

IHP FINVEST LIMITED

ANNUAL
REPORT
2025-26



Board of Directors	Mr. Rajas R. Doshi	: Chairman
	Ms. Jyoti R. Doshi	: Director
	Mr. Mayur R. Doshi	: Director
	Mr. Rameshwar D. Sarda	: Director
	Mr. P. R. Bhat	: Director

Auditors	M/s. K. S. Aiyar & Co., Chartered Accountants F-7, Laxmi Mills, Shakti Mills Lane, (Off. Dr. E. Moses Road), Mahalaxmi, Mumbai – 400 011
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Bankers	State Bank of India HDFC Bank Ltd. Bank of Baroda IDFC First Bank Ltd.
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Registrar and Transfer Agent	MCS Share Transfer Agent Ltd. Office No.3B3, 3 rd Floor “B” Wing Gundecha Onclave Premises Co-op Society Ltd, Kherani Road, Sakinaka, Andheri (East) Mumbai - 400 072 Ph.: 022 – 28516021 / 28516022 / 46049717 Email : helpdeskmm@mcsregistrars.com
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Registered Office	Construction House, 2 nd Floor, 5, Walchand Hirachand Road, Ballard Estate, Mumbai – 400 001 Tel No.: 022-22618091 / 22705150 CIN No.: U65920MH1996PLC103184 Email: ihpfinvest@yahoo.co.in
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Annual General Meeting	Friday, 7th August, 2026, at 3.00 P. M.(IST) Through Video Conferencing (“VC”) / Other Audio Visual Means (“OAVM”)
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NOTICE

NOTICE is hereby given that the Thirtieth Annual General Meeting of IHP Finvest Limited will be held through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") as scheduled below to transact the following business:

Day : Friday
Date : 7th August, 2026
Time : 3.00 p.m. (IST)

ORDINARY BUSINESS:

1. To receive, consider and adopt:
 - i. The Audited Standalone Financial Statements of the Company for the financial year ended 31st March, 2026 including Audited Standalone Balance Sheet as at 31st March, 2026 and the Statement of Profit & Loss and Statement of Cash Flow, for the year ended on that date together with the Reports of the Board of Directors and Auditors thereon.
 - ii. The Audited Consolidated Financial Statements of the Company for the financial year ended 31st March, 2026 including Audited Consolidated Balance Sheet as at 31st March, 2026, Consolidated Statement of Profit & Loss and Consolidated Statement of Cash Flow, for the year ended on that date together with the Report of the Auditors thereon.

2. Declaration of Final Dividend and confirmation of Interim Dividend on Equity Shares of the Company for the financial year ended 31st March, 2026.

To confirm the payment of Interim Dividend of Rs.250/- per equity share of Rs.10/- each (2500%) and to declare Final Dividend of Rs.115/- per equity share of Rs.10/- each (1150%) for the Financial Year ended 31st March, 2026.

3. To appoint a Director in place of Ms. Jyoti R. Doshi (DIN: 00095732), who retires by rotation and being eligible, offers herself for re-appointment.

For and on behalf of the Board of Directors,
For IHP Finvest Limited

Rajas R. Doshi
Chairman
(DIN:00050594)

Registered Office:

Construction House, 2nd Floor,
Walchand Hirachand Road,
Ballard Estate, Mumbai - 400 001.
Tel No.: 022-22618091 / 22705150
Email: ihpfinvest@yahoo.co.in
CIN: U65920MH1996PLC103184

Date: 29th June, 2026

NOTES:

1. **General instructions for accessing and participating in the 30th Annual General Meeting ("AGM") through VC / OAVM Facility and voting through electronic means including remote e-Voting:**

The Ministry of Corporate Affairs ('MCA') vide its General Circular No.14/2020 dated 8th April, 2020, General Circular No.17/2020 dated 13th April, 2020, General Circular No.20/2020 dated 5th May, 2020, General Circular No.22/2020 dated 15th June, 2020, General Circular No.33/2020 dated 28th September, 2020, General Circular No.39/2020 dated 31st December, 2020, General Circular No.02/2021 dated 13th January, 2021, General Circular No. 19/2021 dated 8th December, 2021, General Circular No. 21/2021 dated 14th December, 2021, General Circular No. 2/2022 dated 5th May, 2022, General Circular No.11/2022 dated 28th December, 2022, General Circular No.09/2023 dated 25th September, 2023 and General Circular No.09/2024 dated 19th September, 2024 General Circular No.03/2025 dated 22nd September, 2025 and all other relevant circulars issued from time to time, allowed companies whose AGMs are due in the year, 2026, to conduct their AGMs on or before 30th September, 2026, in accordance with the requirements laid down in Para 3 and 4 of the General Circular No.20/2020 dated 5th May, 2020 (collectively "MCA Circulars"). In compliance with these Circulars, provisions of the Act, the 30th AGM of the Company is being conducted through VC/OAVM facility, which does not require physical presence of members at a common venue. The deemed venue for the 30th AGM shall be the Registered Office of the Company.

Accordingly, in compliance with the applicable provisions of the Companies Act, 2013 ("Act") read with the said Circulars, the Company has decided to convene its ensuing 30th AGM through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") without the physical presence of Members at a common venue and the Shareholders can attend and participate in the ensuing AGM through VC / OAVM.

2. **Pursuant to the provisions of 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 through VC / OAVM, whereby, physical attendance of Shareholders has been dispensed with and in line with the said Circulars. The facility to appoint a proxy to attend and cast vote for the shareholder is not made available for this 30th Annual General Meeting (AGM) and hence the Proxy Form and Attendance Slip are not annexed to this Notice.

3. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.
4. Institutional / Corporate Shareholders (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 to the Scrutinizer by email through its registered email address to jhr@jhrasso.com with a copy marked to evoting@nsdl.com.

5. The Register of Members and the Share Transfer Books of the Company will remain closed from **Saturday, 25th July, 2026 to Friday, 7th August, 2026 (both days inclusive)** for the purpose of holding 30th Annual General Meeting.
6. At the 27th AGM held on 8th August, 2023, the Members had approved appointment of M/s. K. S. Aiyar & Co., Chartered Accountants, Firm Registration No. 100186W as Statutory Auditors of the Company to hold office for a period of five consecutive years commencing from the conclusion of the 27th AGM till the conclusion of the 32nd AGM to be held in the year 2028.
7. Register of Directors and Key Managerial Personnel and their shareholdings maintained under Section 170 of the Act, and the Register of Contracts or Arrangements in which the Directors are interested, maintained under Section 189 of the Act, will be available electronically for inspection by Members during the AGM. All documents referred to in the Notice will also be available for electronic inspection without any fees by the Members from the date of circulation of this Notice up to the date of AGM i.e. Friday, 7th August, 2026. Members may write to the Company at jhpfinvest@yahoo.co.in, in this regard, by mentioning "Request for Inspection" in the subject of the email.
8. The Interim Dividend of ₹ 250/- per equity share, of the face value of ₹ 10/- each (2500%) on paid up share capital of 5,69,782 Equity Shares, for the financial year ended 31st March, 2026 was declared at their meeting held on 4th August, 2025 and the same was paid to all the shareholders on 14th August, 2025.

Final Dividend of ₹ 115/- (Rupees One Hundred Fifteen only) per equity share of face value of ₹ 10/- each (1150%) on paid up share capital of 5,69,782 Equity Shares for the financial year ended 31st March, 2026 subject to the approval of Shareholders at the ensuing 30th Annual General Meeting of the Company subject to tax deduction at a source will be paid on or after 11th August, 2026 to those Members whose names appear in the Register of Members of the Company as on the Record date i.e. 24th July, 2026.

In order to avoid the risk of loss / interception of dividend warrants in postal transit and / or fraudulent encashment of dividend warrants, the shareholders are advised to avail of ECS / NECS facility, whereby the dividend amount will be directly credited to their respective Bank Accounts electronically. This will also ensure speedier credit of dividend. You may write to the Company's Registrar & Share Transfer Agent or your Depository Participants directly to avail benefit of this service / facility.

9. Members may note that the Income-tax Act, 2025, ("the IT Act 2025"), mandates that dividend paid or distributed by a company shall be taxable in the hands of members. The Company shall therefore be required to deduct tax at source (TDS) at the time of making the payment of final dividend. To enable us to determine the appropriate TDS rate as applicable, members are requested to submit relevant documents, as specified in the below paragraphs, in accordance with the provisions of the IT Act 2025.

For resident shareholders, taxes shall be deducted at source under Section 393 of the IT Act as follows:

Members having valid Permanent Account Number (PAN)	10%* or as notified by the Government of India (GOI)
Members not having PAN / valid PAN	20% or as notified by the GOI

*As per Section 262 of the IT Act 2025, every person who has been allotted a PAN and who is eligible to obtain Aadhaar, shall be required to link the PAN with Aadhaar. In case of failure to comply with this, the PAN allotted shall be deemed invalid / inoperative and, such person shall be liable to all consequences under the IT Act 2025 and tax shall be deducted at the higher rates as provided in Section 397 of the IT Act 2025, i.e., 20% of tax deduction at source.

For the purpose of tax deduction at source, Company will verify PAN status from the Government enabled online facility and deduct TDS accordingly.

However, no tax shall be deducted on the dividend payable to resident individual shareholders if the total dividend to be received by them during tax year 2026-27 does not exceed ₹10,000 and also in cases where members provide Form 121, subject to conditions specified in the IT Act 2025. Resident shareholders may also submit any other document as prescribed under the IT Act 2025 to claim a lower / nil withholding of tax upto 24th July, 2026. PAN is mandatory for members providing Form 121 or any other document as mentioned above.

For non-resident shareholders, taxes are required to be withheld in accordance with the provisions of Section 393 and other applicable sections of the IT Act 2025, at the rates in force. The withholding tax shall be at the rate of 20% (plus applicable surcharge and cess) or as notified by the GOI on the amount of dividend payable. However, as per Section 159 of the IT Act 2025, non-resident shareholders have the option to be governed by the provisions of the Double Tax Avoidance Agreement ("tax treaty" or "DTAA"), read with Multilateral Instrument (MLI), if any, between India and the country of tax residence of the shareholders, if they are more beneficial to them. For this purpose, i.e. to avail the benefits under the DTAA read with MLI, non-resident shareholders will have to provide the following:

- Copy of the PAN card allotted by the Indian Income Tax authorities duly attested by the shareholders/ authorized signatory. In case of non-availability of PAN, information under sub-rule 2 of rule 217 of the Income-tax Rules, 2026
- Copy of the Tax Residency Certificate for the tax year 2026-27 obtained from the revenue or tax authorities of the country of tax residence, duly attested by shareholders / authorized signatory
- Form 41 (for claiming tax treaty benefit), which can be obtained electronically through the e-filing portal of the income tax website at <https://www.incometax.gov.in/iec/foportal>
- Self-declaration by the shareholders of having no permanent establishment in India in accordance with the applicable tax treaty and IT Act 2025
- Self-declaration of beneficial ownership of equity shares by the non-resident shareholder
- Self-declaration of fulfilling all conditions of applicable tax treaty for being eligible to claim benefit of the tax treaty read with MLI
- Any other documents as prescribed under the IT Act 2025, if applicable, or certificate for lower withholding of taxes, duly attested by the shareholders. In case of Foreign Institutional Investors (FII) / Foreign Portfolio Investors (FPI), tax will be deducted under

Section 393 of the IT Act 2025 at the rate of 20% (plus applicable surcharge and cess) or the rate provided in relevant DTAA, read with MLI, whichever is more beneficial, subject to the submission of the above documents, if applicable. The aforementioned documents are required to be sent at ihpfinvest@yahoo.co.in / helpdesknum@mcsregistrars.com on or before Friday, 24th July, 2026. No communication would be accepted from members after 24th July, 2026, regarding tax-withholding matters. Shareholders may write to ihpfinvest@yahoo.co.in / helpdesknum@mcsregistrars.com for any clarifications on this subject. Shareholders can check their tax credit in Form 168 (erstwhile Form 26AS) from the e-filing account at <https://www.incometax.gov.in/iec/foportal>.

10. To support the "GREEN INITIATIVE" of the Government and enable the Company to send Annual Reports, Notices, documents, communications and dividend payment intimation to the Members through Email ids and to facilitate receiving of dividend to the Bank account of the Members through ECS / NECS, the members holding shares in physical form are requested to register / update their Email Ids and Bank details to M/s.MCS Share Transfer Agent Limited, Registrar & Share Transfer Agent of the Company. The Shareholders holding shares in demat mode are requested to register / update their Email Ids and Bank details with their Depository Participants.
11. Members are requested to intimate changes, if any, pertaining to their name, postal address, email address, telephone / mobile numbers, Permanent Account Number (PAN), mandates, nominations, power of attorney, bank details such as, name of the bank and branch details, bank account number, MICR code, IFSC code, etc., to their DPs in case the shares are held by them in electronic form and to M/s. MCS Share Transfer Agent Limited., Registrar & Share Transfer Agent of the Company in case the shares are held by them in physical form.
12. In accordance with the provisions of Section 72 of the Companies Act, 2013, members are entitled to make nominations in respect of the Equity Shares held by them in physical form. Members desirous of making nominations may obtain the prescribed form from the Company.
13. Members holding shares in physical form, in identical order of names, in more than one folio are requested to send to the Company or M/s. MCS Share Transfer Agent Limited, the details of such folios together with the share certificates for consolidating their holdings in one folio. A consolidated share certificate will be issued to such Members after making requisite changes.
14. In case of joint holders attending the Meeting, the joint holder who is higher in the order of names will be entitled to vote at the Meeting, if not already voted through remote e-voting.
15. Members wishing to claim dividends, which remain unclaimed for financial year 2018-19 onwards are requested to contact M/s. MCS Share Transfer Agent Ltd., Office No.3B3, 3rd Floor, "B" Wing, Gundecha Onclave Premises Co-op Society Ltd, Kherani Road, Sakinaka, Andheri (East) Mumbai – 400 072 Ph: 022 - 28516021 / 6022 / 46049717 Email: helpdesknum@mcsregistrars.com. Members are requested to note that dividends not claimed for seven years from the date of declaration, will be transferred to the Investor Education and Protection Fund (IEPF).

The unpaid / unclaimed dividend for the following financial years is due for transfer to IEPF on the following respective due dates:

Financial Years	Date of declaration of Dividend	Date of Payment of Dividend	Due Date of transfer To IEPF
2018-19	09.08.2019	14.08.2019	13.09.2026
2019-20	08.09.2020	10-09-2020	13.10.2027
2020-21	30.08.2021	01.09.2021	04.10.2028
2021-22	10.08.2022	12.08.2022	14.09.2029
2022-23	08.08.2023	10.08.2023	12.09.2030
2023-24	07.08.2024	09.08.2024	11.09.2031
2024-25	05.08.2025	08.08.2025	09.09.2032
2025-26 (Interim)	04.08.2025	14.08.2025	08.09.2032

As per Section 124(6) of the Act read with the IEPF Rules as amended, all the underlying shares in respect of which dividend has remained unpaid / unclaimed for seven consecutive years or more are required to be transferred to the Demat Account of the IEPF Authority.

Accordingly, the Company had transferred 388 Equity shares to the demat account of IEPF during the Financial year 2025-26. The members are requested to claim their shares and unclaimed dividend from IEPF authority as per procedure set out under the IEPF Rules.

The Shareholders who have not claimed their dividend for seven consecutive years from Financial Year 2018-19 onwards are requested to claim the dividend on or before 13th September, 2026. In case the dividends are not claimed by the said date, necessary steps will be initiated by the Company to transfer these shares held by the members to IEPF Authority without further notice. Please note that no claim shall lie against the Company in respect of the shares so transferred to IEPF.

16. In terms of Sections 101 and 136 of the Companies Act, 2013 read with the rule thereunder and in compliance with the MCA Circulars, the copy of Annual Report for 2025-26 including Audited Financial Statements, Board's report etc. and this Notice of 30th Annual General Meeting of the Company inter alia indicating the process and manner of remote e-voting is being sent by email to all those members whose email ids are registered with their respective depository participants or with the Company in respect of shares held in physical form. Notice and Annual Report 2025-26 is available on the website of NSDL <https://www.evoting.nsdl.com>.
17. Re-appointment of Director: As per provisions of Section 152(6) of the Companies Act, 2013, Ms. Jyoti R. Doshi, Director of the Company retires by rotation at the ensuing Annual General Meeting and being eligible, offers herself for re-appointment.

A brief profile is given in annexure-1 in respect of a Director retiring by rotation at ensuing Annual General Meeting of the Company.

18. Non-Resident Indian Members are requested to write to M/s MCS SHARE TRANSFER AGENT LTD, immediately for change in their residential status on return to India for permanent settlement.
19. Since the AGM will be held through VC / OAVM, the Route Map, proxy form and attendance slip are not annexed to the Notice.

20. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and the Circulars issued by the Ministry of Corporate Affairs dated April 08, 2020, April 13, 2020 and May 05, 2020, the Company is providing facility of remote e-Voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with National Securities Depository Limited (NSDL) for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-Voting system as well as venue voting on the date of the AGM will be provided by NSDL.
21. The Members can join the AGM in the VC/OAVM mode 30 minutes before the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available for 1000 members on first come first served basis. This will not

include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.

22. THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING AND JOINING GENERAL MEETING ARE AS UNDER:-

The remote e-voting period begins on Monday, August 3, 2026 at (9:00 a.m. IST) and ends on Thursday, August 6, 2026 at (5:00 p.m. IST). The remote e-voting module shall be disabled by NSDL for voting thereafter. The Members, whose names appear in the Register of Members / Beneficial Owners as on the cut-off date i.e. Friday, July 31, 2026, may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, being Friday, July 31, 2026.

How do I vote electronically using NSDL e-Voting system?

The way to vote electronically on NSDL e-Voting system consists of “Two Steps” which are mentioned below:

Step 1: Access to NSDL e-Voting system

A) Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode

Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	- For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp. You will have to enter your 8-digit DP ID, 8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. - Existing IDeAS user can visit the e-Services website of NSDL Viz. https://eservices.nsdl.com either on a Personal Computer or on a mobile. On the e-Services home page click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section, this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “Access to e-Voting” under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. - If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select “Register Online for IDeAS Portal” or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp - Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. - Shareholders/Members can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience.



Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with CDSL	- Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login Easi /Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then use your existing my easi username & password. - After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the e-Voting is in progress as per the information provided by company. On clicking the e-Voting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly. - If the user is not registered for Easi/Easiest, option to register is available at CDSL website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option. - Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the e-Voting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode 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 a request at evoting@nsdl.com 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 a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 21 09911

B) Login Method for e-Voting and joining virtual meeting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-in to NSDL e-Voting website?

- Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.
- Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/ Member' section.
- A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.

Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.

- Your User ID details are given below :

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.
b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****.
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***

- Password details for shareholders other than Individual shareholders are given below:

- If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
- If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated

to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.

c) How to retrieve your 'initial password'?

(i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.

(ii) If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered**.

6. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:
 - a) Click on "**Forgot User Details/Password?**" (If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
 - b) **Physical User Reset Password?** (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
 - c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.com mentioning your demat account number/folio number, your PAN, your name and your registered address etc.
 - d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
8. Now, you will have to click on "Login" button.
9. After you click on the "Login" button, Home page of e-Voting will open.

Step 2: Cast your vote electronically and join General Meeting on NSDL e-Voting system.

How to cast your vote electronically and join General Meeting on NSDL e-Voting system?

1. After successful login at Step 1, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select "EVEN" of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on "VC/OAVM" link placed under "Join Meeting".
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and also "Confirm" when prompted.

