the year	49.82	41.15
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed by during each accounting year	-	-
The amount of interest due and payable for the period of delay in making payment but without adding the interest specified under the MSMED Act, 2006	1.22	1.28
The amount of interest accrued and remaining unpaid at the end of the accounting year	7.82	9.15
The amount of further interest remaining due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of MSMED Act 2006	(1.04)	(2.64)

Note 27.2: Ageing of Trade Payables Outstanding as at 31 March, 2025 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	11.71	34.83	1.40	0.25	0.41	48.60
Others	443.57	387.20	96.72	46.56	307.37	1,281.42
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
Total	455.28	422.03	98.12	46.81	307.78	1,330.02

Note 27.3: Ageing of Trade Payables Outstanding as at 31 March, 2024 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	7.71	15.27	1.35	0.70	1.72	26.75
Others	390.07	199.35	65.08	31.59	424.99	1,111.08
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
Total	397.78	214.62	66.43	32.29	426.71	1,137.83

Note 28: CURRENT OTHER FINANCIAL LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Interest Accrued But Not Due On Borrowings	2.04	4.79
Rebate Payable	-	59.79
Rent Payable	149.28	98.04
Interest on Trade Payables	559.64	827.02
Security Deposit Received	87.54	82.17
Dues to Directors	0.93	1.19
Payable to employees	14.19	11.00
Other Liabilities	194.66	130.29
Unpaid Dividend *	0.05	0.08
Unpaid Matured Deposits *	0.37	0.53
Total	1,008.70	1,214.90

* There are no amounts due, which are required to be transferred to Investor Education and Protection Fund by the group.

Note 29: OTHER CURRENT LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Statutory Dues Payable	34.23	28.72
Deferred Income	2.36	1.44
Other Liability (Contract Liability)	-	0.01
Advance from customers and others		
-From Related Parties	53.82	106.93
-From Others	11,257.80	9,428.72
	11,348.21	9,565.82
Less: Liabilities classified as held for sale (refer note 31A)	(8.34)	-
Total	11,339.87	9,565.82

Note 30: PROVISIONS – CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Provision for Employee Benefits		
Leave Encashment	1.19	0.86
Gratuity	1.55	0.70
Others		
Provision for unrealised profit	1.02	1.36
Total	3.76	2.92

Note 31: CURRENT TAX LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Current Tax Liabilities	1.03	2.60
Total	1.03	2.60

Note 31A: LIABILITIES RELATED TO ASSETS HELD FOR SALE

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Current Trade Payable	0.01	-
Other Current Liabilities	8.34	-
Total	8.35	-

Note 32: REVENUE FROM OPERATIONS

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Income From Real Estate Projects	1,456.83	1,579.57
Income From Trading Goods	7.72	8.49
Income From Construction Contracts	4.42	2.26
Other Operating Revenue	92.02	24.00
Total	1,560.99	1,614.32

Note 32.1: Timing of revenue recognition:

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Revenue recognition at a point of time	1,438.92	1,582.45
Revenue recognition over period of time	122.07	31.87
Total revenue from contracts with customers	1,560.99	1,614.32

Note 32.2: Disaggregation of revenue is as below:-

(Rupees in Crore)

Nature of Revenue	Year Ended 31 March 2025			Year Ended 31 March 2024		
	Operating Revenue	Other Operating Revenue	Total	Operating Revenue	Other Operating Revenue	Total
Real Estate Projects	1,456.83	11.34	1,468.17	1,579.57	11.92	1,591.49
Trading	7.72	-	7.72	8.49	-	8.49
Others	4.42	80.68	85.10	2.26	12.08	14.34
Total	1,468.97	92.02	1,560.99	1,590.32	24.00	1,614.32

Note 32.3 The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligations is Rs. 10,649.66 crore (Rs. 10,019.89 crore) which is expected to be recognised as revenue in the subsequent years, however revenue to be recognised in next one year is not ascertainable due to nature of industry in which group are operating.

Note 32.4 Advance against unsatisfied (or partially satisfied) performance obligations:

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Advances at beginning of the year	9,535.65	8,845.19
Add: Advances received during the year (net)	3,336.96	2,304.78
Less: Revenue recognised during the year	1,560.99	1,614.32
Advances at the end of the year	11,311.62	9,535.65

Note 32.5 Reconciliation of revenue recognised with the contracted price is as follows:

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Contracted price	2,003.20	2,205.83
Reduction towards variable consideration components	442.21	591.51
Revenue recognized	1,560.99	1,614.32

Note 33: OTHER INCOME

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Interest Income		
On Bank Deposits	23.57	11.14
Others	4.95	3.08
Liabilities No Longer Required Written Back (Net)	32.03	2.68
Profit on Sale of Property, Plant and Equipment	9.84	0.50
Profit on sale of Investment	-	0.01
Miscellaneous Income	3.30	3.10
Gain on financial assets/liabilities carried at amortised cost	2.29	0.05
Total	75.98	20.56

Note 34: COST OF LAND, MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Inventory at the beginning of the year		
Building Materials and Consumables	48.91	45.75
Land	1,354.33	1,087.10
	1,403.24	1,132.85
Building Materials and Consumables of subsidiary company acquired during the year	1.09	0.08
Land of subsidiary company acquired/(ceased) during the year	6.01	(19.01)
	1,410.34	1,113.92
Add: Incurred during the year		
Land, Development and Other Rights	435.25	428.85
Building Materials Purchases	331.64	261.05
Construction Cost	501.03	490.66
Lease Rent	130.90	25.47
Employee Cost	173.30	112.20
Rates And taxes	61.08	41.56
Administration Cost	167.80	56.88
Depreciation on Property, Plant and Equipment	3.41	2.53
Power & Fuel and Other Electrical Cost	37.89	25.94
Repairs & Maintenance-Plant & Machinery	0.29	0.25
Finance Cost	262.95	396.84
	2,105.54	1,842.23
Less: Inventory at the end of the year		
Building Materials and Consumables	59.43	48.91
Land	1,359.80	1,354.33
	1,419.23	1,403.24
Total	2,096.65	1,552.91

Note 35: CHANGES IN INVENTORIES OF FINISHED STOCK AND PROJECT IN PROGRESS

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Inventory at the beginning of the year		
Completed Real Estate Projects	719.28	573.91
Construction Work In Progress	32.69	24.85
Projects In Progress	8,354.04	8,698.20
	9,106.01	9,296.96
Projects In Progress of subsidiary company acquired during the year	400.09	45.63
	9,506.10	9,342.59
Inventory at the end of the year		
Completed Real Estate Projects	628.51	719.28
Construction Work In Progress	60.17	32.69
Projects In Progress	8,903.23	8,354.04
	9,591.91	9,106.01
Changes In Inventory	(85.81)	236.58

Note 36: EMPLOYEE BENEFITS EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Salaries, Wages, Allowances And Bonus	180.73	134.62
Contribution To Provident And Other Funds	2.87	2.17
Directors Remuneration	10.51	7.60
Staff Welfare Expenses	3.28	2.39
	197.39	146.78
Less: Allocated to Projects	173.30	112.20
Total	24.09	34.58

Note 37: FINANCE COSTS

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Interest On		
- Term Loans	58.49	66.22
- Others	354.42	426.59
- Lease Liability	14.11	9.10
Other Borrowing Cost	0.55	2.47
Guarantee Commission and Bank Charges	9.34	6.09
Finance Charge on compound financial instrument	21.34	16.71
	458.25	527.18
Less: Allocated to Projects	262.95	396.84
Total	195.30	130.34

Note 38: DEPRECIATION AND AMORTIZATION EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Depreciation on property, plant and equipment	10.16	10.05
Amortization on intangible assets	0.17	0.16
Depreciation of right of use	26.36	44.05
Total	36.69	54.26

Note 39: OTHER EXPENSES

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Administrative Expenses		
Short Term Lease	5.37	5.20
Rates And Taxes	9.90	15.11
Insurance	3.67	2.68
Repairs And Maintenance-Building	0.09	0.07
Repairs And Maintenance-Others	7.75	6.15
Royalty	2.31	2.26
Water & Electricity Charges	1.31	1.94
Vehicle Running And Maintenance	3.72	3.72
Travelling And Conveyance	14.44	7.47
Legal And Professional Charges	137.90	44.73
Printing And Stationery	2.90	2.37
Postage, Telephone & Courier	2.63	2.72
Donation	1.00	1.54
Auditors' Remuneration (refer note 51)	0.72	0.67
Directors Sitting Fees	0.21	0.26
Bad Debts & Advances Written Off	10.40	5.44
Corporate Social Responsibility Expenses	-	0.02
Allowance for expected credit losses (Net)	(9.23)	9.75
Provision for diminution in value of investment	-	5.40
Miscellaneous Expenses	19.71	9.83
	214.80	127.33
Less: Allocated to Projects	167.80	56.88
	47.00	70.45
Selling Expenses		
Business Promotion	37.03	26.83
Rebate & discount to customers	0.11	-
Commission	20.20	22.54
Advertisement and Publicity	29.46	13.69
	86.80	63.06
Total	133.80	133.51

Note 40: TAX EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Current income tax	2.01	4.01
Earlier year tax adjustments	0.70	0.23
Deferred tax	(81.33)	(105.40)
Total	(78.62)	(101.16)

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the group at 25.168% and the reported tax expense in statement of profit and loss are as follows:

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Accounting profit/(loss) before tax	(763.75)	(507.30)
Applicable tax rate	25.168%	25.168%
Computed tax expense	(192.22)	(127.68)
Tax expense comprises of:		
Tax Impact of disallowable expenses	1.75	7.36
Tax adjustment on account of adjustment of brought forward losses	192.48	124.33
Current Tax (A)	2.01	4.01
Earlier year tax adjustments (B)	0.70	0.23
Deferred Tax Provisions		
Decrease in deferred tax liability on account of Property, Plant and Equipment	(32.50)	(3.36)
Decrease/ (Increase) in deferred tax assets on account of provisions, fair valuation of development income and others	(48.83)	(102.04)
Total Deferred Tax Provisions (C)	(81.33)	(105.40)
Tax expenses recognised in Statement of Profit & Loss (A+B+C)	(78.62)	(101.16)
Effective tax rate	-	-

Note 41: EARNINGS PER SHARE

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Profit/(loss) attributable to equity shareholders (Rupees in Crore)	(686.00)	(402.60)
Weighted average number of equity shares	18,29,00,540	18,29,00,540
Nominal value per share	10	10
Earnings per equity share		
Basic	(37.51)	(22.01)
Diluted	(37.51)	(22.01)

Note 42: CONTINGENT LIABILITIES AND COMMITMENTS

(Rupees in Crore)

Particulars		As at 31 March 2025	As at 31 March 2024
I	Claims against the group not acknowledged as debts (to the extent quantifiable)	58.17	148.89
II	Bank guarantees		
	In respect of the group	213.89	179.27
III	Disputed tax amounts		
	Sales tax	42.86	40.26
	Service tax	319.44	124.78
	GST	21.57	8.26
	Income tax (Net of provision)	2,067.09	1,795.96
IV	Writ Petition filed by Income tax department against order of Settlement Commission before Hon'ble Supreme Court	Amount unascertainable	Amount unascertainable
V	The group may be contingently liable to pay damages / interest in the process of execution of real estate and construction projects and for specific non-performance of certain agreements, the amount of which cannot presently be ascertained	Amount unascertainable	Amount unascertainable
VI	Certain civil cases preferred against the group in respect of labour laws, specific performance of certain land agreements, etc. and disputed by the group	Not Quantifiable	Not Quantifiable

Note 43: Some of the balances of trade receivables, trade payables, advances given to others are subject to reconciliation and confirmation from respective parties. The balances of said trade receivables, trade payables and advances given to others are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore, no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as stated above.

Note 44: During the earlier years, The Income Tax Department has filed writ petition before Hon'ble Supreme Court against the order of Income tax settlement commission for assessment year 2000-01 to 2006-07, which is pending for hearing. Pending final outcome of such petition filed, no provision of any potential liability has been made in the books of accounts, the amount of which cannot presently be ascertained.

During the current financial year the group has filed a petition before the Hon'able Supreme Court against a demand of Rs. 0.76 Crores raised for A.Y. 2015-16. During the earlier years, the group has filed petition before the Hon'ble High Court against demand of Rs. 23.06 Crores for A.Y. 2007-08 and an equal amount has been deposited by the group against this demand under dispute. Further the Income Tax Department has also filed necessary appeals/writ petitions/ SLP with appropriate authority against the relief given by various appellate authorities of Rs. 124.50 Crores to the group. The group is in the process of filing an appeal before the ITAT against the demand of Rs. 16.86 Crores for the A.Y. 2012-13 & 2013-14 and an equal amount has already been deposited by the group against these demand under disputes. The group has also filed appeals before the CIT(A) against demands raised of Rs. 1,901.67 Crores for A.Y. 2010-11 to 2022-23 on various accounts and an amount of Rs. 56.40 Crores has been deposited by the group against these demands under dispute. The group has filed a rectification petition against a demand of Rs. 0.24 crores before assessing officer for A.Y. 2018-19.

Based on the decision of various appellate authorities and the interpretations of relevant provisions of Income Tax Act, 1961, the group has been advised by the experts that the demand so raised is likely to be deleted.

Note 45: In the financial year ended 31st March 2022, search was initiated against the group under section 132 of the Income Tax Act, 1961 and pursuant to that demand(s) under section 147/143(3) of the Income Tax Act, 1961 has been raised pertaining

to Assessment Years from 2014-15 to 2022-23. The group has filed Appeals before Appellate Authority within the timelines as allowed under the Act. The demand amount so raised has already been included in note 44 as above. Based on the decision of various appellate authorities, interpretation of relevant provision of the Income Tax Act, 1961 and on the basis of opinion from independent tax expert that the demands so raised will not be sustained on completion of the appellate proceedings. Accordingly, pending the decision by the appellate authorities, no provision of any potential liability has been made in the Financial Statements.

Note 46: The Company had received an Award dated 31.05.2024 with respect to its Township Project situated in Patiala, Punjab namely "Omaxe City, Patiala", whereby the Majority Bench of the Arbitral Tribunal directed the Company to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park and declared that PUDA was entitled to forfeit 20% of the revenue share. i.e. 53 Crore (kept in Escrow Account) alongwith interest accrued thereon w.e.f. 08.08.2018 among other directions. The Management of the Company offered to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park back to PUDA as its development was not viable at its current location. Accordingly, provision for impairment of inventory of 60 acres land amounting to Rs. 28.55 crore has been made in the financial statements during the quarter ended June 30, 2024 and grouped in changes in inventories of finished stock & projects in progress. However, regarding forfeiture of 20% of revenue share amounting to Rs. 53 crore and interest thereon, the Company has filed an appeal against the Award. Based on the opinion of an independent expert on this matter, the management of the company is of the opinion that the forfeiture of revenue share will not be sustained in the court. Accordingly, pending decision by the appellate authorities, no provision of any potential liability towards forfeiture of revenue share has been made in the financial statements.

Note 47: The Company had received an Order dated July 30, 2024 from SEBI under section 11, 11B of SEBI Act, 1992 covering the period from 2018-19, 2019-20 and 2020-21, against which company had filed an appeal with the Securities Appellate Tribunal (SAT) and SAT vide order dated October 01, 2024 had granted stay on directions at para 41 (i) of SEBI order dated July 30, 2024 relating to restricting company and others from accessing securities market and to deal in securities, enabling the company to raise capital and continue all business activities as usual without any restriction. The proceeding with SAT is undergoing and in the opinion of the management of the Company, the said order has no impact on the financial results of the company.

Note 48: LEASES

(a) Group as a lessee

Lease Contracts entered by the group majorly pertains to building taken on lease to conduct the business activities in ordinary course.

The detail of right of use asset held by the group are as follows:

(Rupees in Crore)				
Particulars	Addition for the year ended 31 March 2025 (Net of deletion)	Net Carrying amount as at 31 March 2025	Addition for the year ended 31 March 2024 (Net of deletion)	Net Carrying amount as at 31 March 2024
Building	31.47	45.72	37.96	40.61

The following are the amounts recognized in statement of profit and loss:

(Rupees in Crore)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Depreciation on right of use asset	26.36	44.05
Interest on lease liability	14.11	9.10
Total	40.47	53.15

The following is breakup of Current and Non-Current Lease Liability as at 31 March, 2025

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Current lease liability	17.41	39.28
Non-Current lease liability	34.95	27.54
Total	52.36	66.82

The following is movement in Lease Liability during the year ended 31 March, 2025

(Rupees in Crore)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Balance at the beginning of the year	66.82	84.55
Addition during the year	33.30	38.99
Finance cost accrued during the year	14.11	9.10
Deletion	(1.83)	(1.03)
Payment of lease liability including interest	(60.04)	(64.79)
Balance at the end of the year	52.36	66.82

The table below provides details regarding the Contractual Maturities of Lease Liability as at 31 March, 2025 on an undiscounted basis:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Less than one year	22.85	45.56
One to five year	37.90	34.23
More than five year	8.53	0.38

(b) Group as a lessor

Lease arrangements where the group is lessor, lease rentals are recognized on straight line basis over the non-cancellable period.