5. Upon confirmation, the message "Vote cast successfully" will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

General Guidelines for shareholders

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to jhr@jhrasso.com with a copy marked to evoting@nsdl.com. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on "Upload Board Resolution / Authority Letter" displayed under "e-Voting" tab in their login.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the "[Forgot User Details/Password?](#)" or "[Physical User Reset Password?](#)" option available on www.evoting.nsdl.com to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on.: 022 - 4886 7000 or send a request to Sagar S. Gudhate, Asst. Vice President at evoting@nsdl.com

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e-mail ids for e-voting for the resolution set out in this notice:

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to M/s. MCS Share Transfer Agent Limited, Registrar and Transfer Agents of the Company at helpdesknum@mcsregistrars.com.
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) to M/s. MCS Share Transfer Agent Limited, Registrar and Transfer Agents of the Company at helpdesknum@mcsregistrars.com. If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A)** i.e. **Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode**.
3. Alternatively shareholder/members may send a request to evoting@nsdl.com for procuring user id and password for e-voting by providing above mentioned documents.

THE INSTRUCTIONS FOR MEMBERS FOR e-VOTING ON THE DAY OF THE AGM ARE AS UNDER:-

1. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-voting.
2. Only those Members/ shareholders, who will be present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the AGM. However, they will not be eligible to vote at the AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the AGM shall be the same person mentioned for Remote e-voting.

INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE AGM THROUGH VC/OAVM ARE AS UNDER:

1. Member will be provided with a facility to attend the AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for **Access to NSDL e-Voting system**. After successful login, you can see link of "VC/OAVM" placed under "Join meeting" menu against company name. You are requested to click on VC/OAVM link placed under Join General Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.
2. Members are encouraged to join the Meeting through Laptops for better experience.
3. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
4. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.

5. Shareholders who would like to express their views/have questions on accounts and Annual Report 2025-26 may send their questions/ queries in advance mentioning their name demat account number/ folio number, email id, mobile number at ihpfinvest@yahoo.co.in at least seven (7) working days before the date of AGM. The same will be replied by the company suitably.
6. The Board of Directors has appointed Mr. J. H. Ranade Membership No. F 4317 & Certificate of Practice No.2520 or failing him Mr. Sohan J. Ranade Membership No. A 33416 & Certificate of Practice No.12520 or failing him Ms. Tejaswi P. Jugal, Membership No. A 29608 & Certificate of Practice No.14839 (any one of them), Partners of JHR & Associates, Company Secretaries as the Scrutinizer to scrutinize the voting during the AGM and remote e-voting process in a fair and transparent manner.
7. Members who would like to express their views/ask questions as a speaker at the AGM may pre-register themselves by sending a request from their registered e-mail address mentioning their names, DP ID and Client ID/folio number, PAN and mobile number at ihpfinvest@yahoo.co.in between Saturday, August 01, 2026 (9.00 a.m. IST) to Monday, August 3, 2026 (5.00 p.m. IST). Only those Members who have preregistered themselves as a speaker will be allowed to express their views/ask questions during the AGM. The Company reserves its right to restrict the number of speakers depending on the availability of time for the AGM.
8. A person who is not a Member as on the cut-off date should treat this Notice of AGM for information purpose only.
9. Any person, who acquires shares of the Company and becomes a Member of the Company after sending of the Notice and holding shares as of the cut-off date, may obtain the login ID and password by sending a request at evoting@nsdl.com. However, if he/she is already registered with NSDL for remote e-voting then he/she can use his/her existing User ID and password for casting the vote.

For and on behalf of the Board of Directors,
For IHP Finvest Limited

Rajas R. Doshi
Chairman
(DIN:00050594)

Registered Office:

Construction House, 2nd Floor,
5, Walchand Hirachand Road,
Ballard Estate, Mumbai - 400 001.
CIN: U65920MH1996PLC103184

Date: 29th June, 2026

ANNEXURE-1

Details of the Director seeking re-appointment at the 30th Annual General Meeting, as set out at Item No. 3 of this Notice, in terms of Secretarial Standard-2 on General Meetings is given below:

Name of the Director	Ms. Jyoti R. Doshi
DIN	00095732
Date of Birth	19-08-1953
Age	72 years
Date of first appointment	09-10-1996
Qualifications	B.A.
Nature of Expertise in specific functional areas	Ms. Jyoti R. Doshi is associated with the Company as Director since 1996. She has expertise in Business Management & General Administration. She is associated with various Charitable Organisation's/Industry Associations. She has over 28 years of experience in the industry.
Terms and conditions of appointment or re- appointment	As per Item No. 3 of the Notice, the approval of the Members is sought for her re-appointment as Director of the Company, liable to retire by rotation.
Details of remuneration last drawn (FY 2025-26)	Sitting Fees: Rs.1,25,000/-
Directorship held in the Companies (including foreign companies, private Companies)	1. The Indian Hume Pipe Company Limited (Listed) 2. IHP Finvest Limited 3. Ratanchand Investment Private Limited 4. Ratanchand Hirachand Foundation 5. Walchand Hirachand Foundation 6. Smt. Pramila Shantilal Shah Charity Foundation
Membership / Chairmanship of Committees	1. The Indian Hume Pipe Company Limited - Member of Corporate Social Responsibility Committee 2. Ratanchand Investment Private Limited - Member of Corporate Social Responsibility Committee
Disclosure of Relationship between directors inter se	Ms. Jyoti R. Doshi is relative of Mr. Rajas R. Doshi and Mr. Mayur R. Doshi, Directors of the Company.
No. of Board meetings attended during the year	5
No. of shares held	2,057

BOARD'S REPORT

To,
The Members,

The Directors are pleased to present the Thirtieth Annual Report on the operations of the Company, together with the Audited Financial Statements of Accounts, for the financial year ended 31st March, 2026.

FINANCIAL RESULTS

	(₹ in Lakhs)	
	Standalone	
	Year ended 31.03.2026	Year ended 31.03.2025
Total Revenue	2,543.20	1,009.63
Profit Before Depreciation & Tax	2,109.04	860.43
Less:		
a) Current Tax	4.10	7.75
b) Provision for Earlier Year	-	6.37
c) Deferred Tax	0.57	0.38
Net Profit After Tax	2,081.91	843.53
Amount transferred to Special Reserve u/s 45-IC of RBI Act, 1934	416.38	168.70

OPERATIONS

During the financial year 2025-26, the gross income of the Company was ₹ 2,543.20 Lakhs as compared to ₹ 1,009.63 Lakhs for the financial year 2024-25. The profit after tax for the financial year 2025-26 was ₹ 2,081.91 Lakhs compared to ₹ 843.53 Lakhs for the financial year 2024-25.

The income of the Company during the year ended 31st March, 2026 comprised of dividend received from subsidiary Company as well as others, interest on investments on securities and profit on sale of investments and rent received on letting out of the office premises.

The Company also holds long-term investments.

INTERIM DIVIDEND:

The Board of Directors of the Company at their meeting held on 4th August, 2025, have declared an Interim Dividend of Rs.250/- per equity share, of the face value of Rs.10/- each (2500%) on paid up share capital of 5,69,782 Equity Shares for the financial year ended 31st March, 2026. The total amount of Interim Dividend of ₹ 1,424.46 Lakhs, was paid to the shareholders on 14th August, 2025.

DIVIDEND:

The Directors are pleased to recommend a Final Dividend of ₹ 115/- (Rupees One Hundred Fifteen only) per equity share on face value of ₹ 10/- each (1150%) on paid up share capital of 5,69,782 Equity Shares for the financial year ended 31st March, 2026, as against ₹ 113/- per equity share of face value of ₹ 10/- each for the previous financial year ended 31st March, 2025. The payment of the said Final Dividend is subject to the approval of the Shareholders at the ensuing 30th Annual General Meeting of the Company convened on 7th August, 2026 subject to tax deducted at a source will be paid on or after 11th August, 2026 to those Members whose names appear in the Register of Members of the Company as on the Record Date i.e. Friday, 24th July, 2026. The dividend of ₹ 115/- per share will amount to ₹ 655.25 Lakhs.

The Interim Dividend and Final Dividend in total aggregates to ₹ 365/- per equity share of ₹ 10/- each (3650%). The total Dividend for the financial year ended 31st March, 2026 including the proposed Final Dividend, if declared at the ensuing Annual General Meeting, together with Dividend Distribution Tax will amount to ₹ 2079.71 Lakhs.

TRANSFER TO RESERVES

The Company proposes to transfer ₹ 416.38 Lakhs to Special Reserve under Section 45-IC of the RBI Act, 1934.

The Company do not propose to transfer any amount to General Reserve.

SUBSIDIARY COMPANY

The Company holds 3,56,04,145 equity shares of ₹ 2/- each in its subsidiary Company, i.e. The Indian Hume Pipe Company Limited for financial year 2025-26. This represents the holding of 67.58% of the paid-up share capital of that Company.

The Company had created total pledge on 1,16,94,995 equity shares of the value of Rs.187.50 crores held by the Company representing 22.20% of the paid up equity share capital of the Subsidiary Company. The pledge was executed in favour of M/s. SBICAP Trustee Company Limited, Security Trustee acting on behalf of consortium of Banks led by SBI. This arrangement was made as collateral security for substitution and release of 2nd charge of equitable mortgage on the Subsidiary Company's land at Vadgaon, Pune for securing working capital loans availed by the subsidiary Company.

Subsequently, M/s. The Indian Hume Pipe Company Limited (Subsidiary Company) fulfilled all the obligations to its Lenders for the release of pledged shares. Accordingly, SBICAP Trustee Company Ltd. issued a NOC on 23rd March, 2026 to the Company for release of pledge on 1,16,94,995 Equity Shares and satisfied the charge created earlier.

The pledge on 1,16,94,995 Equity Shares was duly released by the SBICAP Trustee Company Ltd. on 24th March, 2026. The release has been recorded

with the depository, and confirmation has been received. Consequently, the Company's shareholding in The Indian Hume Pipe Company Limited now stands free from any encumbrance.

Ratanchand Investment Private Limited holds more than half of the nominal value of the paid-up equity share capital of the Company. Accordingly, the Company is a subsidiary Company of Ratanchand Investment Private Limited.

CONSOLIDATION OF FINANCIAL STATEMENTS OF THE COMPANY WITH THE FINANCIAL STATEMENTS OF ITS SUBSIDIARY, THE INDIAN HUME PIPE COMPANY LIMITED

As per the provisions of Section 129(3) of Companies Act, 2013, where a Company has one or more subsidiaries, it will, in addition to Standalone Financial Statements, have to also prepare a Consolidated Financial Statement of the Company and all its subsidiaries.

Since, The Indian Hume Pipe Company Limited is a subsidiary of the Company, the Consolidated Audited Financial Statements of both the companies, have been given in the said report, along with the Standalone Audited Financial Statements of the Company.

A separate statement containing the salient features of the Financial Statement of The Indian Hume Pipe Company Limited in Form AOC-1 is annexed herewith as Annexure - 'A'.

DEPOSITS FROM PUBLIC

The Company has not invited any deposits from public and hence does not hold any deposits from the public at any time during the year or as at the end of the financial year.

DIRECTORS

In accordance with the provisions of Section 152(6) of Companies Act, 2013 and the Articles of Association of the Company, Ms. Jyoti R. Doshi (DIN:00095732), Director of the Company, retires by rotation at the ensuing Annual General Meeting of the Company and being eligible, offers herself for re-appointment.

COMPANY SECRETARY

During the year under review, although the appointment of a Company Secretary was not mandatory under the applicable provisions of the Companies Act, 2013, the Board of Directors considered it prudent to voluntarily appoint the Company Secretary to strengthen the Company's corporate governance framework and compliance mechanism.

Mr. Saishwar Dalvi (ACS 30402) resigned from the position of Company Secretary and Compliance Officer with effect from 9th April, 2025. Subsequently, the Board has initiated the process of identifying and appointing a suitably qualified Company Secretary and the Board appointed Mr. Abhishek Sawant (ACS 76625) as Company Secretary and Compliance Officer of the Company with effect from 11th August, 2025. Mr. Sawant has tendered his resignation with effect from 29th September, 2025, and ceased to be Company Secretary and Compliance Officer of the Company.

The Board has initiated the process of identifying and appointing a suitably qualified Company Secretary on a voluntary basis. The Company is in the process of evaluating suitable candidates for the said position.

NUMBER OF MEETINGS OF BOARD AND COMMITTEE

During the financial year 2025-26, the Board of Directors met five times and the dates of the Board meetings were as under: -

(i) 28th April, 2025; (ii) 23rd June, 2025; (iii) 4th August, 2025; (iv) 13th October, 2025 and (v) 2nd February, 2026.

The maximum time gap between any two consecutive meetings did not exceed one hundred and twenty days.

Names of Directors and their attendance at the Board meetings held during the year are as follows:

Name of the Director	Number of Boards meetings attended
Mr. Rajas R. Doshi	5
Ms. Jyoti R. Doshi	5
Mr. Mayur R. Doshi	5
Mr. Rameshwar D. Sarda	5
Mr. P. R. Bhat	5

The requirement of having the Stakeholder Relationship Committee of the Company is no more required and was dissolved with effect from 13th October, 2025.

PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS

During the financial year 2025-26, the Company has neither given any loans nor extended any guarantees for any loans.

Details of Investments under the provisions of Section 186 of the Companies Act, 2013 are given in the Financial Statements.

RELATED PARTY TRANSACTIONS

During the financial year 2025-26, the transactions with related parties were in the ordinary course of business and on an arms' length basis and in accordance with the provisions of the Companies Act, 2013. During the financial year 2025-26, there were no material transactions with related parties. Accordingly, disclosure of particulars of contracts/arrangements in Form AOC-2 pursuant to Section 134(3)(h) of the Companies Act, 2013 read with Rule 8(2) of the Companies (Accounts) Rules, 2014 is not applicable.

The Company had pledged 1,16,94,995 equity shares of its Subsidiary, M/s. The Indian Hume Pipe Company Limited, valued at ₹187.50 crores (22.20% of its paidup equity share capital), in favor of SBICAP Trustee Company Limited on behalf of a consortium of banks led by SBI, as collateral security for substitution and release of the 2nd charge on the Subsidiary's land at Vadgaon, Pune.

Upon fulfillment of all obligations by the Subsidiary, the pledge was released on 24th March, 2026, duly recorded with the depository, and the Company's shareholding in the Subsidiary now stands free from any encumbrance.

The details of the related party transactions are set out in Note No.31 to the Standalone Audited Financial Statements forming part of this Annual Report.

MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY

There are no material changes and commitments occurred between the end of the financial year of the Company to which the financial statements relate and the date of this report, which may affect the financial position of the Company.

CHANGE IN THE NATURE OF BUSINESS, IF ANY

There is no change in the nature of business during the year under review.

SIGNIFICANT MATERIAL ORDERS PASSED BY THE REGULATORS / COURTS / TRIBUNALS, IF ANY

There are no significant material orders passed by the Regulators/Courts/Tribunals which would impact the going concern status of the Company and its future operations.

INTERNAL FINANCIAL CONTROLS

The Company has in place adequate internal financial controls with reference to financial statements. The Company have appointed Internal Auditor pursuant to the provisions of Section 138 of the Companies Act, 2013 read alongwith the rules framed thereunder. Based on the evaluation and the reports submitted by the internal auditor, corrective actions in the respective areas are taken thereby strengthening the controls.

PARTICULARS REGARDING CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNING AND OUTGO

Additional information on conservation of energy and technology absorption as required to be disclosed in terms of Section 134(3)(m) of the Companies Act, 2013, read with the Rule 8(3) of Companies (Accounts) Rules, 2014 is not applicable to the Company as it is a non - manufacturing Company.

During the year under review, the Company has neither earned nor spent any amounts in foreign currency.

CORPORATE SOCIAL RESPONSIBILITY:

In accordance with Section 135 of the Companies Act, 2013 (the Act), the Board of Directors of the Company had constituted Corporate Social Responsibility Committee (CSR Committee) comprising of Mr. Rajas R. Doshi and Mr. Mayur R. Doshi, Directors of the Company, as members of the Committee.

During the financial year 2025-26, CSR Committee met on 23rd June, 2025. It was attended by all the members of the Committee i.e. Mr. Rajas R. Doshi and Mr. Mayur R. Doshi.

In accordance with Section 135 of the Act, Rules thereunder and Schedule VII during the financial year 2025-26, the Company is not required to spend any amount on CSR activity as it does not satisfy any of the criteria prescribed under Section 135 of Companies Act, 2013.

Accordingly, the report on CSR activities and CSR expenditure incurred by the Company during the financial year 2025-26 is not applicable.

RISK MANAGEMENT SYSTEM

The Company has a system of identifying, monitoring and mitigation of risks.

PARTICULARS OF EMPLOYEES

The Company has no employee requiring disclosure under Rule 5(2) of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

STATUTORY AUDITORS

The Members of the Company had at the 27th Annual General Meeting (AGM) held on 8th August, 2023 appointed M/s. K. S. Aiyar & Co., Chartered Accountants, Mumbai, bearing ICAI Firm Registration No.100186W, as Statutory Auditors of the Company to hold office for a term of five (5) consecutive years commencing from the conclusion of 27th Annual General Meeting (AGM) till the conclusion of 32nd Annual General Meeting of the Company to be held in the year 2028. The Auditor's Report on the financial statements (Standalone and Consolidated) for the financial year 31st March, 2026 does not contain any qualification, reservation or adverse remark. During the financial year 2025-26 the Auditors had not reported any matter u/s 143 (12) of the Act, therefore no details are required to be disclosed u/s 134 (3) (ca) of the Act.

DIRECTORS' RESPONSIBILITY STATEMENT

As required under Section 134 of the Companies Act, 2013, the Board of Directors hereby state that:-

- In the preparation of the Annual Accounts for the financial year ended 31st March, 2026, the applicable Accounting Standards and Schedule III of the Companies Act, 2013 have been followed along with proper explanations relating to material departures, if any;
- appropriate accounting policies have been selected 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 at 31st March, 2026 and of the profit of the Company for the year ended on that date;
- proper and sufficient care has been taken 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;
- The Annual Accounts for the financial year ended 31st March, 2026 have been prepared on a going concern basis; and
- proper systems have been devised to ensure compliance with the provisions of all the applicable laws and that such systems were adequate and operating effectively.

REPORT ON THE PERFORMANCE AND FINANCIAL POSITION OF THE SUBSIDIARY COMPANY

The Indian Hume Pipe Company Limited is a subsidiary company, which is in the business of manufacturing, laying and jointing of pipelines of various pipe materials such as RCC pipes, Steel pipes, Prestressed Concrete pipes, Penstock pipes, Bar Wrapped Steel Cylinder pipes (BWSC), Prestressed Concrete Cylinder pipes (PCCP) etc., providing infrastructure facility and development for drinking water supply projects, irrigation projects, Hydro Electric Projects, Sanitation and Sewerage Systems. For over three decades as a part of nation building, The Indian Hume Pipe Company Limited has also been undertaking infrastructure development programmes by way of executing on turnkey basis the combined water supply projects i.e. undertaking the complete job of water supply from source to distribution centres which apart from manufacturing, laying and jointing of pipelines includes construction of intake wells, water sumps, water treatment plants, water pumping stations, installation of pumping machineries, electro-mechanical works, branch mains, ground level reservoirs, elevated reservoirs, leading to executions of complete systems for water supply to various towns and villages of India.

The report on performance and financial position of the subsidiary company i.e. The Indian Hume Pipe Company Limited for financial year ended 31st March, 2026 has been given in Form AOC-1 as Annexure - 'A'.

EXTRACT OF ANNUAL RETURN

The Company does not have any website, requirement of placing annual return on website is not applicable.

PREVENTION OF SEXUAL HARASSMENT AT WORK PLACE

The Company do not have more than 10 employees as well as there are no women employees during the year under review. Therefore, constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 is not applicable.

MATERNITY BENEFITS

As the Company did not have any women employees during the year, the provisions of the Maternity Benefit Act, 1961 and the Code on Social Security, 2020 were not applicable.

TRANSFER TO INVESTOR EDUCATION AND PROTECTION FUND (IEPF)

During the year under review, the Company has transferred a sum of ₹ 11,88,040/- along with 388 Equity shares of ₹ 10/- each to Investor Education and Protection Fund, in compliance with the provisions of Section 125 and 124 of the Companies Act, 2013 and the Rules thereunder. The said amount represents unclaimed dividend for the financial year 2017-18 and Shares for the financial year 2017-18 in respect of which dividend has not been claimed for seven consecutive years from the date they became due for payment.

NODAL OFFICER

In accordance with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended from time to time, Mr. Saishwar Dalvi, Company Secretary (ACS 30402), resigned with effect from the close of business hours on 9th April, 2025 and he ceased to be a Nodal Officer of the Company.

Consequent to his resignation, the Company has appointed Mr. Rajas R. Doshi as the Nodal Officer with effect from 10th April, 2025 for the purpose of verification of claims filed with the Company and for coordination with the IEPF Authority.

Thereafter, at its meeting held on 4th August, 2025, the Board of Directors appointed Mr. Abhishek R. Sawant (ACS 76625) as Company Secretary of the Company, as the Nodal Officer in place of Mr. Rajas R. Doshi, with effect from 11th August, 2025.

Subsequently, Mr. Abhishek R. Sawant (ACS 76625) tendered his resignation with effect from 29th September, 2025. Following his resignation, the Company has re-appointed Mr. Rajas R. Doshi, Director of the Company, as the Nodal Officer in place of Mr. Abhishek R. Sawant, with effect from 30th September, 2025.

SHARE CAPITAL

The paid up Equity Share Capital as at 31st March, 2026 stood at ₹ 56,97,820/-. During the year under review, the Company did not issue any Equity Shares and there has been no change in the capital structure of the Company.

GENERAL

The Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

1. Issue of equity shares with differential rights as to dividend, voting or otherwise.
2. Issue of shares (including sweat equity shares) to employees of the Company. The Company does not have ESOS / ESOP Scheme for its employees/Directors.
3. No fraud has been reported by the auditors to the Board.
4. The Company does not have any scheme or provision of money for the purchase of its own shares by employees / Directors or by trustees for the benefit of the employees or Directors.
5. There were no proceedings initiated/pending against the Company under the Insolvency and Bankruptcy Code, 2016 which materially impact the business of the Company.
6. There were no instances where the Company required the valuation for one time settlement or while taking the loan from the Banks or Financial institutions.

SECRETARIAL STANDARDS

Applicable Secretarial Standards have been followed by the Company.

ACKNOWLEDGEMENTS

The Directors record their gratitude to the Shareholders, Bankers, Government Departments and all other Stakeholders for their continued support and co-operation during the year.

The Directors also wish to place on record their appreciation of the services rendered by the employees of the Company.

Wishing you all good health, wealth and prosperity.

For and on behalf of the Board of Directors
IHP Finvest Limited

Rajas R. Doshi
Chairman
DIN:00050594

Registered Office:

Construction House, 2nd Floor,
5, Walchand Hirachand Road,
Ballard Estate, Mumbai - 400 001.

Date: 29th June, 2026

ANNEXURE – ‘A’ TO THE BOARD’S REPORT

FORM AOC-1

Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

[Pursuant to first proviso to sub-section (3) of Section 129 read with Rule 5 of Companies (Accounts) Rules, 2014]

Part “A”: Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in ₹ Lakhs)

1.	Sr. No.	: 01
2.	Name of the subsidiary	: The Indian Hume Pipe Company Limited
3.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	: 01-04-2025 to 31-03-2026
4.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	: N.A.
5.	Share Capital	: ₹ 1,053.64 Lakhs
6.	Reserves and surplus	: ₹ 1,47,382.34 Lakhs
7.	Total assets	: ₹ 2,80,378.00 Lakhs
8.	Total liabilities	: ₹ 2,80,378.00 Lakhs
9.	Investments	: ₹ 40,128.75 Lakh
10.	Turnover / Total Income	: ₹ 1,35,038.93 Lakhs
11.	Profit before taxation	: ₹ 18,768.04 Lakhs
12.	Provision for taxation	: ₹ 4,656.98 Lakhs
13.	Profit after taxation	: ₹ 14,111.06 Lakhs
14.	Proposed dividend	: ₹ 2,634.09 Lakhs
15.	% of shareholding	: 67.58%
Notes:	i. Names of subsidiaries which are yet to commence operations	: NONE
	ii. Names of subsidiaries which have been liquidated or sold during the year	: NONE

For and on behalf of the Board of Directors of IHP Finvest Limited

RAJAS R. DOSHI DIN: 00050594 Chairman

JYOTI R. DOSHI DIN: 00095732
MAYUR R. DOSHI DIN: 00250358 } Directors

Place : Mumbai

Date : 29th June, 2026

PART “B”: ASSOCIATES AND JOINT VENTURES

Statement pursuant to Section 129(3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures:

	Name of Associates/Joint Ventures	Name
1.	Latest audited Balance Sheet Date	NONE
2.	Shares of Associate/Joint Ventures held by the company on the year end	
	No.	
	Amount of Investment in Associates/Joint Venture	
	Extend of Holding %	
3.	Description of how there is significant influence.	
4.	Reason why the associate/joint venture is not consolidated	
5	Net worth attributable to Shareholding as per latest audited Balance Sheet	
6.	Profit/Loss for the year	
	(i) Considered in Consolidation	
	(ii) Not considered in consolidation	
Notes:	i. Names of associates or joint ventures which are yet to commence operations	NONE
	ii. Names of associates or joint ventures which have been liquidated or sold during the year	NONE

For and on behalf of the Board of Directors of IHP Finvest Limited

RAJAS R. DOSHI DIN: 00050594 Chairman

JYOTI R. DOSHI DIN: 00095732
MAYUR R. DOSHI DIN: 00250358 } Directors

Place: Mumbai

Date : 29th June, 2026

INDEPENDENT AUDITOR'S REPORT

**To the Members of
IHP Finvest Limited**

Report on the Audit of Standalone Financial Statements

Opinion

We have audited the accompanying financial statements of **IHP Finvest Limited** ('the Company'), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss, Statement of Cash Flows for the year then ended, and notes to financial statements, including a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, and its profit and its cash flows for the year ended on that date.

Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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

Responsibilities of the Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134 (5) of the Companies Act, 2013 ('the Act') with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, specified under Section 133 of the Act read with the rules made thereunder. 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Government of India – Ministry of Corporate Affairs, in terms of sub-section (11) of section 143 of the Act, we enclose in the annexure 'A' a statement on the matters specified in paragraphs 3 and 4 of the said Order, to the extent applicable.
2. As required by Section 143 (3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act.
 - (e) On the basis of the written representations received from the directors as on March 31, 2026, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026, from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, no remuneration is paid by the Company to its directors during the year.
 - (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 Company has disclosed the impact of pending litigations on its financial position in its financial statements – refer note 23 and 26 to the financial statements;
 - (ii) The Company has made provisions, as required under the applicable law or accounting standards, for material foreseeable losses, if any on long term contracts. The Company does not have any derivative contracts.
 - (iii) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - (iv) (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the notes to the 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("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 notes to financial statements, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- (c) In our opinion and based on the audit procedures we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- (v) (a) The final dividend proposed in the previous year, declared and paid by the Company during the year is in accordance with Section 123 of the Act.
- (b) The Board of Directors of the Company have proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The amount of dividend proposed is in accordance with section 123 of the Act, as applicable.
- (vi) Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which have a feature of recording audit trail (edit log) facility 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 audit trail feature being tampered with. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For K. S. Aiyar & Co.
Chartered Accountants
 ICAI Firm Registration No. 100186W

Sachin A. Negandhi
Partner
 Membership No: 112888
 UDIN: 26112888SMBBLV9514

Place: Mumbai
Date: June 29, 2026

ANNEXURE TO THE AUDITOR'S REPORT

(Referred to in paragraph 1 under the heading 'Report on Other Legal and Regulatory Requirements' of our Report of even date on the financial statements for the year ended on March 31, 2026, of **IHP Finvest Limited**)

- (i) (a) (A) The Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment.
(B) The Company has maintained proper records showing full particulars of Intangible assets.
- (b) The Property, Plant and Equipment have been physically verified by the management during the year and in our opinion, the frequency of verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the matter relating to the vesting of legal rights in favor of the Company is subjudice in the City Civil Court, Mumbai. We are unable, therefore to verify whether the said leasehold rights in respect of leasehold land & building are in the name of the Company. (Also refer note 8 to the standalone financial statements.)
- (d) The Company has not revalued any of its Property, Plant and Equipment or intangible assets. Accordingly, provisions of clause 3(i)(d) are not applicable.
- (e) According to the information and explanations given to us, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- (ii) (a) Considering the nature of business of the Company, clause 3 (ii)(a) of the Order regarding inventory is not applicable for the year.
- (b) The Company has not been sanctioned working capital limits in excess of five crore rupees at any time during the year. Accordingly, provisions of clause 3(ii)(b) of the Order is not applicable
- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, during the year, the company has not provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the provisions of clause 3(iii)(c) to (f) are not applicable to the Company.
 - (a) The Company being NBFC, whose principal business is to give loans, reporting under clause 3(iii)(a) is not applicable
 - (b) Based on the information and explanations and in our opinion, the investments made, during the year are, prima facie, not prejudicial to the Company's interest. The Company has not, provided any guarantee or security, and granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties during the year.
- (iv) The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of investments made, as applicable. As informed, the Company has not advanced any loans or given any guarantees and securities.
- (v) The Company has not accepted any deposits from the public to which the provisions of section 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the Companies (Acceptance of Deposit) Rules 2014 apply. No order has been passed by the Company Law Board, National Law Tribunal or Reserve Bank of India or any other court or any other tribunal.
- (vi) According to the information and explanations given to us, the Company is not required to maintain cost records under sub-section (1) of section 148 of the Companies Act, 2013. Accordingly, reporting under clause (vi) of the Order is not applicable to the Company.
- (vii) (a) According to the records of the Company, it is generally regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other material statutory dues to the appropriate authorities.
According to the information and explanations given to us, no undisputed amounts payable in respect of above which were outstanding, as at March 31, 2026, for a period of more than six months from the date on which they became payable.
- (b) According to the information and explanations given to us, there are no dues of income tax, goods and services tax, duty of customs, cess and other material statutory dues applicable to the Company which have not been deposited on account of any dispute.
- (viii) According to the information and explanations given to us there are no unrecorded transactions in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- (ix) (a) In our opinion, the Company has not defaulted in the repayment of loans or other borrowings or in the payment of interest to any lender during the year.
- (b) The Company is not declared as a wilful defaulter by any bank or financial institution or other lender.
- (c) To the best of our knowledge and belief, in our opinion, term loans availed by the Company were, applied by the Company during the year for the purpose for which the loans were obtained..
- (d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that the no funds raised on short-term basis have been used for long-term purposes.

- (e) According to the information and explanations given to us, 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 to us, the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
 - (x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year and accordingly, reporting under clause 3(x)(a) of the Order is not applicable.
 - (b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year and accordingly reporting under clause 3(x)(b) of the Order is not applicable.
 - (xi) (a) According to the information and explanations furnished by the management, which have been relied upon by us, there were no frauds by the Company or on the Company noticed or reported during the year.
 - (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
 - (c) According to the information and explanations furnished by the management, which have been relied upon by us, there were no whistle blower complaints received during the year by the Company.
 - (xii) (a) In our opinion, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable to the Company.
 - (xiii) In our opinion, all the transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, where applicable and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards.
 - (xiv) (a) In our opinion and based on our examination, 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, the Company has not entered into any non-cash transactions with directors or persons connected with him.
 - (xvi) (a) The Company is required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and such registration has been obtained by the Company.
 - (b) The Company holds a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934 in respect of its Non-Banking Financial activities.
 - (c) In our opinion, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
 - (d) According to the information and explanations given to us, there are no CIC in the group.
 - (xvii) In our opinion, the Company has not incurred any cash losses in the financial year and in the immediately preceding financial year.
 - (xviii) There has been no resignation of the statutory auditors during the year and accordingly clause 3(xviii) of the Order is not applicable.
 - (xix) On the basis information and explanations given to us and based on audit of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, review of Board of Directors and management plans, in our opinion no material uncertainty exists as on the date of the audit report regarding Company's capability to meet its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
- We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) The Company is not required to spend under Corporate Social Responsibility (CSR). Accordingly, reporting under clause 3(xx)(a) and (b) of the Order is not applicable for the year

For K. S. Aiyar & Co.
Chartered Accountants
 ICAI Firm Registration No. 100186W

Sachin A. Negandhi
Partner

Place: Mumbai
Date: June 29, 2026

Membership No: 112888
 UDIN: 26112888SMBBLV9514

ANNEXURE - B TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF IHP FINVEST LIMITED

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

We have audited the internal financial controls over financial reporting of **IHP Finvest Limited** ("the Company") as of March 31, 2026, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

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

Meaning of Internal Financial Controls over financial reporting

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

Inherent Limitations of Internal Financial Controls over financial reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, based on the criteria for internal financial control over financial reporting 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.

For K. S. Aiyar & Co.
Chartered Accountants
ICAI Firm Registration No. 100186W

Sachin A. Negandhi
Partner

Place: Mumbai
Date: June 29, 2026

Membership No: 112888
UDIN: 26112888SMBBLV9514

BALANCE SHEET AS AT MARCH 31, 2026

		Amount in ₹ Lakh	
Particulars	Note No.	As at March 31, 2026	As at March 31, 2025
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share capital	2	56.98	56.98
(b) Reserves and surplus	3	6,228.83	6,215.23
		6,285.81	6,272.21
(2) Non-current liabilities			
(a) Long-term borrowings	4	38.74	-
(b) Other Long term liabilities	5	44.40	44.40
(c) Long-term provisions	6	9.98	18.75
		93.12	63.15
(3) Current liabilities			
(a) Current liabilities	7	153.13	126.60
		153.13	126.60
TOTAL		6,532.06	6,461.96
II. ASSETS			
(1) Non-current Assets			
(a) Property, Plant & Equipment	8		
i) Property, Plant & Equipment		55.23	5.02
ii) Intangibles		0.05	0.07
		55.28	5.09
(b) Non-current investments	9	5,798.88	5,550.94
(c) Deferred tax assets (net)	10	55.47	56.04
(d) Other non current assets	11	2.58	2.39
		5,912.21	5,614.46
(2) Current Assets			
(a) Current investments/stock in trade	12	433.10	702.49
(b) Trade receivables	13	-	-
(c) Cash and cash equivalents	14	88.59	76.57
(d) Other Current assets	15	98.16	68.43
		619.85	847.49
TOTAL		6,532.06	6,461.96
Significant Accounting Policies & Notes forming integral part of the Financial Statements.		1 to 35	

In terms of our report of even date

For K. S. Aiyar & Co

Chartered Accountants

ICAI Firm Registration No. 100186W

Sachin A. Negandhi

Partner

Membership No. 112888

Place: Mumbai

Date : 29th June, 2026**For and on behalf of the Board of Directors of IHP Finvest Limited****RAJAS R. DOSHI**

DIN: 00050594

Chairman

JYOTI R. DOSHI

DIN: 00095732

MAYUR R. DOSHI

DIN: 00250358

RAMESHWAR D. SARDA

DIN: 00095766

P. R. BHAT

DIN: 03534929

Directors

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2026

		Amount in ₹ Lakh	
Particulars	Note No.	Year ended March 31, 2026	Year ended March 31, 2025
I. Revenue from operations	16	2,407.79	876.42
II. Other income	17	135.41	133.20
III. Total Revenue (I + II)		2,543.20	1,009.62
IV. Expenses:			
Cost of Securities sold	18	319.39	44.13
Employee benefits expense	19	40.65	39.76
Depreciation and amortization expense	8	22.46	2.40
Finance Cost		4.65	-
Other expenses	20	69.47	65.31
Total Expenses (IV)		456.62	151.60
V. Profit before tax (III -IV)		2,086.58	858.02
VI Tax Expenses:			
(1) Current Tax		4.10	7.75
(2) Provision for Earlier Year		-	6.37
(3) Deferred Tax	10	0.57	0.38
VII Profit for the year		2,081.91	843.51
VIII Earnings per equity share:			
Basic and Diluted	29	365.39	148.04
Significant Accounting Policies & Notes forming integral part of the Financial Statements.		1 to 35	

In terms of our report of even date

For K. S. Aiyar & Co
Chartered Accountants
ICAI Firm Registration No. 100186W

Sachin A. Negandhi
Partner
Membership No. 112888

Place : Mumbai
Date : 29th June, 2026

For and on behalf of the Board of Directors of IHP Finvest Limited

RAJAS R. DOSHI	DIN: 00050594	Chairman
JYOTI R. DOSHI	DIN: 00095732	} Directors
MAYUR R. DOSHI	DIN: 00250358	
RAMESHWAR D. SARDA	DIN: 00095766	
P. R. BHAT	DIN: 03534929	

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2026

	Amount in ₹ Lakh	
	Year ended March 31, 2026	Year ended March 31, 2025
A. Cash Flow from Operating Activities		
Net Profit before taxation	2,086.58	858.02
Adjustments for:		
Depreciation and amortization expense	22.46	2.40
Profit/(Loss) on sale of Investment	0.31	(291.00)
Profit on sale of Property, Plant & Machinery	(1.84)	-
Finance Cost	4.65	-
Rental Income	(133.20)	(133.20)
Interest on Long Term Investment	(6.12)	(3.70)
Dividend on Long Term Investment	(2,065.04)	(534.72)
Operating Profit before Working Capital changes	(92.20)	(102.20)
Adjustments for :		
(Increase) / Decrease in current investments/Stock in Trade	269.39	(607.87)
(Increase) / Decrease in Other Assets	(0.43)	(1.14)
Increase/(Decrease) in Other Liabilities	8.90	2.06
Increase/(Decrease) in Provisions	(8.77)	0.39
CASH GENERATED FROM OPERATIONS	176.89	(708.76)
Income tax Paid (net off refund)	(35.13)	(17.67)
Net Cash inflow from/ (outflow) from Operating activities	141.76	(726.43)
B. Cash Flow from Investing Activities		
Purchase of long term Investments	(275.00)	(71.47)
Proceeds from long term Investments	26.75	634.00
Purchase of Property, plant and equipment (Including Advance payment)	(11.75)	(1.50)
(Increase) / Decrease in PMS balance	0.05	5.99
Proceeds from sale of Property, Plat & Machinery	2.44	-
Dividend received	2,065.04	534.72
Interest received	6.12	3.70
Rental income	133.20	133.20
Net Cash inflow from/ (outflow) from Investing activities	1,946.85	1,238.64

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2026

	Amount in ₹ Lakh	
	Year ended March 31, 2026	Year ended March 31, 2025
C. Cash Flow from Financing Activities		
Repayment of borrowings	(10.40)	-
Interest paid on borrowings	(4.65)	-
Dividend paid	(2,061.54)	(518.99)
Net Cash inflow from/ (outflow) from Financing activities	(2,076.59)	(518.99)
Net increase/(decrease) in cash and cash equivalents	12.01	(6.78)
Opening Cash and Cash Equivalents		
Cash in hand	0.30	0.23
Bank balances	76.27	83.12
	76.57	83.35
Closing Cash and Cash Equivalents		
Cash in hand	0.44	0.30
Bank balances	88.14	76.27
	88.58	76.57
Net increase / (decrease) in cash and cash equivalents	12.01	(6.78)

NOTES:

1. Bank Balance includes unpaid dividend of ₹ 70.27 Lakhs (P.Y. ₹ 63.50 Lakhs)
2. Figure in brackets indicate cash outflow.
3. The above Cash Flow Statement is prepared under Indirect Method as per AS - 3 - Cash Flow Statement

In terms of our report of even date

For K. S. Aiyar & Co
Chartered Accountants
ICAI Firm Registration No. 100186W

Sachin A. Negandhi
Partner
Membership No. 112888

Place : Mumbai
Date : 29th June, 2026

For and on behalf of the Board of Directors of IHP Finvest Limited

RAJAS R. DOSHI	DIN: 00050594	Chairman
JYOTI R. DOSHI	DIN: 00095732	} Directors
MAYUR R. DOSHI	DIN: 00250358	
RAMESHWAR D. SARDA	DIN: 00095766	
P. R. BHAT	DIN: 03534929	

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026**NOTE 1: Significant Accounting Policies****I Significant Accounting Policies****A Basis of Preparation of Financial Statements**

The financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting in accordance with the accounting principles generally accepted in India and comply with the mandatory accounting standards ("AS") notified u/s 133 of the Companies Act, 2013.

B Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles in India (Indian GAAP) requires management to make estimates and assumptions that affect the reported amount of assets, liabilities, revenues and expenses and disclosure of contingent liabilities on the date of the financial statements. The estimates and assumptions used in the accompanying financial statements are based upon management's evaluation of the relevant facts and circumstances as of the date of financial statements which in management's opinion are prudent and reasonable. Actual results may differ from the estimates used in preparing the accompanying financial statements. Any revision to accounting estimates is recognized prospectively in current and future periods.

C Property, Plant and Equipment

Property, Plant and Equipment (PPE) are stated at cost less accumulated depreciation. The total cost of assets comprises its purchase price, freight, duties, taxes and any other incidental expenses directly attributable to bringing the asset to the working condition for its intended use.

Gain or losses arising from derecognition of PPE are measured as the difference between the net disposal proceed and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

Depreciation

- * Depreciation on PPE is provided on Written Down Value Method on pro-rata basis as per the rates prescribed in part "C" of Schedule II to the Companies Act, 2013.
- * Amortization of leasehold rights is provided at the rate 5%.
- * Assets costing less than or equal to ₹ 5,000/- are depreciated fully in the year of purchase.

D Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Rental income, Interest and other income is recognized on accrual basis.

Dividend income is recognized when right to receive is established.

E Investments

Investments are classified under non-current and current categories.

Non-current Investments' are carried at acquisition /amortized cost. A provision is made for diminution other than temporary on an individual basis.

Current Investments' are carried at the lower of cost and fair value on an individual basis.

F Stock-In-Trade

Shares and Securities held as Stock-In-Trade are valued at cost determined on FIFO basis or at market value, whichever is lower.

G Retirement and Other Employee Benefit

Gratuity and Leave Encashment is provided for on actual basis.

H Taxation

Income Tax comprises current tax and deferred tax charge / credit. The current tax charge is recognized using current tax rates that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets are recognized only to the extent there is reasonable certainty that the assets can be realized in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws deferred tax assets are recognized only if there is a virtual certainty of realization of such assets. Deferred tax assets / liabilities are reviewed as at each balance sheet date based on developments during the year and available case law to re-assess realization / liabilities.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

The Company has elected to exercise the option of a lower tax rate provided under Section 115BAA of the Income Tax Act, 1961, as introduced by the Taxation laws (Amendment) Ordinance, 2019 from FY 2019-20. Accordingly, the company has recognized provision for income tax and deferred tax assets on the basis of rate prescribed in the said section.

I Earnings Per Share

Basic earnings per share are calculated by dividing the Profit or Loss 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 Profit or Loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effect of all dilutive potential equity shares.

J Provisions and Contingencies

A provision is recognized when an enterprise has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to their present values and are determined based on management estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current management estimates.

Contingent liabilities are disclosed in respect of possible obligations that have arisen from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of future events not wholly within the control of the Company.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Note 2. SHARE CAPITAL

a. Details of authorised, issued and subscribed share capital

Particulars	Amount in ₹ Lakh	
	As at March 31, 2026	As at March 31, 2025
Authorised Capital		
12,50,000 (P.Y. 12,50,000) Equity Share of ₹ 10/- each	125.00	125.00
Issued Capital		
5,69,782 (P.Y. 5,69,782) Equity Share of ₹ 10/- each	56.98	56.98
Subscribed and Paid up		
5,69,782 (P.Y. 5,69,782) Equity Share of ₹ 10/- each, fully paid up.	56.98	56.98
Total	<u>56.98</u>	<u>56.98</u>

b. Details of Promoters' Share holding in the Company.

Name of Shareholder	As at March 31, 2026		
	No of Equity shares held	Percentage	% Change during the year
Ratanchand Investment Private Limited (Holding Company)	492820	86.49	No
** Rajas R.Doshi (Individual and as a Trustee in Walchand Trust)	33873	5.94	No
Jyoti R. Doshi	2057	0.36	No
Aditya R. Doshi	1914	0.34	No
Mayur R. Doshi	1926	0.34	No

Name of Shareholder	As at March 31, 2025		
	No of Equity shares held	Percentage	% Change during the year
Ratanchand Investment Private Limited (Holding Company)	492820	86.49	No
** Rajas R.Doshi (Individual and as a Trustee in Walchand Trust)	33873	5.94	No
Jyoti R. Doshi	2057	0.36	No
Aditya R. Doshi	1914	0.34	No
Mayur R. Doshi	1926	0.34	No

c. Details of Shareholders holding more than 5% shares in the Company.

Name of Shareholder	As at March 31, 2026		As at March 31, 2025	
	No of Equity shares held	Percentage	No of Equity shares held	Percentage
Ratanchand Investment Private Limited (Holding Company)	492820	86.49	492820	86.49
** Rajas R.Doshi (Individual and as a Trustee in Walchand Trust)	33873	5.94	33873	5.94
** Rajas R. Doshi-Individual	3925			
** As a Trustee -Walchand Trust	29948			
Total Shares	33873			

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
d. Reconciliation of number of shares

Particulars	As at March 31, 2026		As at March 31, 2025	
	No of Equity shares	₹	No of Equity shares	₹
Shares outstanding at the beginning of the year	569782	56.98	569782	56.98
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	569782	56.98	569782	56.98

e) Terms / rights attached to shares:

The Company has only one class of equity shares having a face value of ₹ 10/- per share. Each holder of equity shares is entitled to one vote per share. The dividend proposed by the Board of Directors, if any, is subject to the approval of the share holders 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

f) Aggregate number of bonus shares allotted during the period of immediately preceding 5 Years - Nil (PY- Nil)
Note 3. RESERVES AND SURPLUS

Particulars	Amount in ₹ Lakh	
	As at March 31, 2026	As at March 31, 2025
a. Reserves		
(1) General Reserve		
Opening Balance	480.68	480.68
(+) Addition during the year	-	-
Closing Balance	480.68	480.68
(2) Special Reserve as required U/S 451C of RBI Act, 1934.		
Opening Balance	3,018.71	2,850.00
(+) Current Year Transfer	416.38	168.71
Closing Balance	3,435.09	3,018.71
b. Surplus		
Opening balance	2,715.85	2,553.84
(+) Net Profit/(Loss) for the current year	2,081.91	843.52
(-) Dividends	2,068.31	512.80
(-) Transfer to Special Reserves *	416.38	168.70
Closing Balance	2,313.06	2,715.85
GRAND TOTAL	6,228.83	6,215.24

The Board of Directors at their meeting held on 04th Aug. 2025, declared and paid 1st Interim Dividend of ₹ 250/- per Equity share of ₹ 10/- each for financial year 2025-26 amounting to ₹ 1,424.46 Lakh. The Board of Directors at their meeting held on 29th June 2026, have recommended final dividend of ₹115/- per equity share of ₹ 10/- amounting to ₹ 655.25 Lakh for the financial year 2025-26 subject to approval of Shareholders of the Company. Final Dividend of ₹ 643.85 Lakh (₹ 113/-per share) was paid for Financial Year 2024-25

* **Note:** 20% of Net Profit after Tax transferred to Special Reserve as required U/S 451C of RBI Act, 1934.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Note 4. LONG-TERM BORROWINGS

Particulars	Amount in ₹ Lakh	
	As at March 31, 2026	As at March 31, 2025
Long Term Auto Loan from HDFC Bank Ltd Secured against hypothecation of vehicle as per the Following Terms Tenure : 5 Years Interest Rate : 7.85% p.a. Repayment Terms: Repayable in monthly equated installments	49.60	-
Less: Current Maturities	10.86	-
TOTAL	38.74	-

Note 5. OTHER LONG TERM LIABILITIES

Particulars	Amount in ₹ Lakh	
	As at March 31, 2026	As at March 31, 2025
Security Deposit-The Indian Hume Pipe Co. Ltd.	44.40	44.40
TOTAL	44.40	44.40

Note 6. LONG-TERM PROVISIONS

Particulars	Amount in ₹ Lakh	
	As at March 31, 2026	As at March 31, 2025
Provision for Employee Benefits:		
Gratuity	6.01	14.77
Leave Encashment	3.97	3.98
TOTAL	9.98	18.75

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
Note 7. CURRENT LIABILITIES
Amount in ₹ Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Current maturities of Long Term Auto Loan	10.86	-
Unpaid dividends (appropriate amount shall be transferred to "Investor Education and Protection Fund" as and when due)	70.27	63.50
Others		
For Statutory Dues	2.85	1.87
Outstanding lease rent	60.76	58.18
For Other Expenses	8.39	3.05
TOTAL	153.13	126.60

Note 8. PROPERTY, PLANT & EQUIPMENT
Amount in ₹ Lakh

Sr. No.	PARTICULARS	Gross Block				Accumulated Depreciation				Net Block	
		As at March 31, 2025	Additions during the Year	Sales/ adjustment during the year	As at March 31, 2026	As at March 31, 2025	Depreciation charge for the year	Adjustments On deductions	As at March 31, 2026	As at March 31, 2026	As at March 31, 2025
TANGIBLE ASSETS											
1	Lease hold rights in Land & Building*	0.11	-	-	0.11	0.08	-	-	0.08	0.03	0.03
2	Computer Systems	5.47	-	0.87	4.60	5.07	0.12	0.83	4.36	0.24	0.40
3	Furniture & Fixtures	-	-	-	-	-	-	-	-	-	-
4	Vehicles	82.89	73.25	14.48	141.66	78.30	22.32	13.92	86.70	54.96	4.59
5	Office Equipment	-	-	-	-	-	-	-	-	-	-
A	TOTAL	88.47	73.25	15.35	146.37	83.45	22.44	14.75	91.14	55.23	5.02
INTANGIBLE ASSETS											
1	Computer Softwares	1.12	-	-	1.12	1.05	0.02	-	1.07	0.05	0.07
B	TOTAL	1.12	-	-	1.12	1.05	0.02	-	1.07	0.05	0.07
(A + B)	TOTAL	89.59	73.25	15.35	147.49	84.50	22.46	14.75	92.21	55.28	5.09
	Previous Year	89.59	-	-	89.59	82.11	2.40	-	84.50	5.09	

* The Company's application for assignment of lease from Walchand PeopleFirst Ltd (Formerly known as Walchand Capital Ltd.) in the name of the Company is pending with Mumbai Port Trust.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Note 9. NON-CURRENT INVESTMENTS

Particulars	Amount in ₹ Lakh	
	As at March 31, 2026	As at March 31, 2025
Other than Trade Investments (At Cost)		
Investment in Equity instruments	5,288.75	5,288.75
Investments in Mutual Funds-Equity	170.00	120.00
Other non-current investments		
Infrastructure Portfolio & Real Estate PMS	340.13	142.18
TOTAL	5,798.88	5,550.93

Particulars	Amount in ₹ Lakh	
	As at March 31, 2026	As at March 31, 2025
Aggregate amount of quoted investments (Market value of ₹ 1,00,877.58 Lakhs) (Previous Year ₹ 1,30,531.39 Lakhs)	5,758.75	5,508.75
Aggregate amount of unquoted investments	40.13	42.18

DETAILS OF NON CURRENT INVESTMENTS

Details of other than Trade Investments (Long Term Investment)

Sr. No.	Name of the Body Corporate	Subsidiary / Associate / JV/ Controlled Entity / Others	No. of Shares / Units		Quoted / Unquoted	Partly Paid / Fully paid	Amount		Whether stated at Cost Yes / No
			31-Mar-26	31-Mar-25			31-Mar-26	31-Mar-25	
a	INVESTMENT IN EQUITY INSTRUMENTS								
I	INVESTMENT IN SUBSIDIARY COMPANY								
1	THE INDIAN HUME PIPE COMPANY LTD *	Subsidiary	35604145	35604145	Quoted	Fully Paid	5,288.75	5,288.75	Yes
	TOTAL a						5,288.75	5,288.75	
b	Investments in Mutual Funds								
1	ABAKKUS FLEXI CAP FUND REGULAR PLAN GROWTH	Others	399980.001	-	Quoted	Fully Paid	40.00	-	Yes
2	HDFC FLEXICAP FUND REGULAR PLAN GROWTH	Others	2100.002	1340.008	Quoted	Fully Paid	35.00	20.00	Yes
3	HDFC MANUFACTURING FUND REGULAR PLAN GROWTH	Others	299985.001	299985.001	Quoted	Fully Paid	30.00	30.00	Yes
4	ICICI PRUDENTIAL BLUECHIP FUND GROWTH	Others	22814.282	22814.282	Quoted	Fully Paid	20.00	20.00	Yes
5	NIPPON INDIA MULTICAP FUND GROWTH PLAN GROWTH	Others	17645.638	10997.308	Quoted	Fully Paid	45.00	25.00	Yes
6	FRANKLIN INDIA MULTICAP FUND - GROWTH	Other	-	249987.501	Quoted	Fully Paid	-	25.00	Yes
	TOTAL b						170.00	120.00	
c	Other non-current investments								

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Amount in ₹ Lakhs

Sr. No.	Name of the Body Corporate	Subsidiary / Associate / JV/ Controlled Entity / Others	No. of Shares / Units		Quoted / Unquoted	Partly Paid / Fully paid	Amount		Whether stated at Cost Yes / No
			31-Mar-26	31-Mar-25			31-Mar-26	31-Mar-25	
	INFRASTRUCTURE PORTFOLIO & PMS								
1	IDFC HYBRID INFRASTRUCTURE PORTFOLIO	Others	-	-	Unquoted	N.A	5.92	5.92	Yes
2	INDIA REALTY EXCELLENCE FUND III	Others	-	-	Unquoted	N.A	34.21	36.26	Yes
	TOTAL c						40.13	42.18	
	d PMS & AIF								
1	ABAKKUS EMERGING OPPORTUNITIES FUND - 1 - AIF	Others	7507.2116	7507.2116	Quoted	Fully Paid	100.00	100.00	Yes
2	ABAKKUS FLEXI EDGE FUND -1 - AIF	Others	19206.1420	-	Quoted	Fully Paid	200.00	-	Yes
	TOTAL d						300.00	100.00	
	GROSS TOTAL (a+b+c+d)						5,798.88	5,550.93	

* Nil (P. Y. 11694995) Shares Pledged with SBICAP Trustee Company Ltd for working capital loan taken by The Indian Hume Pipe Company Ltd (Subsidiary Company)

Note 10. DEFERRED TAX ASSETS (NET)

The major components of deferred tax (liability) / asset as recognised in the financial statement is as follows:

Amount in ₹ Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Deferred Tax Asset		
Provision for Doubtful Debts	47.07	47.07
Provision for Employee benefits	2.51	4.72
Excess of net block of Property, Plant & Equipment as per tax purpose over net block as per books of accounts	5.89	4.26
	55.47	56.05
Deferred Tax (Liabilities) / Asset (Net)	55.47	56.05

Note 11. OTHER NON CURRENT ASSETS

Amount in ₹ Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Security Deposits		
Unsecured, considered good	2.58	2.39
	2.58	2.39
TOTAL	2.58	2.39

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Note 12. CURRENT INVESTMENTS/ STOCK IN TRADE

Particulars	Amount in ₹ Lakh	
	As at March 31, 2026	As at March 31, 2025
(At cost or Market Value whichever is less)		
Investments in Mutual Funds	433.10	702.49
TOTAL	433.10	702.49
Particulars	As at March 31, 2026	As at March 31, 2025
Aggregate amount of quoted investments	433.10	702.49
(Market Value ₹ 459.90 Lakhs) (Previous Year ₹ 711.36 Lakhs)		

DETAILS OF CURRENT INVESTMENTS

Details of Investments

Sr. No.	Name of the Body Corporate	Subsidiary / Associate / JV/ Controlled Entity / Others	No. of Shares / Units		Quoted / Unquoted	Partly Paid / Fully paid	Amount		Whether stated at Cost OR Market Price Which is Lower Yes / No
			31-Mar-26	31-Mar-25			31-Mar-26	31-Mar-25	
	Other than Trade Investments in Mutual Funds								
1	ADITYA BIRLA SUN LIFE MONEY MANAGER FUND REGULAR PLAN GROWTH	Others	12942.742	-	Quoted	Fully Paid	50.00	-	Yes
2	HDFC HYBRID DEBT FUND REGULAR PLAN GROWTH	Others	-	63556.36	Quoted	Fully Paid	-	50.00	Yes
3	HDFC ARBITRAGE FUND WHOLSALE PLAN REGULAR PLAN GROWTH	Others	231818.978	998286.192	Quoted	Fully Paid	69.67	300.00	Yes
4	KOTAK EQUITY ARBITRAGE FUND - REGULAR PLAN GROWTH	Others	818052.455	818052.455	Quoted	Fully Paid	300.00	300.00	Yes
5	TATA TREASURY ADVANTAGE FUND REGULAR PLAN GROWTH	Others	375.758	1497.468	Quoted	Fully Paid	13.43	52.49	Yes
6	NIP ETF LIQUID BeES (FROMERLY KNOWN AS REL ETF LIQUID BeES)	Others	0.088	0.088	Quoted	Fully Paid	0.00	0.00	Yes
	GROSS TOTAL						433.10	702.49	

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
Note 13. TRADE RECEIVABLES

Amount in ₹ Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Secured, considered good	-	-
Unsecured, considered good	186.99	186.99
Doubtful		
Less : Allowance for bad and doubtful debts	(186.99)	(186.99)
	<u>(0.00)</u>	<u>(0.00)</u>

Ageing Schedule for F. Y. 2025-26

Particulars	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed Trade Receivables – considered good	-	-	-	-	-	-
Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
Disputed Trade Receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – considered doubtful	-	-	-	-	186.99	186.99
Sub Total	-	-	-	-	-	-
Less : Allowance for bad and doubtful debts	-	-	-	-	(186.99)	(186.99)
Add: Unbilled revenue						-
Total	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Ageing Schedule for F. Y. 2024-25

Particulars	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed Trade Receivables – considered good	-	-	-	-	-	-
Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
Disputed Trade Receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – considered doubtful	-	-	-	-	186.99	186.99
Sub Total	-	-	-	-	-	-
Less : Allowance for bad and doubtful debts	-	-	-	-	(186.99)	(186.99)
Add: Unbilled revenue	-	-	-	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Note 14. CASH AND CASH EQUIVALENTS

Amount in ₹ Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
CASH AND CASH EQUIVALENTS		
Balances with Banks		
In Current A/c	17.88	12.78
In Fixed Deposits with Bank (Maturity within 12 months)	-	-
	<u>17.88</u>	<u>12.78</u>
Cash on Hand	0.44	0.30
Other Bank Balances		
Unpaid Dividend A/c	70.27	63.50
TOTAL	<u>88.59</u>	<u>76.58</u>

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Note 15. OTHER CURRENT ASSETS

Particulars	Amount in ₹ Lakh	
	As at March 31, 2026	As at March 31, 2025
Unsecured, Considered Good		
Amount receivable from PMS	-	0.05
Other Receivables	0.22	-
Advance payment of Taxes (Net off Provisions)	95.34	64.31
Prepaid expenses	2.60	2.57
Capital Advance	-	1.50
TOTAL	98.16	68.43