Note 49: CORPORATE SOCIAL RESPONSIBILITY (CSR)

The details of expenditure incurred on CSR are as under

(Rupees in Crore)

S. No.	Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
a.	The Gross amount required to be spent by the group during the year as per Section 135 of Companies Act 2013 read with Schedule VIII	-	-
b.	Amount spent during the year on:		
	i Construction / acquisition of any assets	-	-
	ii On purposes other than (i) above	-	-
c.	Shortfall at the end of the year	-	-
d.	Total of previous years shortfall	-	-
e.	Reason for shortfall	NA	NA
f.	The breakup of expenses included in amount spent are as under		
	Particulars		
	Environmental sustainability and ecological balance	-	0.02
	Covid-19 Relief related activities	-	-
	Vanvasi Raksha Pariwar Foundation	-	-
	Omaxe Foundation	-	-
	Total	-	0.02

Note 49.1 There are no unspent amounts requiring transfer to a fund specified in Schedule VII of Companies Act, 2013 within a period of six months of expiry of financial year in compliance with second proviso to Section 135 (5) of Companies Act, 2013.

Note 49.2 In accordance with Circular No. 14/2021 date 25th August, 2021 in respect of Section 135 of Companies Act, the excess amount of CSR expenditure incurred by the Company during the Financial year are to be set off against the required 2% CSR expenditure up to immediately succeeding three financial years subject to compliance of conditions as stipulated under rule 7(3) of Companies (CSR Policy) Rule, 2014.

Details of excess CSR expenditure under Section 135(5) of the Act

31 March 2025

(Rupees in Crore)

Balance excess spent as at 1 April 2024	Amount required to be spent during the year	Amount spent during the year	Amount lapsed during the year	Balance excess spent as at 31 March 2025	Available for set off till Financial Year 2025-26	Available for set off till Financial Year 2026-27	Available for set off till Financial Year 2027-28
0.69	-	-	0.42	0.27	0.25	0.02	-

31 March 2024

(Rupees in Crore)

Balance excess spent as at 1 April 2023	Amount required to be spent during the year	Amount spent during the year	Balance excess spent as at 31 March 2024	Available for set off till Financial Year 2024-25	Available for set off till Financial Year 2025-26	Available for set off till Financial Year 2026-27
0.67	-	0.02	0.69	0.42	0.25	0.02

Note 50: EMPLOYEE BENEFIT OBLIGATIONS**1) Post-Employment Obligations – Gratuity**

The group provides gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied by the number of years of service. For the funded plan the group makes contributions to recognised funds in India. The group does not fully fund the liability and maintains a target level of funding to be maintained over a period of time based on estimations of expected gratuity payments.

The amounts recognised in the Financial Statement and the movements in the net defined benefit obligation over the year are as follows:

(Rupees in Crore)		
a. Reconciliation of present value of defined benefit obligation and the fair value of plan assets	As at 31 March 2025	As at 31 March 2024
Present value of obligation as at the end of the year	22.21	17.53
Fair value of plan assets as at the end of the year	0.22	0.22
Net liability (asset) recognized in balance sheet	21.99	17.31
(Rupees in Crore)		
b. Bifurcation of PBO at the end of year in current and non current	As at 31 March 2025	As at 31 March 2024
Current liability	1.55	0.70
Non-current liability	20.44	16.61
Total	21.99	17.31
(Rupees in Crore)		
c. Expected contribution for the next annual reporting period	As at 31 March 2025	As at 31 March 2024
Service Cost	3.67	2.91
Net Interest Cost	1.52	1.25
Total	5.19	4.16
(Rupees in Crore)		
d. Changes in defined benefit obligation	Year ended 31 March 2025	Year ended 31 March 2024
Present value obligation as at the beginning of the year	17.53	15.92
Acquisition adjustment (out)	-	0.03
Interest cost	1.27	1.17
Service cost	3.07	2.25
Benefits paid	1.55	(1.65)
Actuarial loss/(gain) on obligations	(1.21)	(0.19)
Present value obligation as at the end of the year	22.21	17.53

(Rupees in Crore)

e. Change in fair value of plan assets	Year ended 31 March 2025	Year ended 31 March 2024
Fair value of plan assets as at the beginning of the year	0.22	0.13
Actual Return on plan assets	0.01	0.02
Employer Contribution	1.17	1.74
FMC	(0.01)	(0.01)
Benefits paid	(1.17)	(1.66)
Fair value of plan assets as at the end of the year	0.22	0.22

(Rupees in Crore)

f. Actuarial Gain/(Loss) on Plan Assets	Year ended 31 March 2025	Year ended 31 March 2024
Interest income	(0.02)	(0.01)
Actuarial Income on Plan Asset	0.01	0.02
Actuarial gain /(loss) for the year on Asset	(0.01)	0.01

(Rupees in Crore)

g. Amount recognized in the statement of profit and loss	Year ended 31 March 2025	Year ended 31 March 2024
Current service cost	3.07	2.25
Net Interest cost	1.25	1.20
Amount recognised in the statement of profit and loss	4.32	3.45

(Rupees in Crore)

h. Other Comprehensive Income	Year ended 31 March 2025	Year ended 31 March 2024
Net cumulative unrecognized actuarial gain/(loss) opening	(4.31)	(4.50)
Actuarial gain/(loss) for the year on PBO	(1.51)	0.18
Adjustment on account of subsidiary acquired during the year	0.05	-
Actuarial gain/(loss) for the year on Asset	(0.00)	0.01
Unrecognised actuarial gain/(loss) at the end of the year	(5.77)	(4.31)

i. Economic assumptions	As at 31 March 2025	As at 31 March 2024
Discount rate	6.93%	7.22%
Future salary increase	6.00%	6.00%

j. Demographic Assumption	As at 31 March 2025	As at 31 March 2024
Retirement Age (Years)	58	58
Mortality rates inclusive of provision for disability	IALM (2012-14)	IALM (2012-14)
Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	3.00	3.00
From 31 to 44 Years	2.00	2.00
Above 44 Years	1.00	1.00

(Rupees in Crore)

k. Sensitivity analysis for gratuity liability	As at 31 March 2025	As at 31 March 2024
Impact of the change in discount rate		
Present value of obligation at the end of the year	22.21	17.53
a) Impact due to increase of 0.50 %	(1.14)	(0.83)
b) Impact due to decrease of 0.50 %	1.26	1.00

(Rupees in Crore)

l. Impact of the change in salary increase	As at 31 March 2025	As at 31 March 2024
Present value of obligation at the end of the year	22.21	17.53
a) Impact due to increase of 0.50%	0.99	0.81
b) Impact due to decrease of 0.50 %	(0.94)	(0.78)

(Rupees in Crore)

m. Maturity Profile of Defined Benefit Obligation	As at 31 March 2025	As at 31 March 2024
Year		
0 to 1 year	1.77	0.92
1 to 2 year	0.72	0.95
2 to 3 year	0.58	0.57
3 to 4 year	1.12	0.48
4 to 5 year	0.84	0.83
5 to 6 year	0.94	0.62
6 Year onward	16.24	13.16

n. The major categories of plan assets are as follows: (As Percentage of total Plan Assets)	As at 31 March 2025	As at 31 March 2024
Funds Managed by Insurer	100%	100%

o. Description of Risk Exposures:

Valuations are based on certain assumptions, which are dynamic in nature and vary over time.

As such group is exposed to various risks as follow-

- A. Salary Increases- Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
- B. Investment Risk – If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.
- C. Discount Rate: Reduction in discount rate in subsequent valuations can increase the plan's liability.
- D. Mortality & disability – Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
- E. Withdrawals – Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

2) Leave Encashment

Provision for leave encashment in respect of un-availed leaves standing to the credit of employees is made on actuarial basis. The group does not maintain any fund to pay for leave encashment. The total leave encashment liability of Rs. 6.71 Crore (PY Rs. 4.89 Crore) is classified as non-current and Rs. 1.19 Crore (PY 0.86 Crore) as current and does not require disclosure as mentioned in para 158 of IND AS 19.

3) Defined Contribution Plans

The group also has defined contribution plan i.e. contributions to provident fund in India for employees. The group makes contribution to statutory fund in accordance with Employees Provident Fund and Misc. Provision Act, 1952. This is post-employment benefit and is in the nature of defined contribution plan. The contributions are made to registered provident fund administered by the government. The provident fund contribution charged to statement of profit & loss for the year ended 31 March, 2025 amount to Rs. 2.63 crore (PY Rs. 2.10 crore).

Note 51: AUDITOR'S REMUNERATION

(Rupees in Crore)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
As Auditor		
Audit fees	0.45	0.44
Limited review fees	0.12	0.12
In other capacity		
Tax audit fees	0.05	0.05
Certification charges	0.06	0.03
Out of pocket expenses	0.04	0.03
Total	0.72	0.67

Note 52: SEGMENT INFORMATION

The group's business activities which are primarily real estate development and related activities falls within a single reportable segment as the management of the group views the entire business activities as real estate development. Accordingly, there are no additional disclosure to be furnished in accordance with the requirement of IND AS 108 – Operating Segments with respect to single reportable segment. Further, the operations of the group is domiciled in India and therefore there are no reportable geographical segment.

Information about geographical segment:

(Rupees in Crore)

Revenue from operations	Year Ended 31 March 2025	Year Ended 31 March 2024
Within India	1,560.99	1,614.32
Outside India	-	-
Total	1,560.99	1,614.32

None of the non- current assets are held outside India.

No single customer represents 10% or more of group's total revenue for the year ended 31 March, 2025.

Note 53: In the current financial year, in pursuance of one-time full and final resolution of all disputes and differences including those related to shareholding, management, and other family matters etc., final settlement was made between the Promoter/ members of promoter group of the Company—Mr. Rohtas Goel (Promoter & Chairman) and the SG Group (comprising Mr.

Sunil Goel, M/s Sunil Goel HUF, and Mrs. Seema Goel]. Pursuant to this settlement, all legal proceedings between the parties have been withdrawn or quashed, and the SG Group's entire shareholding in the Omaxe Group Companies has already been transferred to Mr. Rohtas Goel and/or his legal heirs/nominees.

Additionally, a Family Settlement Cum Separation Agreement was also entered into between the Promoter/members of promoter group of the Company—Mr. Rohtas Goel (Promoter & Chairman) and the SG Group (comprising Mr. Sunil Goel, M/s Sunil Goel HUF, and Mrs. Seema Goel during FY 2024-25.

This has no impact on the consolidated financial statements of the Company so far other than inter-se change in promoter holding upon effecting transfer of shares within promoter.

Note 54: FAIR VALUE MEASUREMENTS

(i) Financial Assets/Liabilities by category

(Rupees in Crore)

Particulars	Note	As at 31 March 2025	As at 31 March 2024
Financial Asset			
Non Current			
At FVTOCI			
Investments in equity share instrument	5B	14.41	12.60
At Amortised Cost			
Investments in Debentures	5B	6.30	6.30
Other Financial Assets	6	193.66	97.04
Current			
Trade Receivables	11	310.14	357.54
Cash & Cash Equivalents	12	300.93	190.35
Other bank balance	13	442.99	349.64
Loans	14	18.32	26.15
Other Financial Assets	15	350.93	258.85
Assets classified as held for sale	16A	13.82	-
Total Financial Assets		1,651.50	1,298.47
Financial Liabilities			
At Amortised Cost			
Non-current liabilities			
Borrowings	19	499.24	497.77
Lease liabilities	20	34.95	27.54
Trade Payable	21	296.72	119.51
Other Financial Liabilities	22	245.09	461.65
Current Liabilities			
Borrowings	25	244.32	230.99
Lease liabilities	26	17.41	39.28
Trade Payables	27	1,330.02	1,137.83
Other Financial Liabilities	28	1,008.70	1,214.90
Liabilities related to assets held for sale	31A	8.35	-
Total Financial Liabilities		3,684.80	3,729.47

Investment in associates are measured at cost as per IND AS 27, 'Separate financial statements'.

(ii) Fair Value Hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value. To provide an indication about the reliability of the inputs used in determining fair value, the group has classified its financial instruments into the three levels prescribed under the Indian Accounting Standard. An explanation of each level follows underneath the table.

(Rupees in Crore)

As at 31 March 2025	Level 1	Level 2	Level 3	Total
Financial Assets				
Investment in Equity Shares	-	14.41	-	14.41

(Rupees in Crore)

As at 31 March 2024	Level 1	Level 2	Level 3	Total
Financial Assets				
Investment in Equity Shares	-	12.60	-	12.60

(iii) Fair value of financial assets and liabilities measured at amortized cost

(Rupees in Crore)

	As at 31 March 2025		As at 31 March 2024	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Non Current				
Investments	6.30	6.30	6.30	6.30
Other Financial Assets	193.66	193.66	97.04	97.04
Current				
Trade Receivables	310.14	310.14	357.54	357.54
Cash & Cash Equivalents	300.93	300.93	190.35	190.35
Other bank balance	442.99	442.99	349.64	349.64
Loans	18.32	18.32	26.15	26.15
Other Financial Assets	350.93	350.93	258.85	258.85
Assets classified as held for sale	13.82	23.18	-	-
Total	1,637.09	1,646.45	1,285.87	1,285.87
Financial Liabilities				
Non-current liabilities				
Borrowings	499.24	499.24	497.77	497.77
Lease liabilities	34.95	34.95	27.54	27.54
Trade Payable	296.72	296.72	119.51	119.51
Other Financial Liabilities	245.09	245.09	461.65	461.65
Current Liabilities				
Borrowings	244.32	244.32	230.99	230.99
Lease liabilities	17.41	17.41	39.28	39.28
Trade Payables	1,330.02	1,330.02	1,137.83	1,137.83
Other Financial Liabilities	1,008.70	1,008.70	1,214.90	1,214.90
Liabilities related to assets held for sale	8.35	8.35	-	-
Total	3,684.80	3,684.80	3,729.47	3,729.47

For short term financial assets and liabilities carried at amortized cost, the carrying value is reasonable approximation of fair value.

Note 55: RISK MANAGEMENT

The Group's activities expose it to market risk, liquidity risk and credit risk. The management has the overall responsibility for the establishment and oversight of the Group's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Group. The Group's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Group continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

Credit risk management**Credit risk rating**

The Group assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk on financial reporting date

B: Moderate Credit Risk

C: High credit risk

The Group provides for expected credit loss based on the following:

Credit risk	Basis of categorization	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, other bank balances and investment	12 month expected credit loss
Moderate credit risk	Trade receivables and other financial assets	Life time expected credit loss or 12 month expected credit loss

Based on business environment in which the Group operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or litigation decided against the Group. The Group continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in the statement of profit and loss.

(Rupees in Crore)

Credit rating	Particulars	As at 31 March 2025	As at 31 March 2024
A: Low credit risk	Cash and cash equivalents, other bank balances and investment, asset held for sale	778.45	569.38
B: Moderate credit risk	Trade receivables and other financial assets	873.05	739.58

Concentration of trade receivables

Trade receivables consist of a large number of customers spread across various states in India with no significant concentration of credit risk.

Credit risk exposure**Provision for expected credit losses**

The Group provides for 12 month expected credit losses for following financial assets –

As at 31 March 2025

(Rupees in Crore)

Particulars	Gross carrying amount	Expected credit losses	Carrying amount net of expected credit losses
Trade Receivables	312.77	2.63	310.14
Security Deposits	104.04	2.16	101.88
Loans and Advances	393.54	52.66	340.88
Other receivables	127.95	7.80	120.15
Total	938.30	65.25	873.05

As at 31 March 2024

(Rupees in Crore)

Particulars	Gross carrying amount	Expected credit losses	Carrying amount net of expected credit losses
Trade Receivables	359.93	2.39	357.54
Security Deposits	74.19	2.07	72.12
Loans and Advances	308.11	52.10	256.01
Other Receivables	61.71	7.80	53.91
Total	803.94	64.36	739.58

The Group considers provision for lifetime expected credit loss for trade receivables, loans and advances given. Given the nature of business operations, the Group's receivables from real estate business has little history of losses as transfer of legal title of properties sold is generally passed on to the customer, once the Group receives the entire consideration. Advances are given for purchase of land and for other goods and services. Therefore trade receivables and advances given have been considered as moderate credit risk financial assets.

Reconciliation of loss provision – lifetime expected credit losses

(Rupees in Crore)

Reconciliation of loss allowance	Trade receivables	Security Deposits	Loans and Advances	Other Receivable
Loss allowance as on 01 April 2023	0.78	1.80	51.23	5.85
Impairment loss recognised/(reversed) during the year	1.61	0.27	0.87	1.95
Loss allowance as on 31 March 2024	2.39	2.07	52.10	7.80
Impairment loss recognised/(reversed) during the year	0.24	0.09	0.56	-
Loss allowance as on 31 March 2025	2.63	2.16	52.66	7.80

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Management monitors rolling forecasts of the liquidity position and cash and cash equivalents on the basis of expected cash flows. The Group takes into account the liquidity of the market in which the entity operates.

Maturities of financial liabilities

The tables below analyse the financial liabilities into relevant maturity pattern based on their contractual maturities.

(Rupees in Crore)

Particulars	Less than 1 year	1 - 2 years	2 - 3 years	3 - 6 years	More than 6 years	Total	Carrying Amount
As at 31 March 2025							
Long Term Borrowings	215.76	123.99	212.09	24.83	556.33	1,133.00	713.41
Short Term Borrowings	30.15	-	-	-	-	30.15	30.15
Trade Payables	1,330.02	211.34	79.46	5.92	-	1,626.74	1,626.74
Other Financial Liabilities	1,031.80	24.34	145.45	36.75	105.34	1,343.68	1,306.15
Total	2,607.73	359.67	437.00	67.50	661.67	4,133.57	3,676.45
As at 31 March 2024							
Long Term Borrowings	215.21	257.94	46.39	78.85	550.00	1,148.39	709.77
Short Term Borrowings	18.99	-	-	-	-	18.99	18.99
Trade Payables	1,137.83	119.51	-	-	-	1,257.34	1,257.34
Other Financial Liabilities	1,260.49	182.65	240.66	29.00	52.94	1,765.74	1,743.37
Total	2,632.52	560.10	287.05	107.85	602.94	4,190.46	3,729.47

Market risk**Interest Rate risk**

The Group's policy is to minimise interest rate cash flow risk exposures on long-term financing. As At 31st March the Group is exposed to changes in market interest rates through bank borrowings at variable interest rates. Other borrowings are at fixed interest rates.

Group's exposure to interest rate risk on borrowings is as follows:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Variable rate	202.11	454.82
Fixed rate	409.49	193.41
Total	611.60	648.23

The following table illustrates the sensitivity of profit and equity to a possible change in interest rates of +/- 1% (31 March 2025: +/- 1%; 31 March 2024: +/- 1%). These changes are considered to be reasonably possible based on observation of current market conditions. The calculations are based on a change in the average market interest rate for each period, and the financial instruments held at each reporting date that are sensitive to changes in interest rates. All other variables are held constant.

(Rupees in Crore)

Particulars	Profit/(loss) for the year +1%	Profit/(loss) for the year -1%
31 March 2025	1.51	(1.51)
31 March 2024	3.24	(3.24)

Note 56: CAPITAL MANAGEMENT POLICIES

(a) Capital Management

The Group's capital management objectives are to ensure the Group's ability to continue as a going concern as well as to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The Group monitors capital on the basis of the carrying amount of equity plus its subordinated loan, less cash and cash equivalents as presented on the face of the statement of financial position and cash flow hedges recognised in other comprehensive income.

The Group manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the group may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares. The amounts managed as capital by the group are summarised as follows:

(Rupees in Crore)

Particulars	As at 31 March 2025	As at 31 March 2024
Long term borrowings	713.41	709.77
Short term borrowings	30.15	18.99
Less: Cash and cash equivalents	(300.93)	(190.35)
Net debt	442.63	538.41
Total equity	(205.13)	480.41
Net debt to equity ratio	-	1.12

(b) Dividends

(Rupees in Crore)

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
(i) Equity and Preference shares		
Final dividend on equity shares paid during the year	-	-
Final dividend on preference shares paid during the year	-	0.25

In view of the losses, the Board of Directors of the Company in the meeting held on 28th May, 2025 have not proposed any final dividend for the financial year ended 31 March, 2025.

Note 57: RELATED PARTIES DISCLOSURES**A. Related parties are classified as :**

S. No.	Name of Company
I Holding Company	
1	Guild Builders Private Limited
II Fellow Subsidiary companies	
1	Dream Home Developers Private Limited
2	Hansa Properties Private Limited
III Associates Company	
1	Omaxe Capital Development Private Limited (Formerly known as Capital Redevelopment Private Limited) (up to 27.03.2025)
2	Omaxe Be Together Project Developers Private Limited (up to 29.09.2024)
3	Parkash Omaxe Amusement Park Private Limited
4	FBD Real Grow Private Limited (upto 30.11.2023)
5	Be Together Infra Projects Private Limited (up to 29.09.2024)
6	Omaxe Be Together Lucknow Busport Private Limited (up to 29.09.2024)
7	Omaxe Be Together Ghaziabad Busport Private Limited (up to 29.09.2024)
8	Omaxe Be Together Prayagraj Busport Private Limited (up to 29.09.2024)
9	Omaxe Be Together Kaushambi Busport Private Limited (up to 29.09.2024)
10	Omaxe Be Together Ayodhya Dham Busport Private Limited (up to 29.09.2024)
11	Omaxe Be Together Amausi Busport Private Limited (up to 29.09.2024)
12	Secure Properties Private Limited (up to 29.09.2024)
13	Be Together Music Private Limited (w.e.f. 30.09.2024)
IV Entities over which key managerial personnel or their relatives exercises significant influence	
1	Affordable India Housing Finance Limited
2	Girvardhari Infra Trade Private Limited (Formerly known as Ajitesh Consultants Private Limited)
3	Asian Fast Food Services Private Limited
4	Axeom Advertising Solutions Limited
5	B D Agarwal Securities Private Limited
6	Be Together Developers Private Limited (up to 29.09.2024)
7	Bharatbhoomi Township Limited
8	Big Bulls Retails Private Limited
9	Blossom Buildhome Private Limited
10	Buildwell Builders Private Limited
11	Dwarkadish Land and Farms Private Limited
12	Examo Estate Management Private Limited
13	Inesh Buildcon Private Limited
14	ISG Brands Private Limited
15	Jai Bhoomi Projects Limited
16	Kahn Retails Private Limited
17	Khushiyaon Ka Ghar Private Limited (up to 29.09.2024)
18	LB Circle India Private Limited
19	M/s Rohtas Goel (HUF)
20	Maa Omwati Education Trust
21	Magppie Living Private Limited
22	Next10 Buildtech Private Limited
23	Next10 Land Developers Private Limited
24	Next10 Realbuild Private Limited
25	Next10 Redevelopment Private Limited

S. No.	Name of Company
26	NJS Developers Private Limited
27	OH-Max Entertainment Private Limited
28	Omaxe Foundation (Regd.)
29	Omaxe Global Trading Corporation Private Limited
30	Omaxe Housing And Commercial Projects Limited
31	Omaxe Orissa Developers Limited
32	Omaxe Pragati Maidan Exhibition Limited
33	Omaxe Retail Limited
34	Radhika Buildwell Private Limited (up to 29.09.2024)
35	Ksons Buildwell LLP (up to 29.09.2024)
36	Supplied Technologies Private Limited
37	Vingar Developers Private Limited
38	VSG Builders Private Limited
39	LB Circle Venture Partner LLP
40	LB Circle Manager LLP
41	Annay Realtors Private Limited
42	Goel Brothers
43	Goel Construction
44	Numax Realcon Private Limited
V Key Managerial Personnel/Directors/Independent Director	
1	Mr. Rohtas Goel-Chairman & Non-Executive Director
2	Mr. Mohit Goel-Managing Director
3	Mr. Vinit Goyal-Whole Time Director
4	Mr. Atul Banshal-Director Finance
5	Mr. Manoj Kumar Dua-Chief Financial Officer
6	Mr. Vikas Khandelwal-Company Secretary (up to 09.11.2023)
7	Mr. Deshabandhu Rajesh Srikant-Company Secretary (w.e.f. 10.11.2023)
8	Mr. Gurnam Singh-Independent Director (up to 11.02.2024)
9	Mr. Shridhar Rao-Independent Director (up to 03.11.2024)
10	Ms. Nishal Jain-Independent Director
11	Mr. Aroon Kumar Aggarwal-Independent Director (w.e.f. 27.05.2023)
12	Ms. Binitha Manohar Dalal-Independent Director (w.e.f. 28.05.2024)
VI Relatives of Key Managerial Personnel	
1	Mr. Jatin Goel
2	Mr. Jai Bhagwan Goel
3	Mr. Sunil Goel

B. Summary of related parties transactions are as under:

(Rupees in Crore)

S. No.	Nature of Transactions	Year	Holding / Fellow Subsidiaries	Limited Liability Partnership/ Associate	Entities over which key managerial personnel and / or their relatives exercise significant influence	Key managerial personnel / Relative	Total
1	Lease rent received	2024-25	-	-	-	-	-
		2023-24	-	-	0.00	-	0.00
2	Income from real estate projects	2024-25	-	-	0.97	-	0.97
		2023-24	-	-	-	-	-
3	Consultancy income	2024-25	-	-	0.50	-	0.50
		2023-24	-	-	-	-	-
4	Interest on Preference Shares	2024-25	19.79	-	-	-	19.79
		2023-24	16.98	-	-	-	16.98
5	Interest Paid	2024-25	-	-	2.28	-	2.28
		2023-24	-	-	0.85	-	0.85
6	Remuneration	2024-25	-	-	-	16.41	16.41
		2023-24	-	-	-	12.22	12.22
7	Royalty paid	2024-25	-	-	-	2.31	2.31
		2023-24	-	-	-	1.76	1.76
8	Dividend paid	2024-25	-	-	-	-	-
		2023-24	0.25	-	-	-	0.25
9	Directors sitting fees	2024-25	-	-	-	0.17	0.17
		2023-24	-	-	-	0.21	0.21
10	Lease rent paid	2024-25	0.34	-	0.38	-	0.72
		2023-24	0.34	-	0.72	-	1.06
11	Donation made	2024-25	-	-	0.49	-	0.49
		2023-24	-	-	0.44	-	0.44
12	Corporate Guarantee Charges	2024-25	1.74	-	-	-	1.74
		2023-24	-	-	-	-	-
13	Advance received against booking of property	2024-25	-	-	-	-	-
		2023-24	-	-	13.20	0.14	13.34
14	Investments Made	2024-25	-	-	-	-	-
		2023-24	-	0.02	4.30	-	4.32
15	Advance Paid	2024-25	10.28	-	39.10	-	49.38
		2023-24	11.67	26.66	37.56	-	75.89
16	Advances received/refund	2024-25	11.64	-	0.31	-	11.95
		2023-24	7.52	13.24	0.05	-	20.81
17	Loan received	2024-25	-	-	15.32	-	15.32
		2023-24	-	-	-	-	-
18	Loan paid	2024-25	-	-	7.19	-	7.19
		2023-24	-	-	-	-	-
	Closing balances						
1	Trade Receivable	2024-25	-	-	0.16	-	0.16
		2023-24	-	-	-	-	-
2	Loans & advances recoverable	2024-25	-	-	-	-	-
		2023-24	-	26.66	-	-	26.66
3	Trade payable	2024-25	0.90	-	-	-	0.90
		2023-24	-	-	0.87	-	0.87
4	Advances/balance outstanding	2024-25	45.88	-	10.72	20.21	76.81
		2023-24	44.53	13.24	49.16	28.40	135.33
5	Preference Shares Capital balance outstanding	2024-25	136.27	-	-	-	136.27
		2023-24	116.48	-	-	-	116.48
6	Loans received outstanding	2024-25	13.86	-	10.02	0.02	23.90
		2023-24	13.86	-	1.30	0.02	15.18

Expenses towards gratuity and leave encashment provisions are determined actuarially on an overall group basis at the end of each year and accordingly have not been considered in the above information.

C. Particulars of related party transactions during the year:

(Rupees in Crore)

S No	Particulars	Relationship	Year Ended 31 March 2025	Year Ended 31 March 2024
1	Lease rent received			
	Be Together Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.00
2	Income from real estate projects			
	Inesh Buildcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.97	-
3	Consultancy income			
	Next10 Buildtech Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.50	-
4	Interest on Preference Shares			
	Guild Builders Private Limited	Holding Company	19.79	16.98
5	Interest Paid			
	Buildwell Builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	1.35	0.54
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.93	0.31
6	Remuneration			
	Rohtas Goel	Chairman & Non-Executive Director	6.00	4.80
	Mohit Goel	Managing Director	3.96	2.28
	Vinit Goyal	Whole Time Director	0.55	0.50
	Atul Banshal	Director Finance	1.21	1.21
	Manoj Kumar Dua	Chief Financial Officer	0.77	0.77
	Vikas Khandelwal	Company Secretary	-	0.52
	Deshabandhu Rajesh Srikanta	Company Secretary	0.68	0.24
	Jatin Goel	Relatives of key managerial personnel	3.24	1.90
7	Royalty paid			
	Rohtas Goel	Chairman & Non-Executive Director	2.31	1.76
8	Dividend paid			
	Guild Builders Private Limited	Holding Company	-	0.25
9	Directors sitting fees			
	Gurnam Singh	Independent Director	-	0.06
	Binitha Manohar Dalal	Independent Director	0.04	-
	Nishal Jain	Independent Director	0.05	0.07
	Shridhar Rao	Independent Director	0.03	0.06
	Aroon Kumar Aggarwal	Independent Director	0.05	0.02
10	Lease rent paid			
	Hansa Properties Private Limited	Fellow Subsidiary	0.34	0.34
	Buildwell Builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.34	0.38

S No	Particulars	Relationship	Year Ended 31 March 2025	Year Ended 31 March 2024
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.04	0.34
11	Donation made			
	Omaxe Foundation (Regd.)	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.49	0.44
12	Corporate Guarantee Charges			
	Guild Builders Private Limited	Holding Company	1.51	-
	Dream Home Developers Private Limited	Fellow Subsidiary	0.23	-
13	Advance received against booking of property			
	Buildwell Builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	7.50
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	5.70
	Numax Realcon Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.14
14	Investments Made			
	Be Together Infra Projects Private Limited	Associate Company	-	0.00
	Omaxe Be Together Ghaziabad Busport Private Limited	Associate Company	-	0.00
	Omaxe Be Together Kaushambi Busport Private Limited	Associate Company	-	0.00
	Omaxe Be Together Lucknow Busport Private Limited	Associate Company	-	0.00
	Omaxe Be Together Prayagraj Busport Private Limited	Associate Company	-	0.00
	ISG Brands Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	4.30
15	Advance Paid			
	Guild Builders Private Limited	Holding Company	10.28	11.67
	Dream Home Developers Private Limited	Fellow Subsidiary	-	0.00
	Secure Properties Private Limited	Associate Company	-	0.50
	Omaxe Be Together Ghaziabad Busport Private Limited	Associate Company	-	1.58
	Omaxe Be Together Lucknow Busport Private Limited	Associate Company	-	7.25
	Omaxe Be Together Prayagraj Busport Private Limited	Associate Company	-	4.41
	Omaxe Be Together Kaushambi Busport Private Limited	Associate Company	-	12.92

S No	Particulars	Relationship	Year Ended 31 March 2025	Year Ended 31 March 2024
	OH-Max Entertainment Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.00
	NJS Developers Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.03
	Bharatbhoomi Township Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.01
	Girvardhari Infra Trade Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	33.39	37.11
	Omaxe Global Trading Corporation Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.40
	NJS Developers Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.01
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	5.71	-
16	Advances received/refund			
	Guild Builders Private Limited	Holding Company	11.64	7.52
	Omaxe Be Together Project Developers Private Limited	Associate Company	-	13.24
	Omaxe Be Together Ghaziabad Busport Private Limited	Associate Company	-	0.00
	Magppie Living Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.05
	Girvardhari Infra Trade Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.30	-
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.01	-
17	Loan received			
	NJS Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.32	-
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	15.00	-
18	Loan paid			
	NJS Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.19	-
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	7.00	-
	Closing balances			

S No	Particulars	Relationship	Year Ended 31 March 2025	Year Ended 31 March 2024
1	Trade Receivable			
	Inesh Buildcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.16	-
2	Loans & advances recoverable			
	Secure Properties Private Limited	Associate Company	-	0.51
	Omaxe Be Together Ghaziabad Busport Private Limited	Associate Company	-	1.57
	Omaxe Be Together Lucknow Busport Private Limited	Associate Company	-	7.25
	Omaxe Be Together Prayagraj Busport Private Limited	Associate Company	-	4.41
	Omaxe Be Together Kaushambi Busport Private Limited	Associate Company	-	12.92
3	Trade payable			
	Guild Builders Private Limited	Holding Company	0.65	-
	Dream Home Developers Private Limited	Fellow Subsidiary	0.25	-
	Magppie Living Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.69
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.08
	Buildwell Builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.10
4	Advances/balance outstanding			
	Guild Builders Private Limited	Holding Company	40.74	39.39
	Dream Home Developers Private Limited	Fellow Subsidiary	5.14	5.14
	NJS Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.14	-
	Omaxe Be Together Ghaziabad Busport Private Limited	Associate Company	-	0.00
	Be Together Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	2.43
	Buildwell Builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	7.50	7.50
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	5.70
	Omaxe Be Together Project Developers Private Limited	Associate Company	-	13.24
	Girvardhari Infra Trade Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.30	33.39