Note 16. REVENUE FROM OPERATIONS

Particulars	Amount in ₹ Lakh	
	Year Ended March 31, 2026	Year Ended March 31, 2025
Sale of Securities (Refer Annexure I)	336.94	47.01
Dividend Income		
Income from Long Term Investments. (Gross)		
On Equity shares (Subsidiary Company)	2,065.04	534.06
On Equity Shares & Mutual Funds/PMS	-	0.66
Net gain/(loss) on sale of AIF	-	280.41
Net gain/(loss) on sale of Long Term investments	0.03	13.76
Net gain/(loss) on sale of Short Term investments	(0.34)	(3.17)
Interest Income		
Interest (Debentures / PMS)	6.12	3.70
TOTAL	2,407.79	876.42

Note 17. OTHER INCOME

Particulars	Amount in ₹ Lakh	
	Year Ended March 31, 2026	Year Ended March 31, 2025
Rental Income	133.20	133.20
Other Income	0.13	0.01
Net gain/(loss) on sale of Property, Plant & Machinery	1.83	-
Provision W/Back	0.25	-
TOTAL	135.41	133.21

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Note 18. COST OF SECURITIES SOLD

Particulars	Amount in ₹ Lakh	
	Year Ended March 31, 2026	Year Ended March 31, 2025
Opening stock	702.49	94.62
Add Purchases (Refer Annexure I)	50.00	652.00
TOTAL	752.49	746.62
Less Diminution in Value of investment	-	-
Closing Stock (Refer Annexure I)	(433.10)	(702.49)
TOTAL	319.39	44.13

Note 19. EMPLOYEE BENEFIT EXPENSES

Particulars	Amount in ₹ Lakh	
	Year Ended March 31, 2026	Year Ended March 31, 2025
Salaries and allowances	35.54	35.60
Contributions to Provident Fund & Others		
Contribution to Provident Fund	1.68	1.92
Gratuity	2.83	1.58
Staff Welfare	0.60	0.67
TOTAL	40.65	39.77

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Note 20. OTHER EXPENSES

Particulars	Amount in ₹ Lakh	
	Year Ended March 31, 2026	Year Ended March 31, 2025
Postage & Telephone	0.74	0.56
Motor Car expenses	15.38	13.42
Directors' sitting fees	6.75	6.25
Insurance-Bldg.	0.23	0.23
Rates and Taxes	0.03	0.03
CSR Activity	-	-
Auditors' Remuneration:		
Audit Fees-statutory	1.00	0.84
Audit Fees-consolidation	0.40	0.30
Audit Fees-GST	-	0.25
Tax Audit Fees	0.40	0.36
Certification Fees	0.25	0.25
Internal audit fees	0.25	0.25
Printing & Stationery	1.42	1.57
Repair & Maint.	-	-
Lease Rent	2.59	2.59
Legal and Professional	4.83	3.69
PMS Expenses.	0.09	16.54
Building Maintenance Expenses.	21.40	7.84
Portfolio Management Service Fees	-	1.25
Goods & Service Tax Expense	8.56	5.44
Miscellaneous Expenses	5.15	3.65
TOTAL	69.47	65.31

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 21 : RATIO ANALYSIS

FINANCIAL RATIOS FOR THE FIANANCIAL YEAR ENDED 31.03.2026

Particulars	Numerator	Denominator	Ratio 2025-26	Ratio 2024-25	% Variance	Explanation for Variance above 25%
Current Ratio (In times)	Total current assets	Total current liabilities	4.05	6.69	-40%	Reduction in current liabilities & Increased in Current Assets
Return on Equity Ratio (in %)	Profit for the year less preference dividend (if any)	Average Total equity	33.16%	13.81%	140%	Due to increase in profit for the year
Trade payables turnover ratio (in times)	Other Expenses + Lease Payments + Staff welfare exp	Average trade payables - (Opening + Closing)/2	1.07	1.10	-2%	
Net Capital turnover ratio (in times)	Revenue from operations	Average working capital (i.e Total current assets less Total current liabilities)	5.16	1.22	324%	Due to Increase in revenue from operations
Net profit ratio (in %)	Profit for the year	Revenue from operations	86%	96%	-10%	Due to increase in profit for the year
Return on capital employed (in %)	Profit before tax and finance costs	Capital Employed = Networth + lease liabilities + Deferred tax liabilities	33%	14%	143%	Due to increase in profit for the year
Return of Investment	Income from Long Term Investment	Average Long Term investment	36%	15%	22%	Due to Dividend Income Increased During the Year

Ratios are given to the extent applicable

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026**II NOTES TO & FORMING PART OF ACCOUNTS****22 Corporate Social Responsibility**

A. During the year the Company does not satisfy any of the criteria listed in section 135 of the Companies Act 2013 read with Companies (Corporate Social Responsibility Policy) Rules, 2014 hence it is not required to spend at least 2% of the average net profit made during the 3 immediate preceding financial years.

23 TRADE RECEIVABLE

An amount of ₹ 186.99 Lakhs [Previous Year ₹ 186.99 Lakhs (Net of ₹ 14.76 Lakhs received till date)] is outstanding as receivable in respect of commodity trading transactions done on National Spot Exchange Limited (NSEL). The Company has joined as an intervening party in a Representative Suit filed by Modern India Limited and others in the Honorable Bombay High Court for recovery of the same. Special Leave Petition filed by 63 Moons and others heard by Supreme Court and disposed during the Month of April 2019. Supreme Court has set aside the merger order passed by Union of India and order of Bombay High Court, upholding merger of NSEL with 63 Moons.

Since Merger order has been set aside, representative suit filed by Modern India Limited may come up for hearing at Bombay High Court.

Further various decrees have been passed by the High Court of Bombay against defaulters including sale of commodities and assets for recovery of dues and the same is also in process. Various agencies including Economic Offences Wing and Enforcement Directorate are also in process of liquidating assets of defaulters. In view of the uncertainties involved in making any reliable estimate of amount recoverable, provision if any will be considered at an appropriate time on the basis of resultant outcome, and hence, the same is shown as good.

However, the Company has provided for ₹ 186.99 Lakhs upto 31.03.2026 (Previous year ₹ 186.99 Lakhs) as 'Provision for doubtful debts' on conservative basis.

24 COMMITMENT ON CAPITAL ACCOUNT: ₹ Nil (Previous year ₹ 70.88 Lakhs)**25 DIVIDENDS**

The final dividend on shares is recorded as a liability on the date of approval by the shareholders.

26 CONTINGENT LIABILITIES

- a) Rates and Taxes as and when payable to Local Authorities- amount unascertainable.
- b) The management believes that the outcome of any pending litigations will not have a material adverse effect on the Company's financial position and the results of operations.

27 The Company is registered with Reserve Bank of India, as a Non-Banking Finance Company and has carried out Non-Banking Financial Activities during the year.**28 Additional information pursuant to paragraph 13 of Non-Banking Financial (Non-Deposit Accepting or Holding) Companies Prudential Norms (Reserve Bank) Directions, 2007 is given in Annexure-II.**

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
29 Segment Reporting as per Accounting Standard 17 “Information about business segments” given below segment Reporting
Segment Information For the year ended 31.03.2026

Amount in ₹ Lakh

	INVESTMENT ACTIVITY		RENTAL ACTIVITY		UNALLOCATED		TOTAL	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.
REVENUE								
External Revenue	2,407.79	876.42	133.20	133.20	2.21	0.01	2,543.20	1,009.63
RESULTS								
Segment results- before Tax	1,975.39	735.48	108.98	122.54	2.21	0.01	2,086.58	858.02
Unallocated Expenditure net of un-allocated Income								
Operating Profit before Tax	1,975.39	735.48	108.98	122.54	2.21	0.01	2,086.58	858.02
Provision for taxation for the year	(18.66)	(8.87)	23.34	23.37	-	-	4.67	14.51
Profit after taxation but before exceptional item / Prior Period	1,994.05	744.34	85.64	99.16	2.21	0.01	2,081.91	843.52
Add: Prior Period Items	-		-	-			-	-
Net Profit	1,994.05	744.34	85.64	99.16	2.21	0.01	2,081.91	843.52
OTHER INFORMATION								
Segment Assets	6,530.27	6,460.13	0.22	0.26	-	-	6,530.49	6,460.39
Unallocated Corporate Assets	-	-	-	-	1.57	1.57	1.57	1.57
TOTAL ASSETS	6,530.27	6,460.13	0.22	0.26	1.57	1.57	6,532.05	6,461.96
Segment Liabilities	141.08	87.17	105.16	102.57	-	-	246.24	189.74
Unallocated Corporate Liabilities	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	141.08	87.17	105.16	102.57	-	-	246.24	189.74
Capital Expenditure	-	-	-	-	-	-	-	-
Depreciation-Segment	22.46	2.40	0.00	0.00	-	-	22.46	2.40
Non Cash Expenses other than depreciation	-	-	-	-	-	-	-	-

NOTES:
1. BUSINESS SEGMENTS

The management has identified two reportable business segment (as primary segment)

a) Investment Activity b) Rental Activity.

2. The segments have been identified and reported on the basis of nature of activity.
3. There are no inter segment transactions.
4. The operations of the Company are carried in India / domestic hence the Company does not have any Geographical Segment.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

30 EARNING PER SHARE:

	2025-2026	2024-2025
Weighted average number of shares at the beginning and end of the year (no. of shares)	569782	569782
Net Profit after tax available for Equity shareholders (₹ in lakhs)	2,081.91	843.52
Basic and Diluted earnings per share ₹	365.39	148.04

31 Related party disclosure, as required by AS 18:**A Name of the party and relationship**

- i Ratanchand Investment Private Limited : Holding Company
- ii The Indian Hume Pipe Company Limited : Subsidiary Company
{ Nil (P. Y. 11694995) Shares Pledged with SBICAP Trustee Company Ltd for working capital loan taken by The Indian Hume Pipe Company Ltd}
- iii Companies in which control Exists directly / indirectly : 1) Ratanchand Investment Private Limited
2) Ratanchand Hirachand Foundation.
3) Walchand Hirachand Foundation.
4) Smt Pramila Shantilal Shah Charity Foundation.
- iv Mr.Rajas R. Doshi : Key Management Personnel
(Chairman & Director)
- v Ms. Jyoti R. Doshi : Relative of Key Management Personnel
(Director)
- vi Mr. Mayur R. Doshi : Relative of Key Management Personnel
(Director)
- vii Mr. Aditya R. Doshi : Relative of Key Management Personnel

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

B Nature of Transactions:

Following transactions were carried out during the year with the related parties in the ordinary course of business:

Particulars	₹ In Lakh			
	Holding Company	Subsidiary Company	Key Management Personnel	Relative of KMP
Dividend Paid	1,788.94	–	122.96	21.41
(Previous year)	(443.54)	(–)	(30.49)	(5.31)
Dividend received	–	2,065.04	–	–
(Previous year)	(–)	(534.06)	(–)	(–)
Rent received	–	133.20	–	–
(Previous year)	(–)	(133.20)	(–)	(–)
Reimbursement of Common Service Charges & other expenses	–	1.06	–	–
(Previous year)	(–)	(0.75)	(–)	(–)
Service charges paid (Net of 18% GST)	–	2.50	–	–
(Previous year)	(–)	(2.50)	(–)	(–)
Directors Sitting Fees	–	–	1.50	2.75
(Previous year)	(–)	(–)	(1.50)	(2.50)
Investment	–	–	–	–
(Previous year)	(–)	–	(–)	(–)

C Balance as at year end

Particulars	Holding Company	Subsidiary Company	Key Management Personnel	Relative of KMP
Security Deposit	–	44.40	–	–
	(–)	(44.40)	(–)	(–)
Investments	–	5,288.75	–	–
	(–)	(5,288.75)	(–)	(–)

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026**32 Micro, Small and Medium Enterprises**

Disclosure required by Micro, Small and Medium Enterprises (Development) Act, 2006.

As per requirement of Section of 22 of Micro, Small & Medium Enterprises Development Act, 2006 following information is disclosed:

S. No	Particulars	Current Year ₹	Previous Year ₹
i	Principal amount remaining unpaid to any supplier as at the end of each accounting year.	Nil	Nil
ii	Interest due on (i) above remaining unpaid	Nil	Nil
iii	Amounts paid beyond the appointed day during the accounting year	Nil	Nil
iv	Interest paid on (iii) above	Nil	Nil
v	Interest paid on (iii) above	Nil	Nil
vi	Interest accrued and remaining unpaid at the end of the accounting year	Nil	Nil
vii	Interest remaining unpaid of the previous years for the purpose of disallowance under the Income Tax Act, 1961	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

33 In the Opinion of the Board, Current assets, loans and advances are approximately of the value stated, if realized in the ordinary course of business.

34 Figures of the previous years have been regrouped and rearranged wherever necessary.

35 Additional Regulatory Information required by Schedule III**i Wilful Defaulter**

The Company has not been declared wilful defaulter by any bank or financial institutions or government or any government authority.

ii Relationship with struck off Companies

The Company has no transactions with the companies struck off under the Companies Act, 2013

iii Details of benami property held

No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

iv Compliance with number of layers of companies

The Company has complied with the number of layers prescribed under the Companies Act, 2013.

v Compliance with approved scheme(s) of arrangements

The Company has not entered any scheme of arrangement which has an accounting impact on current or previous financial year.

vi Utilisation of Borrowed funds and Share premium

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 or entity, including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries). The Company has not received any fund from any party (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

vii Undisclosed Income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

viii Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

ix Valuation of property, plant and equipment and intangible asset

The Company has not revalued its property, plant and equipment and intangible assets during the current or previous year.

x Registration of charges or satisfaction with Registrar of Companies

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

xi The Company does not have any derivative contracts

In terms of our report of even date

For K. S. Aiyar & Co

Chartered Accountants

ICAI Firm Registration No. 100186W

Sachin A. Negandhi

Partner

Membership No. 112888

Place : Mumbai

Date : 29th June, 2026

For and on behalf of the Board of Directors of IHP Finvest Limited

RAJAS R. DOSHI

DIN: 00050594

Chairman

JYOTI R. DOSHI

DIN: 00095732

MAYUR R. DOSHI

DIN: 00250358

RAMESHWAR D. SARDA

DIN: 00095766

P. R. BHAT

DIN: 03534929

Directors

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

ANNEXURE I

ADDITIONAL INFORMATION PURSUANT TO THE PROVISIONS OF PARAGRAPH 2 OF PART II OF SCHEDULE III TO THE COMPANIES ACT, 2013.

01-04-2025 TO 31-03-2026

(Amount in Lakh)

		OPENING-01.04.2025		PURCHASES		SALE		CLOSING STOCK-31.03.2026		MARKET VALUE	LOWER OF THE COST OR MARKET VALUE
		UNITS	AMOUNT ₹	UNITS	AMOUNT ₹	UNITS	AMOUNT ₹	UNITS	AMOUNT ₹		
	MUTUAL FUNDS										
1	HDFC HYBRID DEBT FUND REGULAR PLAN GROWTH	-	-	12942.742	50.00	-	-	12942.742	50.00	50.05	50.00
2	HDFC HYBRID DEBT FUND REGULAR PLAN GROWTH	63556.360	50.00	-	-	63556.360	52.94	-	-	-	-
3	TATA TREASURY ADVANTAGE FUND REGULAR PLAN GROWTH	998286.192	300.00	-	-	766467.214	240.00	231818.978	69.67	74.18	69.67
4	TATA TREASURY ADVANTAGE FUND REGULAR PLAN GROWTH	818052.455	300.00	-	-	-	-	818052.455	300.00	320.28	300.00
5	TATA TREASURY ADVANTAGE FUND REGULAR PLAN GROWTH	1497.468	52.49	-	-	1121.710	44.00	375.758	13.43	15.39	13.43
6	NIP ETF LIQUID BeES (FORMERLY KNOWN AS REL ETF LIQUID BeES)	0.088	0.00	-	-	-	-	0.088	0.00	0.00	0.00
	TOTAL		702.49		50.00		336.94		433.10	459.90	433.10

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

ANNEXURE II			
Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025			
	PARTICULARS	₹	₹
	Liabilities side:		
1	Loans and advances availed by NBFCs inclusive of interest accrued thereon but not paid.		
		Amount Outstanding	Amount Overdue
	a) Debentures :-	₹	₹
	Secured	NIL	NIL
	Unsecured	NIL	NIL
	(Other than falling within the meaning of public deposits *)		
	b) Deferred Credit	NIL	NIL
	c) Term Loans-HDFC Bank	49.60	NIL
	d) Intercorporate Loans and borrowings	NIL	NIL
	e) Commercial Paper	NIL	NIL
	f) Public Deposits	NIL	NIL
	g) Other Loans (specify nature)	NIL	NIL
	* Please see Note 1 below.		
	Assets Side:	Amount Outstanding	
2	Break up of Loans & advances including bills receivables (other than those included in (4) below)		
	a) Secured	NIL	
	b) Unsecured	NIL	
3	Break up of Leased Assets and stock on hire and other assets counting towards AFC activities.		
	i Lease assets including lease rentals under sundry debtors:		
	a) Financial lease	NIL	
	b) Operating lease	NIL	
	ii Stock on hire including hire charges under sundry debtors:		
	a) Assets on hire	NIL	
	b) Repossessed Assets	NIL	
	iii Other loans counting towards AFC activities		
	a) Loans where assets have been repossessed	NIL	
	b) Loans other than (a) above	NIL	

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

4	Break up of investments.	₹
	Current Investments:	
	1) Quoted	
	i) Shares	
	a) Equity	NIL
	b) Preference	NIL
	ii) Debentures & Bonds	NIL
	iii) Units of Mutual funds	433.10
	iv) Government Securities	NIL
	v) Others	NIL
	2) Unquoted	
	i) Shares	
	a) Equity	NIL
	b) Preference	NIL
	ii) Debentures & Bonds	NIL
	iii) Units of Mutual funds	NIL
	iv) Government Securities	NIL
	v) Others	NIL
	Long Term Investments:	
	1) Quoted	
	i) Shares	
	a) Equity	5,288.75
	b) Preference	NIL
	ii) Debentures & Bonds	NIL
	iii) Units of Mutual funds	170.00
	iv) Government Securities	NIL
	v) Others (Real Estate and Private Equity fund)	300.00
	2) Unquoted	
	i) Shares	
	a) Equity	NIL
	b) Preference	NIL
	ii) Debentures & Bonds	NIL
	iii) Units of Mutual funds	NIL
	iv) Government Securities	NIL
	v) Others (PMS)	40.13

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

5	Borrower groupwise classification of assets financed as in (2) and (3) above:		
	loans and advances.		
	Please see Note 2 below.		
	Category	Amount Net of provisions	
		Secured	Unsecured
		₹	₹
			Total
			₹
	1) Related parties * *		
	a) Subsidiaries	-	-
	b) Companies in the same group	NIL	NIL
	c) Other related parties	NIL	NIL
	2) Other than related parties	NIL	NIL
	TOTAL	NIL	NIL
6	Investor groupwise classification of all investments (Current and Long Term) in shares and securities (both quoted and unquoted)		
	Please see Note 3 below.		
	Category	Market value / break up or fair value or NAV	Book value (Net of provisions)
		₹	₹
	1) Related parties * *		
	a) Subsidiaries	1,00,207.87	5,288.75
	b) Companies in the same group	NIL	NIL
	c) Other related parties	NIL	NIL
	2) Other than related parties	709.85	510.13
	TOTAL	1,00,917.71	5,798.88
7	Other information:		
	Particulars		Amount
	i) Gross Non Performing Assets		₹
	a) Related parties		NIL
	b) Other than related parties		NIL
	ii) Net Non Performing Assets		
	a) Related parties		NIL
	b) Other than related parties		NIL
	iii) Assets acquired in satisfaction of debt		NIL

* * As per Accounting Standards (please see Note 3)

Notes:

- As defined in the Reserve Bank of India (Non-Banking Financial Companies – Acceptance of Public Deposits) Directions, 2025
- Provisioning norms shall be applicable as prescribed in the Non-Banking Financial (Non-Deposit accepting or Holding) Companies Prudential Norms (Reserve Bank) Directions, 2025.
- All notified Accounting Standards and Guidance Notes issued by ICAI are applicable including for valuation of investments and other assets as also assets acquired in satisfaction of debt. However, market value in respect of quoted investments and break up / fair value / NAV in respect of unquoted investments shall be disclosed irrespective of whether they are classified as long term (amortised cost in the case of Ind AS) or current (fair value in the case of Ind AS) in (4) above

Consolidated Financial Statements, Significant Accounting Policies & Notes for the year ended 31st March, 2026

INDEPENDENT AUDITOR'S REPORT

To the Members of
IHP Finvest Limited

Report on the Audit of Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of **IHP Finvest Limited** ('the Holding Company') and its subsidiary (the Holding Company and its subsidiary together referred to as 'the Group'), which comprise the Consolidated Balance Sheet as at March 31, 2026, the consolidated Statement of Profit and Loss and the Statement of consolidated cash flows for the year then ended, and notes to consolidated financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as 'the consolidated financial statements').

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under section 133 of the Act and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at March 31, 2026, and its consolidated profit and its consolidated cash flows for the year then ended.

Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company and its subsidiary in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's report but does not include the financial statements and our auditor's report thereon.

Our opinion on the 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 financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Management for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Companies Act, 2013 ('the Act') that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, specified under Section 133 of the Act read with the rules made thereunder. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the 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 Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic 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 scepticism 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has internal financial controls with reference to consolidated financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company and its subsidiary company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company and its subsidiary company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the 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 Company and its subsidiary company 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 auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

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

We communicate with those charged with governance of the Company 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.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
 - (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
 - (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss and the Consolidated Cash Flow Statement 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 Accounting Standards specified under Section 133 of the Act.
 - (e) On the basis of the written representations received from the directors of the Company as on March 31, 2026 taken on record by the Board of Directors of the Company, none of the directors of the Company, is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure A";

- (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Group to its directors during the year is in accordance with the provisions of section 197 of the Act

- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) 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 on the consolidated financial position of the Group— Refer note 2.34 and 2.34(A) to the consolidated financial statements.
- ii. Provision has 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. The Group did not have any derivative contracts.
- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company, and its subsidiary company.
- iv. (a) The respective managements of the Company and its subsidiary company, has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested by the Company and its subsidiary company to or in any other persons or entities, 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 respective managements of the Company and its subsidiary company, has represented to us that to the best of its knowledge and belief, no funds have been received by the Company and its subsidiary company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- (c) In our opinion and based on the audit procedures we have considered reasonable and appropriate in the circumstances, 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. (a) The final dividend proposed in the previous year, declared and paid by the Company during the year is in accordance with Section 123 of the Act.
- (b) The Board of Directors of the Company have proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The amount of dividend proposed is in accordance with section 123 of the Act, as applicable.
- vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which have a feature of recording audit trail (edit log) facility 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 audit trail feature being tampered with. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention

2. With respect to the matters specified in paragraphs 3(xxi) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditor's report, according to the information and explanations given to us, and based on the CARO reports issued by us for the Company and its subsidiary 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.

For K. S. Aiyar & Co.

Chartered Accountants

ICAI Firm Registration No: 100186W

Sachin A. Negandhi

Partner

Membership No.: 112888

UDIN: 26112888YHAVTI8143

Place: Mumbai

Date: June 29, 2026

**ANNEXURE - A TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE
CONSOLIDATED FINANCIAL STATEMENTS OF IHP FINVEST LIMITED****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 **IHP Finvest Limited** (hereinafter referred to as 'the Holding Company') and its subsidiary as of and for the year ended March 31, 2026, we have audited the internal financial controls with reference to financial statements of the Holding Company and its subsidiary company as of that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to financial statements of the Holding Company and its subsidiary company, based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether internal financial controls with reference to financial statements 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 with reference to financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting with reference to financial statements included obtaining an understanding of internal financial controls over financial reporting with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls over financial reporting

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

Inherent Limitations of Internal Financial Controls over financial reporting

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

Opinion

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

For K. S. Aiyar & Co.
Chartered Accountants
ICAI Firm Registration No: 100186W

Sachin A. Negandhi
Partner
Membership No.: 112888
UDIN: 26112888YHAVTI8143

Place: Mumbai
Date: June 29, 2026

CONSOLIDATED BALANCE SHEET AS AT MARCH 31, 2026

	Note	As at March 31, 2026	₹ in Lakh As at March 31, 2025
EQUITY AND LIABILITIES			
Shareholders' Funds			
Share capital	2.1	56.98	56.98
Reserves and surplus	2.2	1,00,369.34	93,698.00
		1,00,426.31	93,754.98
Minority Interest			
		48,413.42	45,220.00
Non-Current Liabilities			
Long term borrowings	2.3	159.82	97.42
Other Long term liabilities	2.4	7,700.85	6,263.01
Long term provisions	2.5	841.64	775.81
		8,702.31	7,136.24
Current Liabilities			
Short term borrowings	2.6	40,981.14	44,852.59
Trade payables			
- Due to micro & small enterprises	2.7	3,889.45	3,927.20
- Due to other than micro & small enterprises		42,310.77	48,948.30
Other current liabilities	2.8	34,320.64	29,066.14
Short term provisions	2.9	1,329.07	1,353.90
		1,22,831.07	1,28,148.12
TOTAL			
		2,80,373.10	2,74,259.33
ASSETS			
Non-Current Assets			
Property, Plant & Equipment	2.10	13,636.09	13,955.27
Intangible assets	2.10	60.89	29.02
Capital work-in-progress	2.10	121.54	110.36
		13,818.51	14,094.65
Non-current investments	2.11	1,138.93	903.02
	(A+B)		
Deferred tax assets (net)	2.12	264.37	232.08
Long term loans and advances	2.13	1,439.82	1,436.02
Other non-current assets	2.14	11,924.62	8,265.43
		14,767.74	10,836.55
Current Assets			
Current investments/Stock in Trade	2.11 (C)	38,949.37	18,204.36
Inventories	2.15	24,965.61	21,020.66
Trade receivables	2.16	49,010.11	65,534.69
Cash and bank balances	2.17	46,989.50	44,415.81
Short term loans and advances	2.18	2,494.11	1,851.80
Other current assets	2.19	89,334.72	98,300.81
		2,51,743.42	2,49,328.13
Assets held for sale		43.42	-
TOTAL			
		2,80,373.10	2,74,259.33
Accompanying Significant Accounting Policies and Notes form integral part of the Financial Statements			
	1 & 2		

In terms of our report of even date

For K. S. Aiyar & Co

Chartered Accountants

ICAI Firm Registration No. 100186W

Sachin A. Negandhi

Partner

Membership No. 112888

Place: Mumbai

Date : 29th June, 2026

For and on behalf of the Board of Directors of IHP Finvest Limited

RAJAS R. DOSHI

DIN: 00050594

Chairman

JYOTI R. DOSHI

DIN: 00095732

MAYUR R. DOSHI

DIN: 00250358

RAMESHWAR D. SARDA

DIN: 00095766

P. R. BHAT

DIN: 03534929

Directors

CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2026
₹ in Lakh

	Note	For the Year March 31, 2026	For the Year March 31, 2025
INCOME			
Income from operations	2.20	1,30,901.43	1,49,465.50
Other income	2.21	3,273.82	831.90
Total Revenue		1,34,175.24	1,50,297.40
EXPENSES			
Cost of materials consumed	2.22	16,692.81	13,334.37
Changes in inventories of Finished Goods, Work in Progress and Stock In Trade	2.23	(194.35)	(823.68)
Construction expenses	2.24	78,366.34	98,619.35
Manufacturing and other expenses	2.25	5,368.09	3,817.66
Employee benefit expenses	2.26	11,690.39	10,986.78
Finance Costs	2.27	4,678.60	6,142.32
Depreciation and amortization expenses	2.28	1,749.72	1,205.45
Other expenses	2.29	5,019.18	4,877.00
Total Expenses		1,23,370.80	1,38,159.25
Profit before exceptional items and tax		10,804.44	12,138.15
Exceptional item		6,433.35	54,522.05
Profit before tax		17,237.79	66,660.20
Tax expenses			
Current tax		4,278.20	10,793.48
Provision for Earlier Year		68.32	6.37
Deferred tax		(32.29)	(156.77)
Income Tax (Total)		4,314.23	10,643.09
Income Tax (Total)		4,314.23	10,643.09
Profit/(Loss) after tax but before Minority Interest		12,923.56	56,017.11
Less : Minority adjustments		4,183.91	18,058.51
Profit /(Loss) for the year		8,739.65	37,958.60
Accompanying Significant Accounting Policies and Notes form integral part of the Financial Statements	1 & 2		

In terms of our report of even date

For K. S. Aiyar & Co

Chartered Accountants

ICAI Firm Registration No. 100186W

Sachin A. Negandhi

Partner

Membership No. 112888

Place : Mumbai

Date : 29th June, 2026

For and on behalf of the Board of Directors of IHP Finvest Limited
RAJAS R. DOSHI

DIN: 00050594

Chairman

JYOTI R. DOSHI

DIN: 00095732

MAYUR R. DOSHI

DIN: 00250358

RAMESHWAR D. SARDA

DIN: 00095766

P. R. BHAT

DIN: 03534929

} Directors

CONSOLIDATED STATEMENT OF CASH FLOW FOR THE YEAR ENDED MARCH 31, 2026

	₹ in Lakh	
	Year ended March 31, 2026	Year ended March 31, 2025
A. Cash Flow from Operating Activities		
Net Profit before taxation	17,237.79	66,660.20
Adjustments for:		
Depreciation and amortization expenses	1,749.72	1,205.45
Profit on sale of Investment	(16.01)	(315.72)
Finance Cost	4,678.60	6,142.32
Bad Debts W/off	214.62	31.53
Profit on sale of Property, Plant and Equipment (net) (Including Investment Property)	(6,475.44)	(54,569.30)
Interest on Long Term Investment	(3,024.61)	(646.60)
Dividend on Long Term Investment	(10.50)	(12.24)
Operating Profit before Working Capital changes	14,352.33	18,495.64
Adjustments for :		
(Increase) / Decrease in current investments/Stock in Trades	(3,675.57)	(7,337.29)
Increase) / Decrease in Trade receivables	16,309.96	1,154.19
Increase) / Decrease in Other receivables	6,098.77	(7,143.28)
(Increase) / Decrease in Other Assets	(0.43)	(1.14)
Increase/(Decrease) in Liabilities	(6,666.39)	5,538.55
Increase/(Decrease) in Other Payable	6,737.35	10,621.30
Increase/(Decrease) in Provisions	(8.77)	0.39
CASH GENERATED FROM OPERATIONS	33,147.25	21,328.36
Income tax (Paid) / Refund (Net)	(3,764.75)	(1,887.63)
Net Cash inflow from/ (outflow) from Operating activities	<u>29,382.50</u>	<u>19,440.73</u>
B. Cash Flow from Investing Activities		
Purchase of long term Investments	(23,802.20)	(17,584.37)
Sale of long term Investments	2,526.75	7,758.36
Purchase of Property Plant & Equipment	(12,151.49)	(5,475.34)
(Increase) / Decrease in PMS balance	0.05	5.99
Dividend received	10.50	12.24
Interest received	3,003.08	578.07
Proceeds from sale of property, plant & equipment (Including Investment Property)	17,232.05	54,794.31
Income taxes paid on profit on sale of land	(1,619.15)	(7,734.23)
Changes in earmarked & margin account (net)	(608.31)	(38,519.66)
Investment in mutual fund (net)	-	-
Net Cash inflow from/ (outflow) from Investing activities	<u>(15,408.72)</u>	<u>(6,164.64)</u>

CONSOLIDATED STATEMENT OF CASH FLOW FOR THE YEAR ENDED MARCH 31, 2026
₹ in Lakh

	Year ended March 31, 2026	Year ended March 31, 2025
C. Cash Flow from Financing Activities		
Proceeds from borrowings	84.93	71.06
Repayment of Long Term Borrowings	(795.81)	(1,035.53)
Repayment of Short Term Borrowings	(3,158.16)	(4,054.19)
Interest paid on borrowings	(4,690.81)	(6,218.71)
Dividend paid	(3,050.74)	(785.10)
Net Cash inflow from/ (outflow) from Financing activities	<u>(11,610.59)</u>	<u>(12,022.47)</u>
Net increase / (decrease) in cash and cash equivalents	2,363.19	1,253.62
Opening Cash and Cash Equivalents		
Cash in hand	4.15	5.01
Bank balances	1,551.65	297.17
	<u>1,555.80</u>	<u>302.18</u>
Closing Cash and Cash Equivalents		
Cash in hand	3.99	4.15
Bank balances	3,914.99	1,551.65
	<u>3,918.99</u>	<u>1,555.80</u>
Net increase / (decrease) in Business Activity	2,363.19	1,253.62
Net increase / (decrease) in cash and cash equivalents	2,363.19	1,253.62

NOTES:

The above cashflow statement has been prepared under 'Indirect method' as set out in 'Accounting standard (AS 3) - Statement of Cash Flows.

Total cash and cash equivalents as per Balance Sheet includes unpaid Dividend of ₹ 128.04 lakhs as on 31.03.2026 (₹ 119.97 lakhs as on 31.03.2025)

Accompanying Significant Accounting Policies and Notes form integral part of the Financial Statements 1 & 2

In terms of our report of even date

For K. S. Aiyar & Co
Chartered Accountants
ICAI Firm Registration No. 100186W

Sachin A. Negandhi
Partner
Membership No. 112888

Place: Mumbai
Date : 29th June, 2026

For and on behalf of the Board of Directors of IHP Finvest Limited

RAJAS R. DOSHI DIN: 00050594 Chairman

JYOTI R. DOSHI DIN: 00095732
MAYUR R. DOSHI DIN: 00250358
RAMESHWAR D. SARDA DIN: 00095766
P. R. BHAT DIN: 03534929 } Directors

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES**1.1 Basis of preparation and Principles of Consolidation****a Basis of preparation and Principles of Consolidated Financial Statements**

"The consolidated financial statements ("consolidated financial statements") have been prepared and presented under the historical cost convention, on the accrual basis of accounting in accordance with the accounting principles generally accepted in India and comply with mandatory accounting standards ("AS") notified u/s 133 of the Companies Act 2013. The accounting policies applied are consistent with those used in the previous year. The consolidated financial statements comprises the financial statements of IHP Finvest Limited (the "Company") and its subsidiary, (collectively referred as the "Group").

b Principles of Consolidation

The consolidated financial statements have been prepared on the following basis:

- i) The financial statements of the Group have been consolidated on a line by line basis by adding together the book values of like items of assets, liabilities, income and expenses, after eliminating intra-group balances/ transactions and elimination of resulting unrealized profits.
- ii) The difference between the cost to the Group of investment in subsidiary as at the date of the acquisition of stake is recognised in the consolidated financial statements as goodwill or capital reserve, as the case may be. Goodwill arising on consolidation is tested for impairment annually.
- iii) Minorities' interest in net profits or losses of subsidiary for the year is identified and adjusted against the income or loss in order to arrive at the net income or loss attributable to the shareholders of the Group. Minority interest in the net assets of subsidiary consists of the amount of equity attributable to the minority shareholders at the dates on which investments are made by the Company in the subsidiary company and further movements in their share in the equity, subsequent to the dates of initial investments as stated above. Their share of net assets is identified and presented in the Consolidated Balance Sheet separately. Where accumulated losses attributable to the minorities are in excess of their equity, in the absence of the contractual/ legal obligation on the minorities, the same is accounted for by the holding company.

1.2 Management Estimates

The preparation of financial statements in conformity with generally accepted accounting principles in India (Indian GAAP) requires management to make estimates and assumptions that affect the reported amount of assets, liabilities, revenues and expenses and disclosure of contingent liabilities on the date of the financial statements. The estimates and assumptions used in the accompanying financial statements are based upon management's evaluation of the relevant facts and circumstances as of the date of financial statements which in management's opinion are prudent and reasonable. Actual results may differ from the estimates used in preparing the accompanying financial statements. Any revision to accounting estimates is recognised prospectively in current and future periods

1.3 Revenue Recognition

A. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Rental Income, Interest and other income is recognized on accrual basis. Dividend income is recognized when right to receive is established.

B. Contract Revenue**Construction Contract Accounting**

- a. Revenue arising from construction contracts is recognised in proportion to the stage of completion of work at the end of the accounting period in accordance with Accounting Standard-7, .
 Stage of completion is based on the proportion that actual contract cost/ revenue incurred to date bears to the total contract cost/ revenue. Contract Revenue under AS - 7 includes inventories against contracts at factory and project site / location and represents the value of the work done, not certified or not paid for by Contractees and are valued at contract price or at proportionate contract price based on the equivalent stage of completion as estimated by Management.
- b. The Group recognises profits for projects exceeding contract value of ₹ 500 crores after execution of 7.5 % and for others after execution of 10% of contract value / stage of completion.
- c. Expected loss, if any, on the project is recognised as an expense in the period in which it is foreseen, irrespective of the stage of completion of the contract
- d. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as the Management becomes aware of changes in circumstances surrounding the estimates. The changes in estimates are reflected in the financial information in the period in which changes are made.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

e. **Operation and Maintenance income:**

Revenue from Operation and Maintenance is recognised in the accounting period in which the services are rendered. Invoices are issued according to contractual terms.

C. **Sales (Other than Construction Contracts)**

- a. Sales of Goods - mainly consist of sale of manufactured pipes / sleepers.
- b. Revenue from such sales is recognised when all the following conditions are satisfied:
 - 1 significant risks and rewards of ownership of the goods are transferred to the buyer;
 - 2 the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the good sold;
 - 3 the amount of revenue can be measured reliably;
 - 4 it is probable that the economic benefits associated with the transaction will flow to the Group;
 - 5 the costs incurred or to be incurred in respect of the transaction can be measured reliably.

D. **Revenue from land development**

- 1 Revenue arising on sale and/or compulsory acquisition of the land, held by the Group as property, plant and equipment or Stock-in-Trade is recognized, at the point of time, on transfer of the land, on execution of the transfer deed by the Group.
- 2 Sale of the developed property (Development of Land)

The Group enters into development agreement with developers for the development of its land parcels. The Development Agreement will define obligation and rights of the Group and Developers. Generally the Group's obligation is to provide its land and also provide necessary FSI/TDR required for utilization of maximum development potential. The land contributed for such development is treated as stock in trade and cost of FSI/TDR along with any other direct costs required to be incurred for such development, forms part of stock in trade in the books of accounts.

Revenue is recognized at the point of time when developed property or part thereof is transferred by way of handing over possession on receipt of full consideration as per the terms of the Development Agreement.

If the Group retains developed property or part thereof in lieu of its share in sale consideration then revenue is recognized at the point of time on receipt of actual possession or receipt of Occupancy Certificate (OC) whichever is earlier.

- 3 Any amount received from Developer before handing over the possession in terms of the development agreement is treated as advance moneys and shown under the head "Current Liabilities".

E. **Dividend Income**

Dividend income from investment is recognised when the shareholder's right to receive the payment is established.

F. **Interest and Other Income**

Interest income is accrued on a time basis, by reference to the principal outstanding and the applicable effective interest rate. Other income is accounted for on accrual basis. Where the receipt of income is uncertain, it is accounted for on receipt basis.

1.4 **Government Grants and Subsidies**

Government Grants and subsidies are recognised when there is reasonable assurance that the conditions attached to them will be complied and grant/subsidy will be received.

1.5 **Investments**

- a. Investments are classified under Non-current and current categories
- b. 'Non-current Investments' are carried at acquisition /amortized cost. A provision is made for diminution other than temporary on an individual basis.
- c. 'Current Investments' are carried at the lower of cost or fair market value on an individual basis.