S No	Particulars	Relationship	Year Ended 31 March 2025	Year Ended 31 March 2024
	Ksons Buildwell LLP	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.14
	Rohtas Goel	Chairman & Non-Executive Director	2.39	1.71
	Mohit Goel	Managing Director	0.23	0.15
	Atul Banshal	Director Finance	0.10	0.08
	Vinit Goyal	Whole Time Director	0.04	0.03
	Manoj Kumar Dua	Chief Financial Officer	0.05	0.06
	Deshabandhu Rajesh Srikanta	Company Secretary	0.04	0.04
	Jatin Goel	Relatives of key managerial personnel	0.16	0.10
	Jai Bhagwan Goel	Relatives of key managerial personnel	0.12	0.12
	Goel Brothers	Relatives of key managerial personnel	17.08	14.70
	Goel Construction	Relatives of key managerial personnel	-	8.52
	Numax Realcon Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	2.78	2.89
5	Preference Shares Capital balance outstanding			
	Guild Builders Private Limited	Holding Company	136.27	116.48
6	Loans received outstanding			
	Guild Builders Private Limited	Holding Company	13.86	13.86
	NJS Developers Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	1.15	1.16
	VSG builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.14	0.14
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	8.73	-
	Sunil Goel	Relatives of key managerial personnel	0.02	0.02

Note 58: GROUP INFORMATION

Information about subsidiaries/entities consolidated

The consolidated financial statements of the Group include entities listed in the table below:

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2025	Year ended March 31, 2024
A.	Subsidiaries of Omaxe Limited			
1	Anjaniputra Builders Private Limited	India	100.00	100.00
2	Aashna Realcon Private Limited	India	100.00	100.00
3	Aradhya Real Estate Private Limited	India	100.00	100.00
4	Arman Builders Private Limited	India	100.00	100.00
5	Atulah Contractors and Constructions Private Limited	India	100.00	100.00
6	Ayush Landcon Private Limited	India	100.00	100.00
7	Blackbull Retails Private Limited	India	100.00	100.00
8	Chapal Buildhome Private Limited	India	100.00	100.00
9	Colors Real Estate Private Limited	India	100.00	100.00
10	Dhanu Real Estate Private Limited	India	100.00	100.00
11	Dreamze New Faridabad Developers LLP	India	99.99	99.99

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2025	Year ended March 31, 2024
12	Ekansh Buildtech Private Limited (up to 11.04.2023)	India	-	100.00
13	Giant Dragon Mart Private Limited	India	50.00	50.00
14	Golden Glades Builders Private Limited	India	100.00	100.00
15	Green Planet Colonisers Private Limited	India	100.00	100.00
16	Hamara Ghar Constructions and Developers Private Limited	India	100.00	100.00
17	Hartal Builders and Developers Private Limited	India	75.00	75.00
18	Jagdamba Contractors and Builders Limited	India	100.00	100.00
19	JKB Constructions Private Limited	India	100.00	100.00
20	JRS Projects Private Limited	India	100.00	100.00
21	Kamini Builders And Promoters Private Limited	India	100.00	100.00
22	Kashish Buildtech Private Limited	India	100.00	100.00
23	Kavya Buildtech Private Limited (up to 11.04.2023)	India	-	100.00
24	Landlord Developers Private Limited	India	100.00	100.00
25	Link Infrastructure and Developers Private Limited	India	100.00	100.00
26	Ludhiana Wholesale Market Private Limited	India	100.00	100.00
27	Mehboob Builders Private Limited	India	100.00	100.00
28	Mehtab Infratech Private Limited	India	100.00	100.00
29	Monarch Villas Private Limited	India	100.00	100.00
30	MR Real Estate Private Limited	India	100.00	100.00
31	National Affordable Housing Limited	India	100.00	100.00
32	Navratan Techbuild Private Limited	India	100.00	100.00
33	Nexten (I) Growth Private Limited	India	100.00	100.00
34	Nexten Infra Growth Private Limited	India	100.00	100.00
35	Nexten Infra Private Limited	India	100.00	100.00
36	Nexten Real Growth Private Limited	India	100.00	100.00
37	Nexten Super Growth Private Limited	India	100.00	100.00
38	Nexten Cityspace Realty Private Limited (w.e.f. 01.01.2025)	India	100.00	-
39	Nexten Township Private Limited (w.e.f. 01.01.2025)	India	100.00	-
40	Oasis Township Private Limited	India	100.00	100.00
41	Omaxe Buildhome Limited	India	100.00	100.00
42	Omaxe Buildwell Limited	India	100.00	100.00
43	Omaxe Entertainment Limited	India	100.00	100.00
44	Omaxe Forest Spa and Hills Developers Limited	India	100.00	100.00
45	Omaxe Garv Buildtech Private Limited	India	100.00	100.00
46	Omaxe Heritage Private Limited	India	100.00	100.00
47	Omaxe Hitech Infrastructure Company Private Limited	India	100.00	100.00
48	Omaxe Housing and Developers Limited	India	100.00	100.00
49	Omaxe Housing And Infrastructure Limited (up to 11.04.2023)	India	-	100.00
50	Omaxe Indore Developers Limited	India	100.00	100.00
51	Omaxe Infotech City Developers Limited (up to 11.04.2023)	India	-	100.00
52	Omaxe Infrastructure Limited	India	100.00	100.00
53	Omaxe International Bazaar Private Limited	India	100.00	100.00
54	Omaxe New Amritsar Developers Private Limited	India	100.00	100.00
55	Omaxe New Chandigarh Developers Private Limited	India	100.00	100.00

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2025	Year ended March 31, 2024
56	Omaxe New Faridabad Developers Private Limited	India	100.00	100.00
57	Omaxe Next Private Limited	India	100.00	100.00
58	Omaxe Pancham Realcon Private Limited	India	100.00	100.00
59	Omaxe Power Private Limited	India	100.00	100.00
60	Omaxe Rajasthan SEZ Developers Limited	India	100.00	100.00
61	Omaxe World Street Private Limited	India	100.00	100.00
62	Omaxe Capital Development Private Limited (Formerly known as Capital Redevelopment Private Limited) (w.e.f. 28.03.2025)	India	100.00	-
63	Omtech Infrastructure and Construction Limited	India	100.00	100.00
64	Pam Developers (India) Private Limited	India	100.00	100.00
65	Panchi Developers Private Limited	India	100.00	100.00
66	PP Devcon Private Limited	India	100.00	100.00
67	Parshwa Veer Builders and Developers Private Limited (w.e.f. 30.09.2024)	India	100.00	-
68	Primordial Buildcon Private Limited	India	100.00	100.00
69	Rivaj Infratech Private Limited	India	51.00	51.00
70	Rohtas Holdings (Gulf) Limited	UAE	100.00	100.00
71	Sarthak Landcon Private Limited	India	100.00	100.00
72	Sarva Buildtech Private Limited	India	100.00	100.00
73	Secure Properties Private Limited (w.e.f. 30.09.2024)	India	34.55	-
74	Shamba Developers Private Limited	India	100.00	100.00
75	Shikhar Landcon Private Limited	India	100.00	100.00
76	Shine Grow New Faridabad LLP	India	99.99	99.99
77	Silver Peak Township Private Limited	India	100.00	100.00
78	Sri Balaji Green Heights Private Limited	India	100.00	100.00
79	Worldstreet Sports Center Limited	India	100.00	100.00
80	Zodiac Housing and Infrastructure Private Limited	India	100.00	100.00
81	FBD Real Grow Private Limited (w.e.f. 01.12.2023)	India	100.00	100.00
82	Omaxe Be Together Project Developers Private Limited (w.e.f. 30.09.2024)	India	100.00	-
83	Be Together Developers Private Limited (w.e.f. 30.09.2024)	India	100.00	-
84	Khushiyaon Ka Ghar Private Limited (w.e.f. 30.09.2024)	India	100.00	-
85	Radhika Buildwell Private Limited (w.e.f. 30.09.2024)	India	100.00	-
86	Be Together Infra Projects Private Limited (w.e.f. 30.09.2024)	India	100.00	-
87	Omaxe Be Together Lucknow Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	-
88	Omaxe Be Together Ghaziabad Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	-
89	Omaxe Be Together Prayagraj Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	-
90	Omaxe Be Together Kaushambi Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	-
91	Omaxe Be Together Ayodhya Dham Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	-
92	Omaxe Be Together Amausi Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	-

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2025	Year ended March 31, 2024
B.	Subsidiaries of Omaxe New Chandigarh Developers Private Limited			
1	Bhanu Infrabuild Private Limited	India	100.00	100.00
2	Caspian Realtors Private Limited	India	100.00	100.00
3	Daman Builders Private Limited	India	100.00	100.00
4	Damodar Infratech Private Limited	India	100.00	100.00
5	Ekapad Developers Private Limited	India	100.00	100.00
6	Manit Developers Private Limited	India	100.00	100.00
7	NRI City Developers Private Limited	India	100.00	100.00
8	Rupesh Infratech Private Limited	India	100.00	100.00
9	Shubh Bhumi Developers Private Limited	India	100.00	100.00
C.	Subsidiaries of Bhanu Infrabuild Private Limited			
1	Aarzoo Technobuild Private Limited	India	100.00	100.00
2	Abheek Builders Private Limited	India	100.00	100.00
3	Radiance Housing and Properties Private Limited	India	100.00	100.00
D.	Subsidiaries of Omaxe Garv Buildtech Private Limited			
1	Ashok Infrabuild Private Limited	India	100.00	100.00
2	Glacier Agro Foods Products Private Limited	India	100.00	100.00
3	Tejpal Infra Developers Private Limited	India	100.00	100.00
E.	Subsidiary of Navratan Tech Build Private Limited			
1	S N Realtors Private Limited	India	100.00	100.00
F.	Subsidiaries Omaxe Buildhome Limited			
1	Oasis Suncity Realtors Private Limited	India	100.00	100.00
2	Reliable Manpower Solutions Limited	India	99.18	99.18
3	RPS Suncity Promoters and Developers Private Limited	India	100.00	100.00
G.	Subsidiary of Omaxe Forest SPA and Hills Developers Limited			
1	Satvik Hitech Builders Private Limited	India	100.00	100.00
H.	Subsidiary of Pam Developers (India) Private Limited			
1	Omaxe India Trade Centre Private Limited	India	90.00	90.00
I.	Subsidiaries of Omaxe Pancham Realcon Private Limited			
1	Aviral Colonizers Private Limited	India	100.00	100.00
2	Satkar Colonisers Private Limited	India	100.00	100.00
3	Utkrisht Real Estate and Associates Private Limited	India	100.00	100.00
J.	Subsidiaries of Omaxe World Street Private Limited			
1	Abhas Realcon Private Limited	India	100.00	100.00
2	Adesh Realcon Private Limited	India	100.00	100.00
3	Anveshan Builders Private Limited	India	100.00	100.00
4	Navadip Developers Private Limited	India	100.00	100.00
5	Salvatore Infra buildtech Limited	India	100.00	100.00
K.	Subsidiaries of MR Real Estate Private Limited			
1	Estatelance Developers Private Limited	India	100.00	100.00
L.	Subsidiaries of Omaxe New Amritsar Developers Private Limited			
1	Aadhira Developers Private Limited	India	100.00	100.00
2	Ashray Infrabuild Private Limited	India	100.00	100.00
3	Estatelance Real Estate Private Limited	India	100.00	100.00

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2025	Year ended March 31, 2024
4	Davesh Technobuild Private Limited	India	100.00	100.00
5	Dinkar Realcon Private Limited	India	100.00	100.00
6	Hemang Buildcon Private Limited	India	100.00	100.00
7	Hiresh Builders Private Limited	India	100.00	100.00
8	Sanvim Developers Private Limited	India	100.00	100.00
9	Ekansh Buildtech Private Limited (w.e.f. 12.04.2023)	India	100.00	100.00
10	Kavya Buildtech Private Limited (w.e.f. 12.04.2023)	India	100.00	100.00
11	Omaxe Housing And Infrastructure Limited (w.e.f. 12.04.2023)	India	100.00	100.00
12	Omaxe Infotech City Developers Limited (w.e.f. 12.04.2023)	India	100.00	100.00
M	Subsidiaries of Parshwa Veer Builders and Developers Private Limited			
1	Secure Properties Private Limited (w.e.f. 30.09.2024)	India	65.45	-
N	Be Together Developers Private Limited			
1	Ksons Buildwell LLP (w.e.f. 30.09.2024)	India	65.00	-
O	Associates			
1	Omaxe Capital Development Private Limited (Formerly known as Capital Redevelopment Private Limited) (upto 27.03.2025)	India	24.00	24.00
2	FBD Real Grow Private Limited (upto 30.11.2023)	India	-	25.00
3	Omaxe Be Together Project Developers Private Limited (up to 29.09.2024)	India	30.00	30.00
4	Parkash Omaxe Amusement Park Private Limited	India	50.00	50.00
5	Secure Properties Private Limited (up to 29.09.2024)	India	34.55	34.55
6	Be Together Infra Projects Private Limited (up to 29.09.2024)	India	35.00	35.00
7	Omaxe Be Together Lucknow Busport Private Limited (up to 29.09.2024)	India	35.00	35.00
8	Omaxe Be Together Ghaziabad Busport Private Limited (up to 29.09.2024)	India	35.00	35.00
9	Omaxe Be Together Prayagraj Busport Private Limited (up to 29.09.2024)	India	35.00	35.00
10	Omaxe Be Together Kaushambi Busport Private Limited (up to 29.09.2024)	India	35.00	35.00
11	Omaxe Be Together Ayodhya Dham Busport Private Limited (up to 29.09.2024)	India	35.00	35.00
12	Omaxe Be Together Amausi Busport Private Limited (up to 29.09.2024)	India	35.00	35.00
13	Be Together Music Private Limited (w.e.f. 30.09.2024)	India	50.00	-
P	Other Entities under significant control			
1	Aanchal Infrabuild Private Limited	India		
2	Abhay Technobuild Private Limited	India		
3	Abhiman Buildtech Private Limited	India		
4	Absolute Infrastructure Private Limited	India		
5	Adil Developers Private Limited	India		
6	Advaita Properties Private Limited	India		
7	Advay Properties Private Limited	India		
8	Agasthya Properties Private Limited	India		

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2025	Year ended March 31, 2024
9	Alpesh Builders Private Limited	India		
10	Amber Infrabuild Private Limited	India		
11	Amit Jain Builders Private Limited	India		
12	Amod Builders Private Limited	India		
13	Ananddeep Realtors Private Limited	India		
14	Anant Realcon Private Limited	India		
15	Aneesh Buildtech Private Limited	India		
16	Apoorva Infrabuild Private Limited	India		
17	Arhant Infrabuild Private Limited	India		
18	Aric Infrabuild Private Limited	India		
19	Arjit Builders Private Limited	India		
20	Art Balcony Private Limited	India		
21	Avindra Estate Developers Private Limited	India		
22	Avval Builders Private Limited	India		
23	Balesh Technobuild Private Limited	India		
24	Bali Buildtech Private Limited	India		
25	Bandhu Buildtech Private Limited	India		
26	Beautiful Landbase Private Limited	India		
27	Bhargav Builders Private Limited	India		
28	Bhavesh Buildcon Private Limited	India		
29	Chaitanya Realcon Private Limited	India		
30	Chetan Infrabuild Private Limited	India		
31	Chirag Buildhome Private Limited	India		
32	Cress Propbuild Private Limited	India		
33	Daksh Township Private Limited	India		
34	Deejit Developers Private Limited	India		
35	Deepaalay Realtors Private Limited	India		
36	Deepal Township Private Limited	India		
37	Deepsing Realtors Private Limited	India		
38	Desire Housing and Construction Private Limited	India		
39	Devgar Estate Developers Private Limited	India		
40	Distinctive Infrastructure And Construction Private Limited	India		
41	Dream Techno Build Private Limited	India		
42	Dream Towers Private Limited	India		
43	DVM Realtors Private Limited	India		
44	Excellent Apartments Private Limited	India		
45	Fast Track Buildcon Private Limited	India		
46	Garg and Goel Estate Developers Private Limited	India		
47	Garg Realtors Private Limited	India		
48	Garvish Realtors Private Limited	India		
49	Gaurang Buildcon Private Limited	India		
50	Geet Buildhome Private Limited	India		
51	Girish Buildwell Private Limited	India		
52	Goel Isha Colonisers Private Limited	India		
53	Green Earth Promoters Private Limited	India		
54	Gurmeet Builders Private Limited	India		
55	Hina Technobuild Private Limited	India		