1.6 **Property Plant & Equipment - Tangible and Intangible Assets and Capital Work-in -Progress**a) **Property, Plants & Equipment:**

Property, Plant & Equipment are stated on cost less accumulated depreciation and amortisation and the total cost of assets comprises its purchase price, freight, duties, taxes and any other incidental expenses directly attributable to bringing the asset to the working condition for its intended use.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

- b) Gain or losses arising from derecognition of Property, Plant and Equipment are measured as the difference between the net disposal proceed and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.
- c) Self constructed/manufactured assets are capitalised at cost including appropriate overheads.
- d) Capital work-in-progress comprises of the cost of Property, Plant and Equipment that are not yet ready for their intended use as at the reporting date.

1.7 Investment in Property

Investment properties are carried individually at cost less accumulated depreciation and impairment, if any. Investment properties are capitalised and depreciated (where applicable) in accordance with the policy stated in 1.8 below

1.8 Depreciation and amortization

- a) Depreciation on the assets is provided on Written Down Value Method on pro-rata basis as per the rates prescribed in Part C of Schedule II to the Companies Act, 2013. Individual low cost assets (acquired for ₹ 5000/- or less) are depreciated fully in the year of acquisition. Intangible assets are amortized over their respective individual estimated useful lives on a straight- line basis commencing from the date the assets are available to the Group for its use.
- b) Amortization of leasehold rights is provided at the rate 5%.
- c) Depreciation charge for impaired assets is provided on the revised carrying amount of the assets over its remaining useful life. Previously recognised impairment loss is further provided or reversed depending on changes in circumstances.
- d) The management's estimate of useful lives are in accordance with the Schedule II of the Companies Act 2013, other than following asset, based on the Company's expected usage pattern :

Asset	Useful Life
Mould	9 years

1.9 Employee Benefits**i) Defined Contribution Plan**

- a. Group Contribution paid/payable during the year to Provident Fund, ESIC and Labour Welfare Fund are charged to Statement of Profit & Loss. There are no obligations other than the contribution payable to the respective trusts.
- b. **Provident Fund:** The eligible employees of the Group are entitled to receive benefits under the provident fund, a defined contribution plan, in which both employees and the Group make monthly contributions at a specified percentage of the covered employees salary. The contributions as specified under law paid to provident fund and pension fund set up as irrevocable trust by the Group or to respective Regional Provident Fund Commissioner and the Central Provident Fund under the State Pension Scheme. The Group is generally liable for annual contributions and any shortfall in the fund assets based on government specified minimum rates of return of provident fund and recognises such contributions and shortfall, if any, as an expense in the year incurred.

ii) Defined Benefit Plan

- a) **Provident Fund :** In respect of certain employees covered by the Employees Provident Fund, the contributions towards shortfall in interest rate payable as per statute and the earnings of the Provident Fund Trust is considered as Defined Benefit Plan and debited to Statement of Profit & Loss.
- b) **Gratuity and Leave Encashment:** Group's liabilities towards gratuity and leave encashment are determined using the projected unit credit method which considers each period of service as giving rise to an additional unit of benefit entitlement and measures each unit separately to build up the final obligation. Past Services are recognised on a Straight Line basis over the average period until the amended benefits becomes vested. Actuarial gain and losses are recognised immediately in the Statement of Profit & Loss as Income or Expense. Obligation is measured at the present value of estimated future cash flows using a discount rate that is determined by reference to market yields at the Balance Sheet date on Government bonds where the currency and terms of Government Bonds are consistent with the currency and estimated terms of the defined benefit obligation.

- iii) **Other Benefits :** Compensated absences for sick leave are provided for based on actuarial valuation. The actuarial valuation is done as per projected unit credit method.

1.10 Inventories: Stock in Trade & Work-in-Progress

- a. The shares & securities held as stock in trade, stock of raw materials, stores, bought outs and fuel are valued at cost on FIFO basis or net realisable value whichever is lower.
- b. Certain items of Pipe Laying and Auxiliary Equipments are classified as Current Assets and 95% of their original cost is amortised equally over a period of five years.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

- c. Finished Goods including bought-out items not allocated to any particular contracts are valued at lower of cost on absorption method or net realisable value.
- d. Uncovered finished pipes laying at factory are devalued at 25% annually.
- e. Work-in Progress are valued at cost or Net Realisable Value whichever is lower.
- f. Stock- in- trade of land is valued at cost or net realisable value whichever is lower.

1.11 Earning per Share

Basic earnings per share are calculated by dividing the Profit or Loss 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 Profit or Loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effect of all dilutive potential equity shares.

1.12 Taxation

Income Tax expenses comprise of current tax, deferred tax charge/credit. Current Tax is recognised on the basis of taxable income determined in accordance with the provision of the Income Tax Act, 1961.

The deferred tax credit/charge is recognised on all timing differences subject to consideration of prudence, applying the tax rates that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets are recognised only to the extent there is reasonable certainty that the assets can be realised in future; however where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognised only if there is a virtual certainty of realisation of such assets. Deferred tax assets/liabilities are reviewed as at each balance sheet date based on developments during the year and available case law to re-assess realisation/liabilities.

1.13 Contingencies and Provisions

A provision is recognised when the Group has a present obligation as a result of past event and it is probable that an outflow of resources embodying economic benefit will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions are not discounted to their present value and are determined based on the best estimate of the expenditure required to settle the obligation at the balance sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimate.

A contingent liability is disclosed, unless the possibility of an outflow of resources embodying the economic benefit is remote. Contingent liabilities are disclosed after careful evaluation of the facts and legal aspects of matter involved. Contingent assets are neither recognised nor disclosed.

1.14 Intangible assets

Intangible assets are recorded at the consideration paid for acquisition of such assets and are carried at cost less accumulated amortization and provision for impairment of losses, if any.

1.15 Impairment of Assets

The carrying amounts of assets are reviewed at each Balance Sheet date if there is for any indication of impairment based on internal/external factors. An impairment loss will be recognised wherever the carrying amount of an asset exceeds its estimated recoverable amount. The recoverable amount is greater of the asset's net selling price and value in use. In assessing the value in use, the estimated future cash flows are discounted to the present value at the weighted average cost of capital. After impairment, depreciation is provided on the revised carrying amount of the assets over its remaining useful life. Previously recognised impairment loss is further provided or reversed depending on changes in circumstances.

1.16 Research and Development

Revenue expenses on research and development are charged to Statement of Profit & Loss and Capital Expenditure are included in Property, Plant & Equipment under relevant assets and depreciated on the same basis as other Property, Plant & Equipment.

1.17 Borrowing costs

Borrowing costs include interest and amortisation of ancillary costs incurred. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset are added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted

1.18 Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rentals under operating leases are recognised in the Statement of Profit & Loss on a straight-line basis over the period of lease term.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.1 SHARE CAPITAL

₹ in Lakh

a) Particulars	As at March 31, 2026	As at March 31, 2025
Authorised Capital		
12,50,000 (Previous year - 12,50,000) Equity Share of ₹ 10/- each	125.00	125.00
Issued Capital		
5,69,782 (Previous Year - 5,69,782) Equity Share of ₹ 10/- each	56.98	56.98
Issued, Subscribed and Paid-up		
5,69,782 (Previous Year - 5,69,782) Equity Share of ₹ 10/- each, fully paid up.	56.98	56.98
	56.98	56.98

b) Details of Promoters' Share holding in the Company.

Name of Shareholder	As at March 31, 2026		
	No of Equity shares held	Percentage	% Change during the year
Ratanchand Investment Private Limited (Holding Company)	492820	86.49	No
** Rajas R.Doshi (Individual and as a Trustee in Walchand Trust)	33873	5.94	No
Jyoti R. Doshi	2057	0.36	No
Aditya R. Doshi	1914	0.34	No
Mayur R. Doshi	1926	0.34	No

Name of Shareholder	As at March 31, 2025		
	No of Equity shares held	Percentage	% Change during the year
Ratanchand Investment Private Limited (Holding Company)	492820	86.49	No
** Rajas R.Doshi (Individual and as a Trustee in Walchand Trust)	33873	5.94	No
Jyoti R. Doshi	2057	0.36	No
Aditya R. Doshi	1914	0.34	No
Mayur R. Doshi	1926	0.34	No

c) Details of shares held by shareholders holding more than 5% of aggregate shares in the company.

Name of Shareholders	As at March 31, 2026		As at March 31, 2025	
	No of Shares	% held	No of Shares	% held
Ratanchand Investment Private Limited	4,92,820	86.49	4,92,820	86.49
Rajas R.Doshi	33,873	5.94	33,873	5.94
** Rajas R. Doshi-Individual 3925				
** As a Trustee -Walchand Trust 29948				
Total Shares	33873			

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
d) Reconciliation of number of shares

Particulars	As at March 31, 2026		As at March 31, 2025	
	No of Shares	Amount in ₹	No of Shares	Amount in ₹
Shares outstanding at the beginning of the year	5,69,782	56.98	5,69,782	56.98
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	5,69,782	56.98	5,69,782	56.98

e) Terms / rights attached to shares:

The Company has only one class of shares referred to as equity shares having a par value of ₹ 10/- Each holder of equity shares is entitled to one vote per share. The dividend proposed by the Board of Directors, is subject to the approval of the share holders 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.

f) Aggregate number of bonus shares allotted during the period of immediately preceding 5 Years - Nil (PY- Nil)
2.2 RESERVES AND SURPLUS

		₹ in Lakh	
Particulars	As at March 31, 2026	As at March 31, 2025	
a Reserve			
1) Capital Reserve on Consolidation	3,198.06	3,198.06	
2) General Reserve		-	
Opening balance	10,576.81	10,576.81	
Add: Addition during the Year			
Closing balance	10,576.81	10,576.81	
3) Special Reserve As required U/S 45IC of RBI Act, 1934			
Opening balance	3,018.71	2,850.00	
Add: Transferred from Surplus	416.38	168.71	
	3,435.09	3,018.71	
b) Surplus- Opening Balance	76,904.42	39,627.34	
Add: Net profit after tax transferred from Statement of Profit and Loss	8,739.65	37,958.60	
Amount available for Appropriation	85,644.06	77,585.93	
Less: Appropriations			
Final Dividend	2,068.31	512.81	
Transfer to Special Reserve **	416.38	168.70	
	2,484.69	681.51	
Surplus - Closing Balance	83,159.37	76,904.42	
TOTAL	1,00,369.34	93,698.00	

The Board of Directors at their meeting held on 04th Aug. 2025, declared and paid 1st Interim Dividend of ₹ 250/- per Equity share of ₹ 10/- each for financial year 2025-26 amounting to ₹ 1,424.46 Lakh. The Board of Directors at their meeting held on 29th June 2026, have recommended final dividend of ₹ 115/- per equity share of ₹ 10/- amounting to ₹ 655.25 Lakh for the financial year 2025-26 subject to approval of Shareholders of the Company. Final Dividend of ₹ 643.85 Lakh (₹ 113/-per share) was paid for Financial Year 2024-25

** Note:20% of Net Profit after Tax of the Company transferred to Special Reserve as required U/S 45IC of RBI Act, 1934.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.3 LONG-TERM BORROWINGS

₹ in Lakh		
Particulars	As at March 31, 2026	As at March 31, 2025
Secured :		
i Specific purpose term loan from HDFC Bank Ltd, Rate of Int. : Floating @ 9.42% Secured by first charge on factory land, building, movable assets, commercial and residential property purchased, erected, constructed out of this loan This loan is repayable in 20 quarterly instalments of ₹ 250.00 lakh, over a period of 7 years; which has commenced from August 2020. Last instalment will be due in Nov, 2025 ^	0.00	735.00
ii Vehicle loan from Saraswat Co-operative Bank Ltd, Rate of Int. 7.90% Secured by hypothecation of the vehicles. Such loans are repayable in equal monthly instalments over a period of 5 years.	172.88	138.37
Less : Current Maturities of Long Term Borrowing*	(51.80)	(775.95)
iii Vehicle loan from HDFC Bank Ltd., Rate of Int. 7.85% Secured by hypothecation of the vehicles. Such loans are repayable in equal monthly instalments over a period of 5 years.	49.60	-
Less : Current Maturities of Long Term Borrowing*	(10.86)	-
TOTAL	159.82	97.42

Notes

* Current maturity in respect of long term borrowings have been included in note No. 2.6

^ The loans are secured by 1st pari passu charge on the entire current assets of the Company and 2nd pari passu charge on the Company's freehold land, buildings and plant & machinery & other Immovable property.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.4 OTHER LONG TERM LIABILITIES

₹ in Lakh		
Particulars	As at March 31, 2026	As at March 31, 2025
Trade payables		
a) Total outstanding dues of Micro and Small Enterprises	-	-
b) Total outstanding dues of creditors other than Micro and Small Enterprises	-	-
Advances from Contractees	2,937.29	1,642.19
Security and other deposits	539.89	382.86
Others ^	3,600.32	3,600.32
TOTAL	623.35	637.64
	7,700.85	6,263.01

^ Others includes security deposits and provision for contractual expenses.

Trade payable ageing analysis FY -2025-26

₹ in Lakh								
Sr. no.	Particulars	Unbilled	Not due	Outstanding for the following period from due date of payments:				Total
				Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i)	MSME	-	-	-	-	-	-	-
(ii)	Others	570.46	-	321.94	-	160.05	1,884.84	2,937.29
(iii)	Disputed dues – MSME	-	-	-	-	-	-	-
(iv)	Disputed dues – Others	-	-	-	-	-	-	-
	Total							2,937.29

Trade payable ageing analysis FY -2024-25

Sr. no.	Particulars	Unbilled	Not due	Outstanding for the following period from due date of payments:				Total
				Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i)	MSME	-	-	-	-	-	-	-
(ii)	Others	414.28	255.00	1.94	110.61	48.08	812.28	1,642.19
(iii)	Disputed dues – MSME	-	-	-	-	-	-	-
(iv)	Disputed dues – Others	-	-	-	-	-	-	-
	Total							1,642.19

2.5 LONG TERM PROVISIONS

₹ in Lakh		
Particulars	As at March 31, 2026	As at March 31, 2025
Provision for employee benefits		
Gratuity	6.01	14.77
Compensated absences	835.63	761.04
TOTAL	841.64	775.81

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.6 SHORT TERM BORROWINGS

₹ in Lakh		
Particulars	As at March 31, 2026	As at March 31, 2025
I. Secured Loans		
[a] Cash credit / working capital demand loans		
i) HDFC Bank Ltd., Rate of Int. : 8.05%	-	1,189.53
ii) Union Bank of India (formerly Corporation Bank), Rate of Int. : 9.45%	-	1.53
iii) ICICI Bank Ltd., Rate of Int. : 9.50%	-	163.26
iv) State Bank of India, Rate of Int. : 10.05%	14.12	10.09
v) Axis Bank Ltd, Rate of Int. : 10.00%	-	47.15
vi) Bank of Baroda, Rate of Int. : 10.06%	54.36	-
	68.48	1,411.56
B) Short Term Loans from Banks		
i) State Bank of India, Rate of Int. : 8.05%	12,000.00	10,700.00
Terms of repayment is 180 days from date of availing the loan.		
ii) Bank of Baroda, Rate of Int. : 8.95 %to 8.40%	4,650.00	4,095.00
Terms of repayment is 90 to 180 days from date of availing the loan.		
iii) HDFC Bank Ltd.,Rate of Int. : 8.00%	19,000.00	15,000.00
Terms of repayment is 180 days from date of availing the loan		
iv) IDFC Bank Ltd., Rate of Int. : 0%	-	2,670.08
Terms of repayment is 90 days from date of availing the loan.		
v) ICICI Bank Ltd., Rate of Int. : 8.20%	1,000.00	3,000.00
Terms of repayment is 90 days from date of availing the loan.		
vi) AXIS Bank Ltd., Rate of Int. : 8.25%	2,400.00	3,400.00
Terms of repayment is 180 days from date of availing the loan.		-
vii) Union Bank of India (formerly Corporation Bank). Rate of Int. : 8.85%	1,800.00	1,800.00
Terms of repayment is 180 days from date of availing the loan.		
	40,850.00	40,665.08
Current maturities of long term borrowings (refer note 2.3)	62.66	775.95
Total secured loans (I)	40,981.14	42,852.59
The above mentioned cash credit, working capital demand loans, short term loans are secured by first charge on the entire current assets and movable fixed assets of the Group and second charge on the Group's free-hold land, buildings and plant & machinery & other Immovable property.		
II Unsecured Loans		
Loans repayable on demand (working capital demand loans)		
Yes Bank Ltd 8.85%	-	2,000.00
Terms of repayment is 75 days from date of availing the loan.		
Total unsecured loans (II)	-	2,000.00
TOTAL short term borrowings (I) + (II)	40,981.14	44,852.59

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.7 TRADE PAYABLES

₹ in Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Trade Payables		
(a) Acceptances		
i) Total Outstanding dues of Micro and Small Enterprises	351.55	1,084.63
ii) Total Outstanding dues of creditors other than Micro and Small Enterprises	2,057.87	4,322.03
(b) Total outstanding dues of Micro and Small Enterprises	3,537.90	2,842.57
(c) Total outstanding dues of creditors other than Micro and Small Enterprises	40,252.90	44,626.27
TOTAL	46,200.22	52,875.50

Trade payable ageing analysis FY -2025-26

₹ in Lakh

Sr. no.	Particulars	Unbilled	Not due	Outstanding for the following period from due date of payments:				Total
				Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i)	MSME	-	3,009.16	712.27	63.03	86.81	18.18	3,889.45
(ii)	Others	11,298.22	21,684.94	4,505.95	1,318.87	779.01	2,723.79	42,310.78
(iii)	Disputed dues – MSME	-	-	-	-	-	-	-
(iv)	Disputed dues – Others	-	-	-	-	-	-	-
	Total							46,200.23

Ageing analysis FY -2024-25

Sr. no.	Particulars	Unbilled	Not due	Outstanding for the following period from due date of payments:				Total
				Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i)	MSME	-	3,812.37	96.63	0.54	1.22	16.44	3,927.20
(ii)	Others	9,986.65	34,186.65	2,463.05	785.76	146.40	1,379.79	48,948.30
(iii)	Disputed dues – MSME	-	-	-	-	-	-	-
(iv)	Disputed dues – Others	-	-	-	-	-	-	-
	Total							52,875.50

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.8 OTHER CURRENT LIABILITIES

₹ in Lakh		
Particulars	As at March 31, 2026	As at March 31, 2025
Employee benefits payable	1,851.24	1,744.20
Interest accrued and not due on borrowings	138.00	150.21
Investor education and protection fund will be credited by following amounts (as and when due) :		
Unpaid dividends	128.04	119.97
Advances/Deposits from Contractees	10,837.48	15,328.87
Statutory dues payable	515.58	560.25
Current account :Directors	1.49	1.49
Real estate advances	18,624.65	8,414.29
Other Liabilities ^	2,163.40	2,688.68
Outstanding lease rent	60.76	58.18
TOTAL	34,320.64	29,066.14

^ Others includes security deposits.