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2025	Year ended March 31, 2024
56	Indrasan Developers Private Limited	India		
57	Istuti Realcon Private Limited	India		
58	Jagat Buildtech Private Limited	India		
59	Jai Dev Colonisers Private Limited	India		
60	Jishnu Buildcon Private Limited	India		
61	Jitenjay Realtors Private Limited	India		
62	Jivish Colonisers Private Limited	India		
63	JSM Enterprises Private Limited	India		
64	Kalp Buildtech Private Limited (up to 15.06.2023)	India		
65	Kanak Buildhome Private Limited	India		
66	Kartik Buildhome Private Limited	India		
67	KBM Constructions Private Limited	India		
68	Kishordeep Realtors Private Limited	India		
69	Krishan Kripa Buildcon Private Limited	India		
70	Laldeep Realtors Private Limited	India		
71	Lavanya Builders Private Limited	India		
72	Lifestyle Township Private Limited	India		
73	Lohith Developers Private Limited	India		
74	Luxury Township Private Limited	India		
75	Mangal Bhumi Properties Private Limited	India		
76	Mangla Villas Private Limited	India		
77	Mankish Colonisers Private Limited	India		
78	Manwal Colonisers Private Limited	India		
79	Meghmala Builders Private Limited	India		
80	Mihir Buildwell Private Limited	India		
81	Milestone Township Private Limited	India		
82	Motto Developers Private Limited	India		
83	Nakul Technobuild Private Limited	India		
84	Naptune Technobuild Projects Private Limited	India		
85	Natraj Colonisers Private Limited	India		
86	Naveenraj Realtors Private Limited	India		
87	Neegar Developers Private Limited	India		
88	New Horizons Township Developers Private Limited	India		
89	Omaxe Affordable Homes Private Limited	India		
90	Omaxe Hotels Limited	India		
91	Omaxe Realtors Limited	India		
92	P N Buildcon Private Limited	India		
93	Parjit Realtors Private Limited	India		
94	Prabal Developers Private Limited	India		
95	Praveen Buildcon Private Limited	India		
96	Praveen Mehta Builders Private Limited	India		
97	PSJ Developers Private Limited	India		
98	Puru Builders Private Limited	India		
99	Ramniya Estate Developers Private Limited	India		
100	Raveendeeep Colonisers Private Limited	India		
101	Rocky Valley Resorts Private Limited	India		
102	Sandeep Landcon Private Limited	India		
103	Sandeep Township Private Limited	India		

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2025	Year ended March 31, 2024
104	Sangupt Developers Private Limited	India		
105	Sanjit Realtors Private Limited	India		
106	Sankalp Realtors Private Limited	India		
107	Sanya Realtors Private Limited	India		
108	Savim Realtors Private Limited	India		
109	Sentinent Properties Private Limited	India		
110	Shalin Buildwell Private Limited	India		
111	Shantiniwas Developers Private Limited	India		
112	Shardul Builders Private Limited	India		
113	Shashank Buildhome Private Limited	India		
114	Shivshakti Realbuild Private Limited	India		
115	Shreyas Buildhome Private Limited	India		
116	Singdeep Estate Developers Private Limited	India		
117	Smart Buildhome Private Limited	India		
118	Snehal Buildcon Private Limited	India		
119	SNJ Builders Private Limited	India		
120	Source Developers Private Limited	India		
121	Spike Developers Private Limited	India		
122	Starex Projects Private Limited	India		
123	Starshine Realtors Private Limited	India		
124	Stepping Stone Buildhome Private Limited	India		
125	Stronghold Properties Private Limited	India		
126	Subodh Buildwell Private Limited	India		
127	Sumedha Builders Private Limited	India		
128	Sunrise Township Private Limited	India		
129	Sunview Township Private Limited	India		
130	Swapan Sunder Township Developers Private Limited	India		
131	Swapnil Buildhome Private Limited	India		
132	Swarg Sukh Buildhome Private Limited	India		
133	Taru Buildcon Private Limited	India		
134	True Dreams Developers Private Limited	India		
135	True Estate Build Developers Private Limited	India		
136	True Gem Tech Developers Private Limited	India		
137	Tushar Landcon Private Limited	India		
138	Udal Properties Private Limited	India		
139	Umang Buildcon Private Limited	India		
140	Vaibhav Technobuild Private Limited	India		
141	Vaman Buildhome Private Limited	India		
142	Veenish Realtors Private Limited	India		
143	VGSG Realtors Private Limited	India		
144	Vimsan Realtors Private Limited	India		
145	Vineera Colonisers Private Limited	India		

Note 59: Additional information, as required under Schedule III of the Companies Act, 2013, of the enterprises consolidated as subsidiaries / entities consolidated:

S. No.	Name of Enterprises	Net Assets i.e total assets minus total liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)
	Parent								
	Omaxe Limited	(332.86)	657.46	31.64	(217.03)	224.49	1.01	31.51	(216.02)
	Subsidiaries-Indian								
1	Omaxe Buildhome Limited- Consolidated	(42.76)	84.45	2.65	(18.16)	1.28	0.01	2.65	(18.15)
2	Omaxe New Chandigarh Developers Private Limited- Consolidated	166.17	(328.22)	13.61	(93.34)	33.08	0.15	13.59	(93.19)
3	Omaxe Garv Buildtech Private Limited- Consolidated	14.45	(28.54)	4.80	(32.96)	25.40	0.11	4.79	(32.85)
4	Omaxe Pancham Realcon Private Limited- Consolidated	(3.33)	6.58	(0.11)	0.77	4.93	0.02	(0.12)	0.79
5	Omaxe World Street Private Limited- Consolidated	102.56	(202.58)	14.20	(97.43)	64.29	0.29	14.17	(97.14)
6	Pam Developers (India) Private Limited- Consolidated	110.34	(217.95)	22.95	(157.43)	2.65	0.01	22.96	(157.41)
7	Navratan Techbuild Private Limited- Consolidated	20.35	(40.20)	0.61	(4.21)	0.00	0.00	0.61	(4.21)
8	Omaxe Forest Spa and Hills Developers Limited- Consolidated	10.92	(21.58)	0.99	(6.81)	(1.88)	(0.01)	0.99	(6.82)
9	MR Real Estate Private Limited- Consolidated	0.02	(0.05)	0.00	(0.03)	-	-	0.00	(0.03)
10	Omaxe New Amritsar Developers Private Limited- Consolidated	7.92	(15.65)	1.11	(7.65)	-	-	1.12	(7.65)
11	Parshwa Veer Builders and Developers Private Limited- Consolidated	0.02	(0.05)	0.01	(0.05)	-	-	0.01	(0.05)
12	Omaxe Buildwell Limited	(1.86)	3.67	0.92	(6.31)	(0.98)	(0.00)	0.92	(6.32)
13	Omaxe Housing and Developers Limited	(3.72)	7.35	(0.01)	0.08	-	-	(0.01)	0.08
14	Omaxe Infrastructure Limited	(3.47)	6.86	(0.01)	0.05	-	-	(0.01)	0.05
15	Rivaj Infratech Private Limited	0.08	(0.16)	0.00	(0.00)	-	-	0.00	(0.00)
16	Jagdamba Contractors and Builders Limited	(14.25)	28.15	(0.44)	2.99	-	-	(0.44)	2.99
17	Atulah Contractors and Constructions Private Limited	(4.80)	9.48	(0.18)	1.24	0.10	0.00	(0.18)	1.24
18	Kamini Builders And Promoters Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
19	Oasis Township Private Limited	0.07	(0.14)	0.00	(0.00)	-	-	0.00	(0.00)
20	Landlord Developers Private Limited	0.03	(0.06)	0.00	(0.03)	-	-	0.00	(0.03)
21	Primordial Buildcon Private Limited	(4.92)	9.71	(0.02)	0.16	-	-	(0.02)	0.16
22	JKB Constructions Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
23	Monarch Villas Private Limited	(0.02)	0.04	0.00	(0.00)	-	-	0.00	(0.00)
24	JRS Projects Private Limited	(0.02)	0.05	0.00	(0.00)	-	-	0.00	(0.00)
25	Omaxe Entertainment Limited	0.01	(0.02)	0.00	(0.00)	-	-	0.00	(0.00)

S. No.	Name of Enterprises	Net Assets i.e total assets minus total liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)
26	Omtech Infrastructure and Construction Limited	0.34	(0.68)	0.07	(0.50)	-	-	0.07	(0.50)
27	Omaxe Indore Developers Limited	2.39	(4.72)	0.14	(0.94)	(36.71)	(0.17)	0.16	(1.11)
28	Green Planet Colonisers Private Limited	(0.02)	0.04	0.00	(0.00)	-	-	0.00	(0.00)
29	Anjaniputra Builders Private Limited	1.25	(2.48)	(0.01)	0.10	-	-	(0.01)	0.10
30	Giant Dragon Mart Private Limited	0.36	(0.70)	(0.00)	0.00	-	-	(0.00)	0.00
31	Hamara Ghar Constructions and Developers Private Limited	(0.00)	0.00	0.00	(0.00)	-	-	0.00	(0.00)
32	Omaxe New Faridabad Developers Private Limited	0.01	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
33	Link Infrastructure and Developers Private Limited	0.01	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
34	Zodiac Housing and Infrastructure Private Limited	(0.04)	0.09	0.00	(0.00)	-	-	0.00	(0.00)
35	Kashish Buildtech Private Limited	(0.00)	0.01	0.00	(0.00)	-	-	0.00	(0.00)
36	Omaxe Rajasthan SEZ Developers Limited	0.01	(0.01)	-	-	-	-	-	-
37	Omaxe Power Private Limited	0.00	(0.00)	(0.00)	0.00	-	-	(0.00)	0.00
38	Shikhar Landcon Private Limited	0.36	(0.71)	(0.02)	0.15	-	-	(0.02)	0.15
39	Dreamze New Faridabad Develeopers LLP	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
40	Arman Builders Private Limited	0.43	(0.85)	(0.05)	0.37	-	-	(0.05)	0.37
41	Omaxe Heritage private Limited	66.69	(131.72)	4.92	(33.75)	313.03	1.41	4.72	(32.34)
42	Hartal Builders Private Limited	(2.17)	4.28	(0.02)	0.14	(0.83)	(0.00)	(0.02)	0.13
43	Omaxe International Bazaar Limited	1.21	(2.39)	0.02	(0.13)	-	-	0.02	(0.13)
44	Golden Glades Builders Private Limited	0.01	(0.02)	0.00	(0.00)	-	-	0.00	(0.00)
45	Shamba Developers Private Limited	0.01	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
46	Shine Grow New Faridabad LLP	(0.26)	0.51	(0.02)	0.15	-	-	(0.02)	0.15
47	Panchi Developers Private Limited	0.01	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
48	Omaxe Hitech Infrastructure Company Private Limited	0.01	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
49	Mehtab Infratech Private Limited	0.02	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
50	Mehboob Builders Private Limited	0.01	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
51	Sri Balaji Green Heights Private Limited	(0.02)	0.04	0.00	(0.00)	-	-	0.00	(0.00)
52	P P Devcon Private Limited	0.03	(0.06)	(0.02)	0.16	-	-	(0.02)	0.16
53	National Affordable Housing Limited	0.02	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
54	FBD Real Grow Private Limited	0.12	(0.23)	(0.02)	0.13	(72.42)	(0.33)	0.03	(0.20)
55	Dhanu Real Estate Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
56	Aashna Realcon Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
57	Aradhya Real Estate Private Limited	0.01	(0.02)	0.00	(0.02)	-	-	0.00	(0.02)
58	Sarva Buildtech Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
59	Silver Peak Township Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
60	Ayush Landcon Private Limited	(0.65)	1.29	(0.03)	0.21	-	-	(0.03)	0.21
61	Sarthak Landcon Private Limited	(0.14)	0.27	(0.00)	0.03	-	-	(0.00)	0.03

S. No.	Name of Enterprises	Net Assets i.e total assets minus total liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)
62	Chapal Buildhome Private Limited	0.01	(0.02)	0.00	(0.02)	-	-	0.00	(0.02)
63	Nexten (I) Growth Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
64	Nexten Infra Growth Private Limited	0.01	(0.02)	0.00	(0.00)	-	-	0.00	(0.00)
65	Nexten Infra Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
66	Nexten Real Growth Private Limited	0.01	(0.02)	0.00	(0.00)	-	-	0.00	(0.00)
67	Nexten Super Growth Private Limited	0.01	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
68	Colors Real Estate Private Limited	(1.06)	2.09	(0.04)	0.27	-	-	(0.04)	0.27
69	Ludhiana Wholesale Market Private Limited	(0.28)	0.55	0.01	(0.08)	(1.05)	(0.00)	0.01	(0.08)
70	Worldstreet Sports Center Limited	7.77	(15.34)	1.92	(13.18)	(452.87)	(2.04)	2.22	(15.22)
71	Blackbull Retails Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
72	Omaxe Next Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
73	Radhika Buildwell Private Limited	0.00	(0.01)	0.00	(0.01)	-	-	0.00	(0.01)
74	Khushiyon ka Garh Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
75	Be Together Developers Private Limited	0.26	(0.52)	0.08	(0.52)	0.19	0.00	0.08	(0.52)
76	Omaxe Be Together Project Developers Private Limited	0.01	(0.03)	0.00	(0.03)	-	-	0.00	(0.03)
77	Omaxe Be Together Ghaziabad Busport Private Limited	0.17	(0.33)	0.05	(0.33)	(0.29)	(0.00)	0.05	(0.33)
78	Omaxe Be Together Lucknow Busport Private Limited	0.00	(0.01)	0.00	(0.01)	(0.04)	(0.00)	0.00	(0.01)
79	Omaxe Be Together Prayagraj Busport Private Limited	(0.08)	0.16	(0.02)	0.16	-	-	(0.02)	0.16
80	Omaxe Be Together Kaushambi Busport Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
81	Be Together Infra Projects Private Limited	(0.00)	0.00	(0.00)	0.00	-	-	(0.00)	0.00
82	Omaxe Be Together Amausi Busport Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
83	Omaxe Be Together Ayodhya Dham Busport Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
84	KSON Buildwell LLP	0.95	(1.88)	0.24	(1.66)	(2.36)	(0.01)	0.24	(1.67)
85	Nexten Cityspace realty Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
86	Nexten Township Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
87	Omaxe Capital development Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
88	Other Entities under significant control	(3.29)	6.49	(0.05)	0.36	-	-	(0.05)	0.36
Subsidiaries-Foreign									
1	Rohtas Holding (Gulf) Limited	-	-	-	-	-	-	-	-
	Minority Interests in all subsidiaries	4.50	(8.89)	0.09	(0.60)	(0.02)	(0.00)	0.09	(0.60)
Associates-Indian									
1	Parkash Omaxe Amusement Park Private Limited	0.00	(0.00)	(0.00)	0.00	-	-	(0.00)	0.00
2	Be Together Music Private Limited	(0.00)	0.00	0.00	(0.00)	-	-	0.00	(0.00)

S. No.	Name of Enterprises	Net Assets i.e total assets minus total liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)	As % of consolidated profit or loss	Amount (Rupees in crore)
3	Omaxe Be Together Project Developers Private Limited	-	-	0.01	(0.03)	-	-	0.01	(0.03)
4	Be Together Infra Projects Private Limited	-	-	(0.00)	0.00	-	-	(0.00)	0.00
5	Omaxe Be Together Ghaziabad Busport Private Limited	-	-	(0.00)	0.00	-	-	(0.00)	0.00
6	Omaxe Be Together Lucknow Busport Private Limited	-	-	0.02	(0.13)	-	-	0.02	(0.13)
7	Omaxe Be Together Prayagraj Busport Private Limited	-	-	0.01	(0.06)	-	-	0.01	(0.06)
8	Omaxe Be Together Kaushambi Busport Private Limited	-	-	(0.00)	0.00	-	-	(0.00)	0.00
9	Secure Properties Private Limited	-	-	(0.00)	0.00	-	-	(0.00)	0.00
10	Omaxe Be Together Amausi Busport Private Limited	-	-	-	-	-	-	-	-
11	Omaxe Be Together Ayodhya Dham Busport Private Limited	-	-	-	-	-	-	-	-
12	Omaxe Capital Development Private Limited	-	-	0.01	(0.04)	-	-	0.01	(0.04)

*The above balances represent the amount after elimination of intergroup transactions.

Note 60: ADDITIONAL REGULATORY INFORMATION/DISCLOSURE (TO THE EXTENT APPLICABLE TO THE GROUP)

Note 60.1 Detail of Title deeds of Immovable Properties classified as Property Plant and Equipment not held in name of the Company

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Agra	52.78	Omaxe Housing & Developers Limited	Title deed is held by wholly owned subsidiary Company	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Agra	12.81	Omaxe Infrastructure Limited	Title deed is held by wholly owned subsidiary Company	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Agra	26.46	Sumedha Builders Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Forest Faridabad	13.23	Lifestyle Township Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Forest Faridabad	11.31	Rocky Valley Resorts Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.55	Prabal Developers Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.66	Arjit Builders Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	5.17	Vaibhav Technobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.03	Abhay Technobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Machla	6.75	Swapnil Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.28	Gaurang Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.39	Chetan Infrabuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.39	Girish Buildwell Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	9.37	Chirag Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.84	Bandhu Buildtech Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	1.76	Vaibhav Technobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Machla	3.98	Umang Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	5.95	Snehal Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	7.84	Gurmeet Builders Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	8.40	Shashank Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	6.05	Tushar Landcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	6.84	Sentinent Propereties Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	4.96	Bali Buildtech Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Machla	7.27	Chaitnya Realcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	5.18	Hina Technobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	6.03	Taru Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	1.55	Snehlal Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	3.36	Shardul Builders Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	5.04	Chapal Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Machla	2.35	Vaman Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Mehrauli	3.00	Aashna Realcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Sec-86	30.14	Spike Developers Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Sec-86	11.67	Oasis Township Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Sec-86	3.75	Indersen Developers Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	2.29	Anant Realcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	2.41	Apoorva Infrabuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	2.24	Aric Infrabuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Allahabad	6.33	Beautiful Landbse Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	5.45	Bhavesb Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	1.03	Geet Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	5.27	Inesh Buildcon Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	3.90	Kanak Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	0.56	Mihir Buildwell Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	2.86	Nakul Technobuild Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Allahabad	12.22	Shalin Buildwell Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	9.56	Shreyash Buildhome Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	1.17	Stronghold Properties Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	1.90	Balesh Tecno build Private Limited	Title deed is held by entities over which key managerial personnel or their relatives exercises significant control	1-Apr-2015	Property is acquired in company due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	1.77	Chander Bhan S/o. Patram Jatav	Title deed is held in the name of others	1-Apr-2015	Property is acquired in name of individual due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	0.35	Ghanshyam S/o. Bansilal	Title deed is held in the name of others	1-Apr-2015	Property is acquired in name of individual due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	3.65	Radhey Shyam S/o. Bansilal	Title deed is held in the name of others	1-Apr-2015	Property is acquired in name of individual due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Relevant line item in the Balance sheet	Description of item of Property	Sum of Gross Carrying Value (Rupees in crore)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter */director of employee of promoter/ director	Property held since the date on which transferred from Inventory to Property Plant and Equipment	Reason for not- being held in the name of company
Land	Land at Allahabad	1.79	Satish Kumar S/o. Kishan Singh	Title deed is held in the name of others	1-Apr-2015	Property is acquired in name of individual due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.
Land	Land at Allahabad	0.47	Sube Singh S/o. Loharay Ram	Title deed is held in the name of others	1-Apr-2015	Property is acquired in name of individual due to Land ceiling act in respective states and later on transferred to Omaxe Limited through development right agreement in earlier years.

Note 60.2 Enquiry under Prohibition of Benami Property Transactions Act, 1988

During the FY 2023-24, the Company was in receipt of notice as Benamidar under section 26(1) and 26(3) of The Prohibition of Benami Properties Transaction Act, 1988 for hearing before the adjudicating authority in relation to a reference made to the adjudicating authority under section 24(5) of Prohibition of Benami Properties Transaction Act, 1988 as amended by Benami transactions (Prohibition) Amendment Act 2016. The details as required under Schedule III are as under:-

S. No.	Particulars	Remarks
1	Details of Property	Vehicle-2 Cars
2	Year of Acquisition	2014/2018
3	Acquisition Amount	Rs. 155.38 Lac
4	Details of Beneficiaries	Deepak Khandelwal
5	If property is in the books, then reference to the item in the Balance Sheet.	First Car is part of Vehicles under Note no. 1 - Property Plant and Equipment to the Financial Statements.
6	If property is not in the books, then the fact shall be stated with reasons	Second Car was part of Property, Plant and Equipment till FY 2021-22 and thereafter sold in FY 2022-23.

This matter has been decided by adjudicating authority in the favour of the company vide order dated 24.12.2024 and the attachment has been revoked.

However, the department has moved an appeal before appellate tribunal against the order of adjudicating authority and the same is pending as on date.

Note 60.3 Disclosure on relationship with Struck off Company

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as at 31-Mar-2025 (Rupees in crore)	Balance outstanding as at 31-Mar-2024 (Rupees in crore)	Relationship with the struck off company	Remarks
Fabrinnox Arc Private Limited	Advance against goods/services	-	0.70	Vendor	Amount written off
Sai Developers and Construction Limited	Advance against goods/services	-	0.21	Vendor	Amount written off

Note 60.4: The Group has complied with the number of layers prescribed under the Companies Act, 2013.

Note 60.5: The Group has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.

Note 60.6: There is no income surrendered or disclosed as income during current or previous year in the tax assessment under the Income Tax Act 1961 that has not been recorded in books of accounts.

Note 60.7: The Group has not traded or invested in crypto currency or virtual currency during the current or previous year.

Note 60.8: The Group has not revalued its Property, Plant and Equipment or intangible assets or both during the current or previous year.

Note 61: STANDARDS ISSUED AND AMENDED BUT NOT EFFECTIVE

The Ministry of Corporate Affairs (MCA) notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. MCA has not notified any new standards or amendments to the existing standards applicable to the Company subsequent to 31st March 2025.

Note 62:

- (a) No funds have been advanced/loaned/invested (from borrowed fund or from share premium or from any other sources/ kind of fund) by the group to any other person(s) or entity (ies), including foreign entities(intermediaries), with the understanding (whether recorded in writing or otherwise) that the intermediary shall (i) directly or indirectly lend or invest in other person or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or (ii) provide any guarantee, security or like to or on behalf of the Ultimate Beneficiaries.
- (b) No funds have been received by the Group from any person(s) or entity (ies), including foreign entities (funding Parties), with the understanding (whether recorded in writing or otherwise) that the group shall (i) 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 (ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Note 63: The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post- employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. Certain sections of the Code came into effect on 3 May 2023. However, the final rules/interpretation have not yet been issued. Based on a preliminary assessment, the Company believes the impact of the change will not be significant.

Note 64: The Group has used an accounting software for maintaining its books of account for the year ended 31st March 2025 which have feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further audit trail feature has been preserved by the company as per the statutory requirements for record retention.

Note 65: The previous year figures have been regrouped/ reclassified, wherever necessary, to make them comparable with current year figures.

The notes referred to above form an integral part of consolidated financial statements.
As per our audit report of even date attached

For and on behalf of

For and on behalf of Board of Directors

B S D & Co.

Chartered Accountants
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Place: New Delhi
Date: 28 May, 2025

Sd/-
Manoj Kumar Dua
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

Part-A

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)
Statement containing salient features of the financial statement of subsidiaries for the year ended 31st March 2025

S. No.	Name of Subsidiary	The date since when subsidiary was acquired	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Note No.	Share capital	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/ (loss) before taxation	Provision for taxation	Profit/ (loss) after taxation	Proposed Dividend	% of shareholding
(Rupees in crore)																
1	Omaxe New Chandigarh Developers Private Limited	14-Oct-08	March 31, 2025	INR	1	50.00	[102.33]	3,541.36	3,593.69	0.62	262.95	[21.47]	[6.95]	[14.52]	-	100.00
2	Omaxe Garv Buildtech Private Limited	16-Mar-11	March 31, 2025	INR	1	0.05	[31.70]	1,953.75	1,985.40	1.73	136.76	[44.41]	[10.92]	[33.49]	-	100.00
3	Omaxe Heritage Private Limited	31-Jan-08	March 31, 2025	INR	1	0.05	[131.72]	829.87	961.55	-	557.41	[45.30]	[11.55]	[33.75]	-	100.00
4	Omaxe Pancham Realcon Private Limited	27-May-10	March 31, 2025	INR	1	0.05	6.56	1,008.77	1,002.16	0.03	115.56	1.22	0.44	0.78	-	100.00
5	Omaxe World Street Private Limited	8-Nov-10	March 31, 2025	INR	1	38.00	[197.92]	1,317.04	1,476.96	2.04	76.90	[131.41]	[33.39]	[98.01]	-	100.00
6	Omaxe Buildhome Limited	22-Sep-06	March 31, 2025	INR	1	25.00	84.37	548.14	438.77	12.40	4.14	[17.87]	0.39	[18.26]	-	100.00
7	Ludhiana Wholesale Market Private Limited	3-Aug-22	March 31, 2025	INR	1	5.40	0.55	298.64	292.69	-	1.95	[0.07]	0.00	[0.08]	-	100.00
8	Omaxe Forest Spa and Hills Developers Limited	11-Jan-13	March 31, 2025	INR	1	91.10	6.76	233.90	136.04	140.00	3.50	[2.16]	4.73	[6.89]	-	100.00
9	Omaxe India Trade Centre Private Limited	10-Aug-12	March 31, 2025	INR	8	0.01	[217.60]	81.69	299.28	-	[1.21]	[157.46]	[0.04]	[157.42]	-	90.00
10	Bhanu Infrabuild Private Limited	5-Nov-08	March 31, 2025	INR	3	0.05	[225.70]	300.12	525.77	0.15	15.59	[100.40]	[21.59]	[78.81]	-	100.00
11	Aradhya Real Estate Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	[0.03]	158.61	158.63	-	0.00	[0.02]	-	[0.02]	-	100.00
12	Satvik Hitech Builders Private Limited	31-Mar-15	March 31, 2025	INR	10	140.00	[0.99]	140.13	1.12	-	0.07	[0.00]	[0.00]	0.00	-	100.00
13	Omaxe Buildwell Limited	2-Mar-09	March 31, 2025	INR	1	1.05	4.23	100.22	94.95	0.56	11.00	[8.40]	[2.09]	[6.31]	-	100.00
14	Omaxe New Amritsar Developers Private Limited	22-Jul-22	March 31, 2025	INR	1	0.01	[8.79]	206.38	215.16	0.36	0.00	[6.62]	[1.67]	[4.96]	-	100.00
15	Ometech Infrastructure and Construction Limited	31-Mar-15	March 31, 2025	INR	1	0.05	[0.68]	68.25	68.88	-	0.01	[0.66]	[0.16]	[0.50]	-	100.00
16	S N Realtors Private Limited	11-Feb-13	March 31, 2025	INR	9	0.05	[22.67]	57.38	80.00	-	1.47	[3.84]	0.38	[4.22]	-	100.00
17	Omaxe Indore Developers Limited	16-Mar-06	March 31, 2025	INR	1	0.05	[4.74]	592.37	597.06	-	0.95	[1.25]	[0.31]	[0.94]	-	100.00
18	Jagdamba Contractors and Builders Limited	14-Dec-07	March 31, 2025	INR	1	5.00	28.15	57.53	24.38	-	2.64	3.60	0.61	2.99	-	100.00
19	Omaxe Housing and Developers Limited	26-Oct-04	March 31, 2025	INR	1	2.26	7.34	37.25	27.65	-	0.34	0.16	0.08	0.08	-	100.00

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20	Hartal Builders and Developers Private Limited	14-Aug-19	March 31, 2025	INR	1	5.00	3.24	77.52	69.28	-	24.08	0.32	0.18	0.14	-	75.00
21	Arman Builders Private Limited	31-Jan-08	March 31, 2025	INR	1	0.05	[0.85]	24.00	24.80	-	2.18	0.25	-	0.25	-	100.00
22	Sarthak Landcon Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	0.27	13.02	12.74	-	0.00	0.00	0.00	0.00	-	100.00
23	Ashray Infra Build Private Limited	5-Nov-08	March 31, 2025	INR	11	0.05	[3.07]	14.19	17.21	-	0.67	[1.01]	[1.03]	0.01	-	100.00
24	Estateance Developers Private Limited	9-Sep-22	March 31, 2025	INR	12	0.01	[0.04]	81.52	81.55	-	0.03	[0.04]	[0.00]	[0.03]	-	100.00
25	Adesh Realcon Private Limited	10-Nov-10	March 31, 2025	INR	7	0.01	0.11	18.03	17.91	-	4.29	0.68	0.17	0.51	-	100.00
26	MR Real Estate Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	[0.01]	80.04	80.04	0.01	0.00	[0.00]	[0.00]	[0.00]	-	100.00
27	PP Devcon Private Limited	31-Jan-14	March 31, 2025	INR	1	0.01	[0.08]	16.61	16.68	-	0.17	0.16	0.00	0.16	-	100.00
28	Estateance Real Estate Private Limited	8-Dec-22	March 31, 2025	INR	11	0.01	[2.06]	16.44	18.50	-	2.08	[2.76]	[0.69]	[2.06]	-	100.00
29	Dinkar Realcon Private Limited	29-Nov-10	March 31, 2025	INR	11	0.01	[1.08]	125.76	126.83	-	0.00	[0.01]	-	[0.01]	-	100.00
30	Omaxe Infrastructure Limited	26-Oct-04	March 31, 2025	INR	1	4.63	6.86	16.22	4.74	-	0.07	0.07	0.01	0.05	-	100.00
31	Rivaj Infratech Private Limited	16-Feb-09	March 31, 2025	INR	1	0.05	[0.18]	14.03	14.16	-	-	[0.00]	-	[0.00]	-	51.00
32	Landlord Developers Private Limited	28-Jul-07	March 31, 2025	INR	1	2.00	5.51	15.86	8.36	-	0.00	[0.03]	-	[0.03]	-	100.00
33	Hemang Buildcon private Limited	29-Nov-10	March 31, 2025	INR	11	0.01	[0.28]	12.75	13.02	-	0.23	[0.35]	[0.09]	[0.26]	-	100.00
34	Ayush Landcon Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	1.28	2.48	1.19	-	0.00	[0.01]	0.02	[0.02]	-	100.00
35	Reliable Manpower Solutions Limited	31-Mar-15	March 31, 2025	INR	2	12.20	0.03	12.24	0.01	-	0.09	0.08	0.00	0.08	-	99.18
36	Atuliah Contractors and Constructors Private Limited	24-Feb-11	March 31, 2025	INR	1	1.00	9.27	18.93	8.66	-	1.77	1.55	0.32	1.24	-	100.00
37	Sanvirm Developers Private Limited	1-Sep-09	March 31, 2025	INR	11	0.01	[0.01]	10.28	10.28	-	0.00	[0.00]	-	[0.00]	-	100.00
38	Abhas Realcon Private Limited	10-Nov-10	March 31, 2025	INR	7	0.01	0.32	9.86	9.53	-	0.00	[0.00]	-	[0.00]	-	100.00
39	Primordial Buildcon Private Limited	10-Oct-06	March 31, 2025	INR	1	0.05	9.52	9.72	0.15	-	0.18	0.16	0.00	0.16	-	100.00
40	Davesh Technobuild Private Limited	29-Nov-10	March 31, 2025	INR	11	0.01	[0.37]	12.80	13.16	-	0.29	[0.48]	[0.12]	[0.36]	-	100.00
41	Chapal Buildhome Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	[0.02]	0.02	0.03	-	0.00	0.00	0.02	[0.02]	-	100.00
42	Nexten Infra Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	[0.01]	7.18	7.19	-	-	[0.00]	-	[0.00]	-	100.00
43	Nexten (I) Growth Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	[0.01]	7.19	7.19	-	0.00	[0.00]	-	[0.00]	-	100.00
44	Omaxe International Bazaar Private Limited	8-Mar-17	March 31, 2025	INR	1	0.40	[2.39]	5.12	7.10	-	0.32	[0.17]	[0.04]	[0.13]	-	100.00

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45	Navratan Techbuild Private Limited	31-Mar-15	March 31, 2025	INR	1	0.05	(17.48)	1.52	18.95	-	0.03	0.02	-	0.02	-	100.00
46	Green Planet Colonisers Private Limited	16-Mar-06	March 31, 2025	INR	1	1.00	5.56	6.57	0.00	-	-	(0.00)	-	(0.00)	-	100.00
47	Anjaniputra Builders Private Limited	31-Mar-15	March 31, 2025	INR	1	0.05	0.02	6.53	6.47	-	0.13	0.10	-	0.10	-	100.00
48	Worldstreet Sports Center Limited	2-Jun-22	March 31, 2025	INR	1	0.01	(15.34)	614.89	630.22	-	8.89	(17.59)	(4.41)	(13.18)	-	100.00
49	Silver Peak Township Private Limited	3-Jan-22	March 31, 2025	INR	1	0.05	(0.05)	6.20	6.20	-	0.00	(0.00)	-	(0.00)	-	100.00
50	Kashish Buildtech Private Limited	29-Sep-15	March 31, 2025	INR	1	0.01	0.03	4.65	4.62	-	0.00	(0.00)	0.00	(0.00)	-	100.00
51	Sarva Buildtech Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	(0.01)	4.72	4.73	-	0.00	(0.00)	-	(0.00)	-	100.00
52	Sakkar Colonisers Private Limited	1-Feb-11	March 31, 2025	INR	5	0.01	(0.02)	4.70	4.70	-	-	(0.00)	-	(0.00)	-	100.00
53	Glacier Agro Foods Products Private Limited	15-Oct-10	March 31, 2025	INR	4	0.38	3.70	4.08	0.00	-	0.18	0.18	-	0.18	-	100.00
54	Dhanu Real Estate Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	(0.02)	3.78	3.78	-	0.00	(0.00)	-	(0.00)	-	100.00
55	Shubh Bhumi Developers Private Limited	1-Sep-09	March 31, 2025	INR	3	0.01	(0.00)	3.57	3.56	-	0.00	(0.00)	-	(0.00)	-	100.00
56	Utkrish Real Estate and Associates Private Limited	1-Feb-11	March 31, 2025	INR	5	0.01	0.02	3.53	3.50	-	0.00	(0.00)	-	(0.00)	-	100.00
57	Sri Balaji Green Heights Private Limited	23-Apr-12	March 31, 2025	INR	1	0.05	0.06	3.28	3.18	-	0.00	(0.00)	-	(0.00)	-	100.00
58	Aviral Colonizers Private Limited	15-Oct-10	March 31, 2025	INR	5	0.01	0.01	3.13	3.11	-	-	(0.00)	-	(0.00)	-	100.00
59	Anveshan Builders Private Limited	10-Nov-10	March 31, 2025	INR	7	0.01	(0.02)	3.00	3.00	-	0.00	(0.00)	-	(0.00)	-	100.00
60	Salvatore Infra Buildtech Limited	18-Mar-23	March 31, 2025	INR	7	2.00	0.18	12.97	10.79	-	4.04	0.12	0.04	0.09	-	100.00
61	Ashok Infrabuild Private Limited	28-Jul-10	March 31, 2025	INR	4	0.01	(0.00)	1.62	1.61	-	0.01	0.00	-	0.00	-	100.00
62	Nri City Developers Private Limited	15-Jun-17	March 31, 2025	INR	3	0.01	0.18	0.67	0.48	-	0.00	0.00	-	0.00	-	100.00
63	Tejpal Infra Developers Private Limited	17-Mar-11	March 31, 2025	INR	4	0.01	(0.01)	0.72	0.72	-	0.00	(0.00)	-	(0.00)	-	100.00
64	Kamini Builders And Promoters Private Limited	29-Sep-15	March 31, 2025	INR	1	0.01	0.01	0.45	0.43	-	-	(0.00)	-	(0.00)	-	100.00
65	Aarzoo Technobuild Private Limited	5-Nov-08	March 31, 2025	INR	6	0.05	(0.03)	0.03	0.00	-	-	(0.00)	-	(0.00)	-	100.00
66	Colors Real Estate Private Limited	5-Aug-22	March 31, 2025	INR	1	0.01	2.07	17.22	15.14	-	-	(0.01)	0.05	(0.06)	-	100.00
67	Shikhar Landcon Private Limited	29-Sep-15	March 31, 2025	INR	1	0.01	(0.70)	0.33	1.01	-	0.15	0.15	-	0.15	-	100.00

(Rupees in crore)

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68	Zodiac Housing and Infrastructure Private Limited	31-Mar-15	March 31, 2025	INR	1	0.05	0.11	0.16	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
69	Omaxe Power Private Limited	3-Oct-07	March 31, 2025	INR	1	0.05	[0.00]	0.18	0.14	-	0.00	0.00	[0.00]	0.00	-	100.00
70	Hamara Ghar Constructions and Developers Private Limited	31-Mar-15	March 31, 2025	INR	1	0.05	0.03	0.13	0.06	-	0.00	(0.00)	-	(0.00)	-	100.00
71	Omaxe Housing And Infrastructure Limited	1-Feb-10	March 31, 2025	INR	11	0.05	[0.05]	2.76	2.75	-	0.00	(0.00)	-	(0.00)	-	100.00
72	JRS Projects Private Limited	26-Oct-04	March 31, 2025	INR	1	0.05	0.05	7.57	7.48	-	0.00	(0.00)	-	(0.00)	-	100.00
73	Monarch Villas Private Limited	26-Oct-04	March 31, 2025	INR	1	0.05	0.04	0.09	0.00	-	-	(0.00)	-	(0.00)	-	100.00
74	Link Infrastructure and Developers Private Limited	31-Mar-15	March 31, 2025	INR	1	0.05	0.01	0.06	0.00	-	-	(0.00)	-	(0.00)	-	100.00
75	Oasis Township Private Limited	16-Mar-09	March 31, 2025	INR	1	0.01	[0.14]	0.06	0.19	-	0.00	(0.00)	-	(0.00)	-	100.00
76	National Affordable Housing Limited	8-Aug-14	March 31, 2025	INR	1	0.05	0.01	0.06	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
77	Abheek Builders Private Limited	5-Nov-08	March 31, 2025	INR	6	0.05	[0.01]	0.05	0.00	-	-	(0.00)	-	(0.00)	-	100.00
78	JKB Constructions Private Limited	26-Oct-04	March 31, 2025	INR	1	0.05	[0.01]	0.05	0.00	-	-	(0.00)	-	(0.00)	-	100.00
79	Omaxe Infotech City Developers Limited	5-Jan-07	March 31, 2025	INR	11	0.05	[0.01]	8.10	8.06	-	0.00	(0.00)	-	(0.00)	-	100.00
80	Omaxe New Faridabad Developers Private Limited	16-Apr-18	March 31, 2025	INR	1	0.05	[0.01]	0.04	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
81	Omaxe Rajasthan SEZ Developers Limited	27-Nov-07	March 31, 2025	INR	1	0.05	[0.01]	0.04	0.00	-	-	-	-	-	-	100.00
82	Radiance Housing and Properties Private Limited	5-Nov-08	March 31, 2025	INR	6	0.05	[0.02]	0.04	0.00	-	-	(0.00)	-	(0.00)	-	100.00
83	Hireesh Builders Private Limited	5-Nov-08	March 31, 2025	INR	11	0.05	[0.02]	0.03	0.00	-	-	(0.00)	-	(0.00)	-	100.00
84	Golden Glades Builders Private Limited	19-Apr-08	March 31, 2025	INR	1	0.05	[0.02]	0.03	0.00	-	-	(0.00)	-	(0.00)	-	100.00
85	Omaxe Entertainment Limited	31-Mar-15	March 31, 2025	INR	1	0.05	[0.02]	0.03	0.00	-	-	(0.00)	-	(0.00)	-	100.00
86	Shamba Developers Private Limited	27-May-10	March 31, 2025	INR	1	0.05	[0.03]	0.03	0.00	0.01	-	(0.00)	-	(0.00)	-	100.00
87	Mehboob Builders Private Limited	16-Mar-11	March 31, 2025	INR	1	0.05	[0.03]	0.02	0.00	0.01	-	(0.00)	-	(0.00)	-	100.00
88	Panchi Developers Private Limited	27-May-10	March 31, 2025	INR	1	0.05	[0.03]	0.02	0.00	0.01	-	(0.00)	-	(0.00)	-	100.00
89	Ekansh Buildtech Private Limited	11-Nov-08	March 31, 2025	INR	11	0.05	[0.03]	13.19	13.17	-	0.00	(0.00)	-	(0.00)	-	100.00

[Rupees in crore]

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90	Pam Developers (India) Private Limited	10-Aug-12	March 31, 2025	INR	1	0.01	[0.22]	0.02	0.23	0.01	0.00	[0.00]	-	[0.00]	-	100.00
91	Mehtab Infotech Private Limited	16-Mar-11	March 31, 2025	INR	1	0.05	[0.03]	0.02	0.00	0.01	-	[0.00]	-	[0.00]	-	100.00
92	Kaya Buildtech Private Limited	11-Nov-08	March 31, 2025	INR	11	0.05	[0.03]	2.67	2.65	-	0.00	[0.00]	-	[0.00]	-	100.00
93	Omaxe Hitech Infrastructure Company Private Limited	11-Mar-11	March 31, 2025	INR	1	0.05	[0.04]	0.01	0.00	-	-	[0.00]	-	[0.00]	-	100.00
94	Nexten Real Growth Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	[0.02]	0.01	0.02	-	-	[0.00]	-	[0.00]	-	100.00
95	Nexten Infra Growth Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	[0.02]	0.01	0.02	-	-	[0.00]	-	[0.00]	-	100.00
96	Giant Dragon Mart Private Limited	12-Oct-15	March 31, 2025	INR	1	0.01	[0.71]	0.01	0.71	-	0.00	0.00	-	0.00	-	50.00
97	Manit Developers Private Limited	8-Mar-11	March 31, 2025	INR	3	0.01	[0.00]	0.01	0.00	-	-	[0.00]	-	[0.00]	-	100.00
98	Navadiip Developers Private Limited	10-Nov-10	March 31, 2025	INR	7	0.01	[0.00]	0.01	0.00	-	0.00	[0.00]	-	[0.00]	-	100.00
99	Ekapad Developers Private Limited	11-Mar-11	March 31, 2025	INR	3	0.01	[0.01]	0.01	0.00	-	-	[0.00]	-	[0.00]	-	100.00
100	Daman Builders Private Limited	16-Mar-11	March 31, 2025	INR	3	0.01	[0.00]	0.01	0.00	-	-	[0.00]	-	[0.00]	-	100.00
101	Rupesh Infotech private Limited	16-Mar-11	March 31, 2025	INR	3	0.01	[0.00]	0.01	0.00	-	-	[0.00]	-	[0.00]	-	100.00
102	Damodar Infotech Private Limited	11-Mar-11	March 31, 2025	INR	3	0.01	[0.01]	0.00	0.00	-	-	[0.00]	-	[0.00]	-	100.00
103	Caspian Realtors Private Limited	16-Mar-11	March 31, 2025	INR	3	0.01	[0.01]	0.01	0.00	-	-	[0.00]	-	[0.00]	-	100.00
104	Aashna Realcon Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	[0.02]	0.01	0.01	-	0.00	[0.00]	-	[0.00]	-	100.00
105	Blackbull Retails Private Limited	16-Jun-22	March 31, 2025	INR	1	0.01	[0.00]	0.01	0.00	-	0.00	[0.00]	-	[0.00]	-	100.00
106	Omaxe Next Private Limited	21-Jun-22	March 31, 2025	INR	1	0.01	[0.00]	0.01	0.00	-	0.00	[0.00]	-	[0.00]	-	100.00
107	Nexten Super Growth Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	[0.01]	0.00	0.01	-	-	[0.00]	-	[0.00]	-	100.00
108	Aadhira Developers Private Limited	1-Sep-09	March 31, 2025	INR	11	0.01	[0.01]	0.00	0.01	-	0.00	[0.00]	0.00	[0.00]	-	100.00
109	Oasis Suncity Realtors Private Limited	13-Mar-08	March 31, 2025	INR	2	0.05	[0.03]	0.02	0.00	-	0.03	0.02	-	0.02	-	100.00
110	RPS Suncity Promoters and Developers Private Limited	13-Mar-08	March 31, 2025	INR	2	0.05	[0.05]	21.10	21.10	-	0.00	[0.00]	-	[0.00]	-	100.00
111	FBD Real Grow Private Limited	3-Jan-22	March 31, 2025	INR	1	0.01	[4.18]	75.72	79.89	-	0.35	0.05	[0.08]	0.13	-	100.00
112	Rohtas Holdings (Gulf) Limited #	16-Jun-22	March 31, 2025	1 AED = Rs. 22.37	#	0.06	[0.06]	0.30	0.30	-	-	-	-	-	-	100.00
113	Secure Properties Private Limited	30-Sep-24	March 31, 2025	INR	13	4.92	0.02	6.28	1.34	-	-	[0.02]	-	[0.02]	-	100.00
114	Parshwa Veer Builders and Developers Private Limited	30-Sep-24	March 31, 2025	INR	1	0.21	0.70	3.02	2.11	2.92	-	[0.03]	0.00	[0.03]	-	100.00

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115	Radhika Buildwell Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	0.08	56.10	56.00	0.02	0.00	(0.01)	0.00	(0.01)	-	100.00
116	Khushiyaon ka Garh Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	0.17	0.68	0.50	-	-	(0.00)	-	(0.00)	-	100.00
117	Be Together Developers Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	(6.75)	171.52	178.27	0.04	4.65	(3.09)	(2.57)	(0.52)	-	100.00
118	Omaxe Be Together Project Developers Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	0.06	32.81	32.74	-	0.01	(0.03)	-	(0.03)	-	100.00
119	Be Together Infra Projects Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	0.00	0.01	0.00	-	0.00	0.00	0.00	0.00	-	100.00
120	Omaxe Be Together Lucknow Busport Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	0.69	97.20	96.50	-	0.74	(0.01)	(0.00)	(0.01)	-	100.00
121	Omaxe Be Together Ghaziabad Busport Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	(0.61)	32.35	32.95	-	0.12	(0.44)	(0.11)	(0.33)	-	100.00
122	Omaxe Be Together Prayagraj Busport Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	0.44	54.18	53.73	-	0.21	0.21	0.05	0.16	-	100.00
123	Omaxe Be Together Kaushambi Busport Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	(0.00)	123.36	123.35	-	-	(0.00)	-	(0.00)	-	100.00
124	Omaxe Be Together Ayodhya Dham Busport Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	(0.00)	52.77	52.77	-	0.00	(0.00)	-	(0.00)	-	100.00
125	Omaxe Be Together Amausi Busport Private Limited	30-Sep-24	March 31, 2025	INR	1	0.01	(0.00)	10.08	10.07	-	-	(0.00)	-	(0.00)	-	100.00
126	Nexten Cityspace realty Private Limited	1-Jan-25	March 31, 2025	INR	1	0.01	(0.00)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
127	Nexten Township Private Limited	1-Jan-25	March 31, 2025	INR	1	0.01	(0.00)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
128	Omaxe Capital Development Private Limited	28-Mar-25	March 31, 2025	INR	1	0.01	(0.01)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	100.00
129	Aanchal Infrabuild Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.01	-	0.00	(0.00)	-	(0.00)	-	-
130	Abhay Technobuild Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
131	Abhinan Buildtech Private Limited		March 31, 2025	INR	14	0.01	(0.02)	0.01	0.02	-	0.01	0.01	-	0.01	-	-
132	Absolute Infrastructure Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
133	Aditi Developers Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
134	Advaita Properties Private Limited		March 31, 2025	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
135	Advay Properties Private Limited		March 31, 2025	INR	14	0.01	0.01	0.02	0.00	-	0.01	0.00	0.00	0.00	-	-

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136	Agasthya Properties Private Limited		March 31, 2025	INR	14	0.01	0.00	0.02	0.01	-	0.01	0.00	-	0.00	-	-
137	Alpesh Builders Private Limited		March 31, 2025	INR	14	0.01	0.00	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
138	Amber Infrabuild Private Limited		March 31, 2025	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
139	Amit Jain Builders Private Limited		March 31, 2025	INR	14	0.01	0.00	0.04	0.03	-	0.00	(0.00)	-	(0.00)	-	-
140	Amod Builders Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
141	Ananddeep Realtors Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
142	Anant Realcon Private Limited		March 31, 2025	INR	14	0.01	(0.00)	0.69	0.69	-	2.20	0.00	-	0.00	-	-
143	Aneesh Buildtech Private Limited		March 31, 2025	INR	14	0.02	(0.00)	0.02	0.00	-	0.00	0.00	-	0.00	-	-
144	Apoorva Infrabuild Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.04	0.05	-	0.22	0.00	-	0.00	-	-
145	Arhant Infrabuild Private Limited		March 31, 2025	INR	14	0.01	0.03	0.87	0.83	-	0.00	0.00	-	0.00	-	-
146	Aric Infrabuild Private Limited		March 31, 2025	INR	14	0.01	0.00	0.01	0.00	-	0.00	0.00	0.00	0.00	-	-
147	Arjit Builders Private Limited		March 31, 2025	INR	14	0.01	1.41	1.76	0.34	1.00	0.07	0.02	-	0.02	-	-
148	Art Balcony Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
149	Avindra Estate Developers Private Limited		March 31, 2025	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
150	Aval Builders Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	-
151	Balesh Technobuild Private Limited		March 31, 2025	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
152	Bali Buildtech Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
153	Bandhu Buildtech Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
154	Beautiful Landbase Private Limited		March 31, 2025	INR	14	0.01	0.01	0.17	0.15	-	0.00	0.00	-	0.00	-	-
155	Bhargav Builders Private Limited		March 31, 2025	INR	14	0.01	(0.02)	4.55	4.56	-	-	(0.01)	-	(0.01)	-	-
156	Bhavesh Buildcon Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
157	Chaitanya Realcon Private Limited		March 31, 2025	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
158	Chetan Infrabuild Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
159	Chirag Buildhome Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
160	Cress Propbuild Private Limited		March 31, 2025	INR	14	0.01	(0.01)	1.82	1.83	-	0.00	0.00	-	0.00	-	-
161	Daksh Township Private Limited		March 31, 2025	INR	14	0.01	0.11	0.12	0.00	-	-	(0.00)	0.00	(0.01)	-	-
162	Deejit Developers Private Limited		March 31, 2025	INR	14	0.01	0.01	0.02	0.00	-	0.00	0.00	-	0.00	-	-
163	Deepaayal Realtors Private Limited		March 31, 2025	INR	14	0.01	0.01	0.02	0.00	-	0.00	(0.00)	-	(0.00)	-	-
164	Deepal Township Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
165	Deepising Realtors Private Limited		March 31, 2025	INR	14	0.01	0.07	0.08	0.00	-	-	(0.00)	-	(0.00)	-	-

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166	Desire Housing and Construction Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	-	0.00	-	-
167	Devgar Estate Developers Private Limited		March 31, 2025	INR	14	0.01	0.03	0.24	0.20	-	-	[0.00]	-	[0.00]	-	-
168	Distinctive Infrastructure And Construction Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	0.00	0.00	-	-
169	Dream Techno Build Private Limited		March 31, 2025	INR	14	0.01	[0.13]	0.00	0.12	-	0.00	[0.00]	-	[0.00]	-	-
170	Dream Towers Private Limited		March 31, 2025	INR	14	0.01	0.44	1.69	1.24	-	0.00	0.00	0.02	[0.02]	-	-
171	DWM Realtors Private Limited		March 31, 2025	INR	14	0.01	[0.04]	12.01	12.04	2.00	-	[0.05]	-	[0.05]	-	-
172	Excellent Apartments Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.96	0.95	-	0.01	0.00	0.00	0.00	-	-
173	Fast Track Buildcon Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	-	0.00	-	-
174	Garg and Goel Estate Developers Private Limited		March 31, 2025	INR	14	0.01	0.18	0.24	0.05	-	0.26	0.26	0.06	0.20	-	-
175	Garg Realtors Private Limited		March 31, 2025	INR	14	0.01	0.03	0.04	0.00	-	-	[0.00]	-	[0.00]	-	-
176	Garvish Realtors Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	0.01	0.00	-	0.00	-	-
177	Gaurang Buildcon Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	[0.00]	-	[0.00]	-	-
178	Geet Buildhome Private Limited		March 31, 2025	INR	14	0.01	[0.17]	0.12	0.28	-	0.00	0.00	0.14	[0.14]	-	-
179	Grish Buildwell Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	-	0.00	-	-
180	Goel Isha Colonisers Private Limited		March 31, 2025	INR	14	0.01	[0.02]	0.01	0.03	-	0.01	0.01	0.00	0.01	-	-
181	Green Earth Promoters Private Limited		March 31, 2025	INR	14	0.01	0.00	0.01	0.00	-	-	[0.00]	-	[0.00]	-	-
182	Gurmeet Builders Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	[0.00]	-	[0.00]	-	-
183	Hina Technobuild Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	-	0.00	-	-
184	Indrasan Developers Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
185	Istuti Realcon Private Limited		March 31, 2025	INR	14	0.01	[0.08]	1.08	1.15	-	-	[0.06]	-	[0.06]	-	-
186	Jagat Buildtech Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
187	Jai dev Colonisers Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	-	0.00	-	-
188	Jishnu Buildcon Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
189	Jitenjay Realtors Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	-	[0.00]	-	[0.00]	-	-
190	Jivish Colonisers Private Limited		March 31, 2025	INR	14	0.01	0.00	0.01	0.00	-	-	[0.00]	-	[0.00]	-	-

[Rupees in crore]

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191	JSM Enterprises Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	-	[0.00]	-	[0.00]	-	-
192	Kanak Buildhome Private Limited		March 31, 2025	INR	14	0.01	[0.09]	0.11	0.19	-	0.40	[0.00]	0.08	[0.08]	-	-
193	Kartik Buildhome Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
194	KBM Constructions Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	-	0.00	-	-
195	Kishordeep Realtors Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	-	[0.00]	-	[0.00]	-	-
196	Krishnan Kripa Buildcon Private Limited		March 31, 2025	INR	14	0.01	0.02	0.08	0.05	-	-	[0.00]	-	[0.00]	-	-
197	Laldeep Realtors Private Limited		March 31, 2025	INR	14	0.01	0.02	0.10	0.08	-	-	[0.00]	-	[0.00]	-	-
198	Lavanya Builders Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.40	0.40	-	-	[0.00]	-	[0.00]	-	-
199	Lifestyle Township Private Limited		March 31, 2025	INR	14	0.01	0.00	0.01	0.00	-	-	[0.00]	-	[0.00]	-	-
200	Lohith Developers Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
201	Luxury Township Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	-	0.00	-	-
202	Mangal Bhumi Properties Private Limited		March 31, 2025	INR	14	0.01	0.02	0.03	0.00	-	-	[0.00]	-	[0.00]	-	-
203	Mankish Colonisers Private Limited		March 31, 2025	INR	14	0.01	0.00	0.01	0.00	-	0.00	0.00	-	0.00	-	-
204	Manwal Colonisers Private Limited		March 31, 2025	INR	14	0.01	0.03	0.04	0.00	-	-	[0.00]	-	[0.00]	-	-
205	Meghmala Builders Private Limited		March 31, 2025	INR	14	0.02	[0.00]	0.02	0.00	-	0.00	0.00	-	0.00	-	-
206	Mihir Buildwell Private Limited		March 31, 2025	INR	14	0.01	[0.05]	0.03	0.07	-	-	[0.00]	0.04	[0.04]	-	-
207	Milestone Township Private Limited		March 31, 2025	INR	14	0.01	[0.02]	0.16	0.17	-	0.12	0.06	-	0.06	-	-
208	Motto Developers Private Limited		March 31, 2025	INR	14	0.01	0.05	0.07	0.01	-	-	[0.00]	-	[0.00]	-	-
209	Nakul Technobuild Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.11	0.10	-	0.00	0.00	-	0.00	-	-
210	Naptune Technobuild Projects Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
211	Natraj Colonisers Private Limited		March 31, 2025	INR	14	0.01	[0.01]	1.35	1.35	-	0.00	0.00	-	0.00	-	-
212	Naveenraj Realtors Private Limited		March 31, 2025	INR	14	0.01	0.03	0.79	0.75	-	-	[0.00]	-	[0.00]	-	-
213	Neegar Developers Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	-	0.00	-	-
214	New Horizons Township Developers Private Limited		March 31, 2025	INR	14	0.01	0.02	0.03	0.00	-	-	[0.00]	-	[0.00]	-	-
215	Omaxe Realtors Limited		March 31, 2025	INR	14	0.05	[0.05]	4.30	4.30	-	-	[0.00]	-	[0.00]	-	-
216	P N Buildcon Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.01	0.00	-	0.01	0.01	0.00	0.00	-	-
217	Parjit Realtors Private Limited		March 31, 2025	INR	14	0.01	0.02	0.08	0.05	-	0.00	0.00	-	0.00	-	-

S. No.	Name of Subsidiary	The date since when subsidiary was acquired	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Note No.	Share capital	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/ (loss) before taxation	Provision for taxation	Profit/ (loss) after taxation	Proposed Dividend	% of shareholding
218	Prabal Developers Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	-	0.00	-	-
219	Praveen Buildcon Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.35	0.34	-	0.00	0.00	-	0.00	-	-
220	Praveen Mehta Builders Private Limited		March 31, 2025	INR	14	0.01	0.02	0.03	0.00	-	0.00	[0.00]	-	[0.00]	-	-
221	PSJ Developers Private Limited		March 31, 2025	INR	14	0.01	0.00	0.01	0.00	-	-	[0.00]	-	[0.00]	-	-
222	Puru Builders Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	0.01	0.00	-	0.00	-	-
223	Ramniya Estate Developers Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
224	Raveendep Colonisers Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	-	[0.00]	-	[0.00]	-	-
225	Sandeep Landcon Private Limited		March 31, 2025	INR	14	0.01	0.05	0.06	0.00	-	0.00	0.00	0.00	[0.00]	-	-
226	Sandeep Township Private Limited		March 31, 2025	INR	14	0.01	0.03	0.23	0.18	-	-	[0.00]	0.00	[0.00]	-	-
227	Sangupt Developers Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
228	Sanjit Realtors Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	[0.00]	-	[0.00]	-	-
229	Sankalp Realtors Private Limited		March 31, 2025	INR	14	0.01	0.04	0.05	0.00	-	-	[0.00]	-	[0.00]	-	-
230	Sanya Realtors Private Limited		March 31, 2025	INR	14	0.01	0.00	0.01	0.00	-	-	[0.00]	-	[0.00]	-	-
231	Savin Realtors Private Limited		March 31, 2025	INR	14	0.01	0.45	0.58	0.12	-	2.55	0.61	0.15	0.46	-	-
232	Sentinent Properties Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	[0.00]	-	[0.00]	-	-
233	Shalin Buildwell Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
234	Shantiniwas Developers Private Limited		March 31, 2025	INR	14	0.01	0.00	0.01	0.00	-	-	[0.00]	-	[0.00]	-	-
235	Sharadul Builders Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
236	Shashank Buildhome Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	0.00	-	0.00	-	-
237	Shivshakti Realbuild Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.06	0.06	-	0.00	0.00	-	0.00	-	-
238	Shreyas Buildhome Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
239	Singdeep Estate Developers Private Limited		March 31, 2025	INR	14	0.01	0.00	0.20	0.18	-	-	[0.00]	-	[0.00]	-	-
240	Smart Buildhome Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.00	0.00	-	0.00	[0.00]	-	[0.00]	-	-
241	Snehal Buildcon Private Limited		March 31, 2025	INR	14	0.01	[0.01]	0.01	0.00	-	0.00	0.00	-	0.00	-	-
242	SNU Builders Private Limited		March 31, 2025	INR	14	0.01	0.03	0.04	0.00	-	-	[0.00]	-	[0.00]	-	-

S. No.	Name of Subsidiary	The date since when subsidiary was acquired	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rate as on the last date of the Financial year in the case of foreign subsidiaries	Note No.	Share capital	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of shareholding
243	Source Developers Private Limited		March 31, 2025	INR	14	0.01	0.03	0.04	0.00	-	-	(0.00)	-	(0.00)	-	-
244	Spike Developers Private Limited		March 31, 2025	INR	14	0.01	0.01	0.02	0.00	-	0.00	0.00	-	0.00	-	-
245	Starex Projects Private Limited		March 31, 2025	INR	14	0.01	0.02	2.68	2.65	-	0.00	0.00	-	0.00	-	-
246	Stepping Stone Buildhome Private Limited		March 31, 2025	INR	14	0.01	0.19	0.26	0.07	-	-	(0.00)	-	(0.00)	-	-
247	Stronghold Properties Private Limited		March 31, 2025	INR	14	0.01	(0.02)	0.39	0.40	-	0.46	0.00	-	0.00	-	-
248	Subodh Buildwell Private Limited		March 31, 2025	INR	14	0.01	2.57	3.82	1.24	3.30	(0.01)	(0.01)	0.02	(0.04)	-	-
249	Sumedha Builders Private Limited		March 31, 2025	INR	14	0.01	0.01	0.02	0.00	-	-	(0.00)	-	(0.00)	-	-
250	Sunrise Township Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
251	Sunview Township Private Limited		March 31, 2025	INR	14	0.01	0.15	0.18	0.02	-	0.00	0.00	0.00	(0.00)	-	-
252	Swapan Sunder Township Developers Private Limited		March 31, 2025	INR	14	0.01	0.00	0.02	0.00	-	-	(0.00)	-	(0.00)	-	-
253	Swapnil Buildhome Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
254	Swarg Sukh Buildhome Private Limited		March 31, 2025	INR	14	0.01	0.00	0.11	0.10	-	-	(0.00)	-	(0.00)	-	-
255	Taru Buildcon Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
256	True Dreams Developers Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
257	True Estate Build Developers Private Limited		March 31, 2025	INR	14	0.01	0.03	0.04	0.00	-	-	(0.00)	-	(0.00)	-	-
258	True Gem Tech Developers Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.01	0.00	0.00	0.00	-	-
259	Tushar Landcon Private Limited		March 31, 2025	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
260	Udal Properties Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
261	Umang Buildcon Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
262	Vaibhav Technobuild Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
263	Vaman Buildhome Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
264	Veenish Realtors Private Limited		March 31, 2025	INR	14	0.01	(0.01)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
265	VGSO Realtors Private Limited		March 31, 2025	INR	14	0.01	0.01	0.02	0.00	-	-	(0.00)	-	(0.00)	-	-
266	Vimsan Realtors Private Limited		March 31, 2025	INR	14	0.01	0.03	0.04	0.00	-	-	(0.00)	-	(0.00)	-	-
267	Vineera Colonisers Private Limited		March 31, 2025	INR	14	0.01	0.03	0.11	0.06	-	0.00	0.00	-	0.00	-	-

S. No.	Name of Subsidiary	The date since when subsidiary was acquired	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rates as on the last date of the relevant Financial year in the case of foreign subsidiaries	Note No.	Share capital	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/ (loss) before taxation	Provision for taxation	Profit/ (loss) after taxation	Proposed Dividend	% of shareholding
268	Omaxe Affordable Homes Private Limited		March 31, 2025	INR	14	0.01	[0.04]	0.00	0.03	-	0.00	0.00	-	0.00	-	-
269	Omaxe Hotels Limited		March 31, 2025	INR	14	0.05	[0.22]	0.01	0.18	-	0.01	0.01	-	0.01	-	-
270	Starshine Realtors Private Limited		March 31, 2025	INR	14	0.01	[0.00]	0.01	0.00	-	0.01	0.01	-	0.01	-	-
271	Mangla Villas Private Limited		March 31, 2025	INR	14	0.01	0.10	0.83	0.72	-	0.00	[0.00]	-	[0.00]	-	-
272	Rocky Valley Resorts Private Limited		March 31, 2025	INR	14	0.01	0.00	0.01	0.00	-	0.00	0.00	-	0.00	-	-

Statement containing salient features of the financial statement of limited liability partnership for the year ended 31st March 2025

(Rupees in crore)

S. No.	Name of limited liability partnership	The Data since when LLP was acquired	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Note No.	Partners contribution	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Invest-ments	Turnover (including other income)	Profit/ (loss) before taxation	Provision for taxation	Profit/ (loss) after taxation	Proposed Dividend	% of partnership interest
1	Dreamze New Faridabad Developers LLP	11-Dec-20	March 31, 2025	INR	1	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	99.99
2	Shine Grow New Faridabad LLP	9-Dec-20	March 31, 2025	INR	1	0.01	0.01	2.05	2.04	-	0.15	0.15	0.00	0.15	-	99.99
3	KSON Buildwell LLP	30-Sep-24	March 31, 2025	INR	1	0.01	(2.27)	100.87	103.13	-	0.23	(2.20)	(0.54)	(1.66)	-	65.00

Note No.

- Subsidiaries of Omaxe Limited
- Subsidiaries of Omaxe Buildhome Limited
- Subsidiaries of Omaxe New Chandigarh Developers Private Limited
- Subsidiaries of Omaxe Garv Buildtech Private Limited
- Subsidiaries of Omaxe Pancham Realcon Private Limited
- Subsidiaries of Bhanu Infrabuild Private Limited
- Subsidiaries of Omaxe World Street Private Limited
- Subsidiaries of Pam Developers (India) Private Limited
- Subsidiaries of Navratan Tech Build Private Limited
- Subsidiaries of Omaxe Forest SPA and Hills Developers Limited
- Subsidiaries of Omaxe New Amritsar Developers Private Limited
- Subsidiaries of MR Real Estate Private Limited
- Subsidiaries of Parshwa Veer Builders and Developers Private Limited
- Other Entities under significant control of Omaxe Limited

Foreign Subsidiaries registered in Dubai.

Part B
Statement containing salient features of the financial statement of associate company

S. No.	Name of associate	The Data since when associate was acquired	Latest audited balance sheet date	Share of associate held by the company on the year end		Description of how there is significant influence	Reason why the associates is not consolidated	Net worth attributable to shareholding as per latest audited balance sheet	Profit/(loss) for the year	
				Number	Amount of investment (Rupees)				Considered for consolidation	Not considered for consolidation
1	Parkash Omaxe Amusement Park Private Limited	19-Dec-15	March 31, 2025	5,000	50,000.00	50.00	Holding more than 20% of voting power	NA	0.00	0.00
2	Be Together Music Private Limited*	30-Sep-24	March 31, 2025	5,000	50,000.00	50.00	Holding more than 20% of voting power	NA	(0.00)	-0.00

* Associate company of M/s Be together Developers Private Limited

For and on behalf of Board of directors

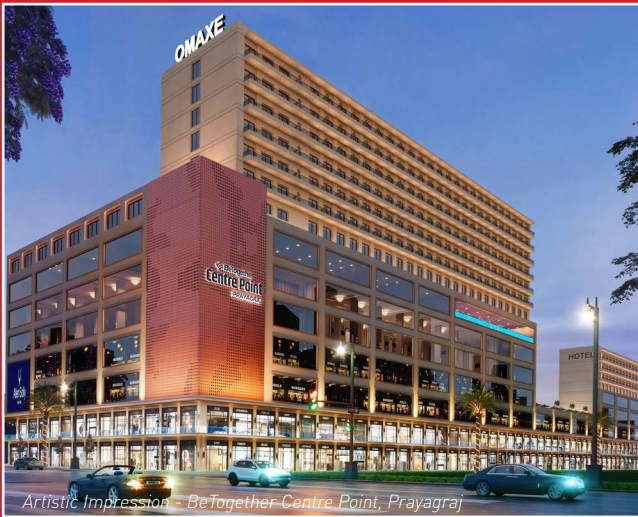
Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Place: New Delhi
Date: 28 May, 2025

Sd/-
Manoj Kumar Dua
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992





OMAXE LIMITED
(CIN: L74899HR1989PLC051918)

Registered Office:
19B, First Floor,
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