2.9 SHORT TERM PROVISIONS

₹ in Lakh		
Particulars	As at March 31, 2026	As at March 31, 2025
Provision for compensated absence	417.58	372.31
Provision for Gratuity	390.90	461.00
Provision for Taxation	520.59	520.59
Less: Advance payment of taxes	-	-
TOTAL	1,329.07	1,353.90

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.10 Property, plant and equipment

₹ in Lakh

Sr No	Description	Gross Block (at book value)				Depreciation / Amortisation				Net Block	
		As at 01-04-2025	Additions	Deletion	As at 31-03-2026	As at 01-04-2025	Additions	Deletion	As at 31-03-2026	As at 31-03-2026	As at 31-03-2025
[A]	Tangible Assets										
1	Freehold land	2,173.23	-	22.68	2,150.55	-	-	-	-	2,150.55	2,173.23
2	Leasehold Land	10.07	-	0.09	9.98	0.08	-	-	0.08	9.90	9.99
3	Buildings	13,288.78	201.18	48.34	13,441.62	5,911.75	623.87	44.36	6,491.26	6,950.36	7,377.03
4	Plant, machinery and Equipment	13,101.88	930.00	113.77	13,918.11	9,355.19	834.37	107.76	10,081.80	3,836.31	3,746.68
5	Furnitures and Fixtures	647.99	29.20	1.64	675.55	467.42	50.50	1.61	516.31	159.24	180.57
6	Vehicles	1,925.02	230.09	106.21	2,048.90	1,539.14	159.74	100.16	1,598.72	450.18	385.89
7	Leasehold Improvements	225.10	-	-	225.10	213.85	-	-	213.85	11.25	11.25
8	Office Equipments	314.83	35.90	5.79	344.94	244.20	37.94	5.50	276.64	68.30	70.63
	Total Tangible Assets	31,686.90	1,426.37	298.52	32,814.75	17,731.63	1,706.42	259.39	19,178.66	13,636.09	13,955.27
[B]	Intangible Assets										
1	Computer Software (ERP)	287.27	54.78	-	342.05	258.25	22.91	-	281.16	60.89	29.02
	Total Intangible Assets	287.27	54.78	-	342.05	258.25	22.91	-	281.16	60.89	29.02
	Total [A] + [B]	31,974.17	1,481.15	298.52	33,156.80	17,989.89	1,729.33	259.39	19,459.83	13,696.98	13,984.29
	Total of previous year	27,414.52	5,497.58	937.93	31,974.17	17,498.05	1,183.99	692.15	17,989.88	13,984.29	
	Total of previous year	-								121.54	110.36

Ageing analysis of Capital work in progress

Capital work in progress	To be completed in				Ageing Analysis			
	Less than 1 year	1-2 years	2-3 years	> 3 years	Less than 1 year	1-2 years	2-3 years	> 3 years
Factory erection as at March 31, 2026	66.57	0.00	0.00	0.00	57.35	9.22	0.00	0.00
Plant and equipment as at March 31, 2026	54.97	0.00	0.00	0.00	54.97	0.00	0.00	0.00
Factory erection as at March 31, 2025	110.36	0.00	0.00	0.00	110.36	0.00	0.00	0.00

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.11 (A) DETAILS OF NON CURRENT INVESTMENTS

Details of other than Trade Investments (Long Term Investment)

₹ in Lakh

Sr. No.	Name of the Body Corporate	Subsidiary / Associate / JV/ Controlled Entity / Others	No. of Shares / Units		Quoted / Unquoted	Amount	
			March 31, 2026	March 31, 2025		March 31, 2026	March 31, 2025
a	INVESTMENT IN EQUITY INSTRUMENTS						
I	INVESTMENT IN OTHER COMPANY						
1	HINDUSTAN CONSUTRUCION CO. LTD	Others	762064	529328	Quoted	65.72	36.63
2	TATA CONSULTANCY SERVICES LTD	Others	8000	8000	Quoted	8.50	8.50
3	NATIONAL THERMAL POWER CORPORATION LTD	Others	20110	20110	Quoted	10.39	10.39
	TOTAL					84.61	55.52
b	Investments in Mutual Funds						
1	ABAKKUS FLEXI CAP FUND REGULAR PLAN GROWTH	Others	399980.001	-	Quoted	40.00	-
2	HDFC FLEXICAP FUND REGULAR PLAN GROWTH	Others	2100.002	1340.008	Quoted	35.00	20.00
3	HDFC MANUFACTURING FUND REGULAR PLAN GROWTH	Others	299985.001	299985.001	Quoted	30.00	30.00
4	ICICI PRUDENTIAL BLUECHIP FUND GROWTH	Others	22814.282	22814.282	Quoted	20.00	20.00
5	NIPPON INDIA MULTICAP FUND GROWTH PLAN GROWTH	Others	17645.638	10997.308	Quoted	45.00	25.00
6	FRANKLIN INDIA MULTICAP FUND - GROWTH	Other	-	249987.501	Quoted	-	25.00
	TOTAL b					170.00	120.00
c	Investments in bonds & debentures						
1	8.49% NATIONAL THERMAL POWER CORPORATION LTD	Others	16759	16759	Quoted	-	-
	TOTAL c					-	-
d	Other non-current investments						
	INFRASTRUCTURE PORTFOLIO & PMS						
1	IDFC HYBRID INFRASTRUCTURE PORTFOLIO	Others	-	-	Unquoted	5.92	5.92
2	INDIA REALTY EXCELLENCE FUND III	Others	-	-	Unquoted	34.21	36.26
	TOTAL d					40.13	42.18
e	PMS & AIF						
1	ABAKKUS EMERGING OPPORTUNITIES FUND - 1 - AIF	Others	7507.2116	7507.2116	Quoted	100.00	100.00
2	ABAKKUS FLEXI EDGE FUND -1 - AIF	Others	19206.1420	-	Quoted	200.00	-
	TOTAL e					300.00	100.00
	GROSS TOTAL (a+b+c+d+e)					594.74	317.71
	Market Value of Non Current Investment						
	(Quoted Investment ₹ 1,037.59 Lakhs) (Previous Year ₹ 966.68 Lakhs)						
	(Unquoted Investment ₹ 40.13 Lakhs) (Previous Year ₹ 42.18 Lakhs)						
	There is no diminution of value as compared to Market Value						

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.11 B) INVESTMENT PROPERTY

₹ in Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Gross Block		
Balances at the beginning of the year	1,212.05	1,191.31
Additions	10,738.32	-
Adjustments *	(20.74)	20.74
Disposal	(10,738.32)	-
Balances at the year end	1,191.31	1,212.05
Accumulated depreciation		
Balances at the beginning of the year	626.74	605.28
Additions	20.39	21.46
Adjustments *	-	-
Disposal	-	-
Balances at the year end	647.13	626.74
Carrying amounts of		
Investment in residential premises		
Balances at the beginning of the year	407.72	429.18
Additions	-	-
Adjustments *	-	-
Disposal	-	-
Depreciation expenses (net)	(20.39)	(21.46)
Balances at the year end	387.33	407.73
Freehold land investment		
Balances at the beginning of the year	177.60	156.85
Additions	10,738.32	-
Adjustments *	(20.74)	20.74
Disposal	(10,738.32)	-
Balances at the year end	156.86	177.59
Total	544.19	585.31

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.11 (C) DETAILS OF CURRENT INVESTMENTS / STOCK IN TRADE

₹ in Lakh

Sr. No.	Name of the Body Corporate	Subsidiary / Associate / JV/ Controlled Entity / Others	No. of Shares / Units		Quoted / Unquoted	Partly Paid / Fully paid	Amount	
			March 31, 2026	March 31, 2025			March 31, 2026	March 31, 2025
	Other than Trade Investments in Mutual Funds							
1	ADITYA BIRLA SUN LIFE MONEY MANAGER FUND REGULAR PLAN GROWTH	Others	12942.742	-	Quoted	Fully Paid	50.00	-
2	HDFC HYBRID DEBT FUND REGULAR PLAN GROWTH	Others	-	63556.360	Quoted	Fully Paid	-	50.00
3	HDFC ARBITRAGE FUND WHOLSALE PLAN REGULAR PLAN GROWTH	Others	231818.978	998286.192	Quoted	Fully Paid	69.67	300.00
4	KOTAK EQUITY ARBITRAGE FUND - REGULAR PLAN GROWTH	Others	818052.455	818052.455	Quoted	Fully Paid	300.00	300.00
5	TATA TREASURY ADVANTAGE FUND REGULAR PLAN GROWTH	Others	375.758	1497.468	Quoted	Fully Paid	13.43	52.49
6	NIP ETF LIQUID BeES (FROMERLY KNOWN AS REL ETF LIQUID BeES)	Others	0.088	0.088	Quoted	Fully Paid	0.00	0.00
7	ICICI PRUDENTIAL MONEY MARKET FUND - GROWTH	Others	4574326.897	4714686.211	Quoted	Fully Paid	17,016.35	17,501.87
8	NIPPON INDIA MONEY MARKET FUND	Others	175070.762	-	Quoted	Fully Paid	7,500.62	-
9	ADITYA BIRLA SUN LIFE MONEY MANAGER FUND - REGULAR GROWTH	Others	3623679.395	-	Quoted	Fully Paid	13,999.30	-
	GROSS TOTAL						38,949.37	18,204.36

Market Value of Current Investment**(Quoted Investment ₹ 40,220.77 Lakhs) (Previous Year ₹ 18,261.99 Lakhs)**

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.12 DEFERRED TAX ASSETS (NET)

₹ in Lakh		
Particulars	As at March 31, 2026	As at March 31, 2025
Deferred tax liabilities		
Excess of net block of Property, Plant & Equipment as per books of accounts over net block for tax purpose		
Depreciation	99.37	92.68
On fair Value on acquisition of Land	-	11.36
Total (A)	99.37	104.04
Deferred tax assets		
Provision for doubtful debts and advances	47.07	47.07
Disallowances under Income Tax Act, 1961	4.26	0.08
Provision for Employee benefits	312.41	288.98
Total (B)	363.74	336.13
TOTAL (Deferred Tax (Liabilities) / Asset (Net) (B)-(A))	264.37	232.08

Deferred tax assets and deferred tax liabilities have been offset as they relate to same governing taxation laws.

2.13 LONG TERM LOANS AND ADVANCES

₹ in Lakh		
Particulars	As at March 31, 2026	As at March 31, 2025
Unsecured considered good		
Capital advances	7.24	24.87
Indirect taxes receivable	1,314.39	1,290.65
Others ^	118.19	120.50
TOTAL	1,439.82	1,436.02

^ Others includes expenses reimbursement recoverable and prepaid expenses

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.14 OTHER NON-CURRENT ASSETS

₹ in Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Unsecured considered good		
Long term trade receivables	-	-
Secured, considered good	-	-
Unsecured, considered good	9,246.16	5,965.13
Doubtful	-	-
Security and other deposits	454.32	464.76
Bank Deposits*	2,142.88	1,745.07
Interest accrued on Deposits	81.26	90.47
TOTAL	11,924.62	8,265.43

Trade receivables includes retentions ₹ 5,583.30 lakhs (March 31, 2025 ₹ 4,071.32 lakhs)

Other non-current assets are hypothecated as security by creating 1st pari passu charge for securing working capital facilities from bank (refer note no. 2.6)

* Deposits with banks are earmarked against bank guarantees given as earnest money deposits.

Ageing analysis FY 2025-26

₹ in Lakh

Sr. no.	Particulars	Unbilled	Not Due	Outstanding for the following period from due date					Total
				Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	
(i)	Undisputed -Trade receivables – considered good	-	-	547.01	166.32	427.16	251.65	7854.02	9246.16
(ii)	Undisputed - Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
(iii)	Undisputed - Trade Receivables – credit impaired	-	-	-	-	-	-	-	-
(iv)	Disputed - Trade Receivables – considered good	-	-	-	-	-	-	-	-
(v)	Disputed - Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
	Subtotal	-	-	547.01	166.32	427.16	251.65	7854.02	9246.16
	Less : Provision for Doubtful Debts.	-	-	-	-	-	-	-	-
	Total Trade receivable	-	-	547.01	166.32	427.16	251.65	7854.02	9246.16

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.14 OTHER NON-CURRENT ASSETS (Contd.)
Ageing analysis FY 2024-25

Sr. no.	Particulars	Unbilled	Not Due	Outstanding for the following period from due date					Total
				Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i)	Undisputed -Trade receivables – considered good	-	775.34	643.45	435.61	62.46	1787.01	2261.26	5965.13
(ii)	Undisputed - Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
(iii)	Undisputed - Trade Receivables – credit impaired	-	-	-	-	-	-	-	-
(iv)	Disputed - Trade Receivables – considered good	-	-	-	-	-	-	-	-
(v)	Disputed - Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
(vi)	Disputed - Trade Receivables – credit Impaired								
	Subtotal	-	775.34	643.45	435.61	62.46	1787.01	2261.26	5965.13
	Less : Provision for Doubtful Debts.	-	-	-	-	-	-	-	-
	Total Trade receivable	-	775.34	643.45	435.61	62.46	1787.01	2261.26	5965.13

2.15 INVENTORIES

₹ in Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Raw Materials, Stores & Spares		
Raw Materials	2,431.40	2,928.84
Stores and Spares	1,908.04	1,573.52
Loose Tools	265.01	257.30
	4,604.45	4,759.66
Bought-out Items	2,663.58	2,200.64
Finished goods and work in progress		
Finished Goods	2,055.57	1,777.81
Work in Progress	352.48	435.89
	2,408.05	2,213.70
Stock-in-trade - Land	15,289.53	11,846.66
TOTAL	24,965.61	21,020.66

The mode of valuation of inventory has been stated in note 1.10 of significant accounting policy.

 Inventories are hypothecated as security by creating 1st pari passu charge for securing working capital facilities from bank (refer note no. 2.6)

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.16 TRADE RECEIVABLES

₹ in Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Secured, considered good	-	-
Unsecured, considered good	49,010.11	65,534.69
Unsecured, considered doubtful	203.90	203.90
Less: Provision for doubtful debts	(203.90)	(203.90)
TOTAL	49,010.11	65,534.69

Trade receivables includes retentions ₹ 28,940.64 lakhs (March 31, 2025 ₹ 36 095.71 lakhs)

Trade receivables are hypothecated as security by creating 1st pari passu charge for securing working capital facilities from bank (refer note no. 2.6)

Ageing analysis FY 2025-26

₹ in Lakh

Sr. no.	Particulars	Unbilled	Not Due	Outstanding for the following period from due date					Total
				Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i)	Undisputed -Trade receivables – considered good	-	15807.05	10189.38	6127.06	4154.85	1882.52	10849.25	49010.11
(ii)	Undisputed - Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
(iii)	Undisputed - Trade Receivables – credit impaired	-	-	-	-	-	-	16.91	16.91
(iv)	Disputed - Trade Receivables – considered good	-	-	-	-	-	-	-	-
(v)	Disputed - Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	186.99	186.99
	Sub total	-	15807.05	10189.38	6127.06	4154.85	1882.52	11053.15	49214.01
(vi)	Less : Provision for Doubtful Debts.	-	-	-	-	-	-	(203.90)	(203.90)
	Total	-	15807.05	10189.38	6127.06	4154.85	1882.52	10849.25	49010.11

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.16 TRADE RECEIVABLES (Contd.)
Ageing analysis FY 2024-25

Sr. no.	Particulars	Unbilled	Not Due	Outstanding for the following period from due date					Total
				Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i)	Undisputed -Trade receivables – considered good	-	25026.95	7199.89	8161.14	9377.26	5450.57	10318.88	65534.69
(ii)	Undisputed - Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
(iii)	Undisputed - Trade Receivables – credit impaired	-	-	-	-	-	-	16.91	16.91
(iv)	Disputed - Trade Receivables – considered good	-	-	-	-	-	-	-	-
(v)	Disputed - Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	186.99	186.99
	Sub total	-	25026.95	7199.89	8161.14	9377.26	5450.57	10522.78	65738.59
(vi)	Less : Provision for Doubtful Debts.	-	-	-	-	-	-	(203.90)	(203.90)
	Total	-	25026.95	7199.89	8161.14	9377.26	5450.57	10318.88	65534.69

2.17 CASH AND BANK BALANCES

₹ in Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Cash and Cash equivalents		
Cash on Hand	3.99	4.15
Cheques on Hand	-	-
Balances with Banks in Current Accounts	3,786.95	1,431.68
	3,790.94	1,435.82
Other Bank Balances		
Fixed Deposits with Bank (under lien)	37,600.00	37,600.00
Earmarked balances with banks ^ ^	124.36	21.68
Margin money deposits ^	5,346.16	5,238.34
Unpaid dividend account	128.04	119.97
	43,198.56	42,979.99
TOTAL	46,989.50	44,415.81

^ Earmarked against bank guarantees given for performance of the contracts with customers.

^ ^ Real Estate (Regulation and Development) Act, 2016

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.18 SHORT-TERM LOANS AND ADVANCES

₹ in Lakh		
Particulars	As at March 31, 2026	As at March 31, 2025
Advance to suppliers / contractors	1,305.60	411.03
Others ^	1,188.51	1,440.77
TOTAL	2,494.11	1,851.80

^ Others includes prepaid expenses and recoverable expenses

Short term loans & advances are hypothecated as security by creating 1st pari passu charge for securing working capital facilities from bank (refer note no. 2.6)

2.19 OTHER CURRENT ASSETS

₹ in Lakh		
Particulars	As at March 31, 2026	As at March 31, 2025
Contract work in progress	79,200.47	89,321.21
Security and Other Deposits	1,337.69	885.07
Accrued Interest on Fixed Deposits with Bank	241.84	211.10
Amount receivable from PMS	-	0.05
Indirect taxes receivable	6,359.18	6,723.95
Advance payment of taxes	6,819.17	18,405.70
Less: Provision for taxation	4,625.60	17,249.52
	2,193.57	1,156.18
Capital Advance	-	1.50
Others	1.97	1.75
TOTAL	89,334.72	98,300.81

Other Current Assets Are Hypothecated As Security By Creating 1St Pari Passu Charge For Securing Working Capital Facilities From Bank (Refer Note No. 2.6)

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.20 INCOME FROM OPERATIONS

₹ in Lakh		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Sale of Securities & Commodities (Refer Annexure I)	336.94	47.01
Income from Long Term Investments. (Gross)		
On Equity Shares & Mutual Funds/ PMS	-	0.66
Net gain/(loss) on sale of AIF	-	280.41
Net gain/(loss) on sale of Long Term investments	0.03	13.76
Net gain/(loss) on sale of Short Term investments	(0.33)	(3.17)
Net gain/(loss) on sale of Fixed Assets	1.84	-
Interest (Debentures/PMS)	6.12	3.70
	344.60	342.36
Sales of products	28,797.69	24,087.49
Contract Revenue	91,874.02	1,14,139.45
Operations and maintenance income	9,507.75	7,414.31
Revenue from land development (refer note a & b)	-	3,136.57
	1,30,179.46	1,48,777.82
Other Operating Income		
Sale of Scrap	107.17	66.15
Miscellaneous Income	270.20	279.17
	377.37	345.32
TOTAL	1,30,901.43	1,49,465.50

Note :- The Group had signed Development Agreement with M/s. Kalpataru Ltd., for development of real estate project on its land situated at Sinhagad Road, Vadgaon, Pune, in the previous year. In pursuance of compulsory acquisition by Pune Municipal Corporation (PMC) as per development plan, the Group has transferred part of its land admeasuring around 11,921.59 Square Meters reserved for DP Road to PMC vide agreement dated May 30, 2024. As a consideration of this transfer, the Group has opted for Transferable Development Rights (TDR) equivalent to two times the area of land transferred. During the year ended March 31, 2025, revenue of ₹3,136.57 lakhs from this transfer is considered as fair value of consideration and is measured on the basis of ready reckoner value of land transferred. The TDR admeasuring 23,843.18 Square Meter receivable on transfer of land and valued at ₹3,136.57 lakhs is shown under the head of "Stock-in-trade" under current assets. As per the terms of development agreement, the Group has to provide FSI/TDR, which will be utilized in development of real estate project being developed by M/s. Kalpataru Ltd., on this land.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.21 OTHER INCOME

Particulars	₹ in Lakh	
	Year ended March 31, 2026	Year ended March 31, 2025
Dividend from long term investments	10.50	11.58
Interest Income	3,018.49	642.90
Profit on Sale of Property Plant & Equipment (Net)	42.09	47.25
Miscellaneous Income	186.28	103.69
Profit on sale of Mutual Fund Investment	16.32	26.47
Other Income	0.13	0.01
TOTAL	3,273.82	831.90

2.22 COST OF MATERIALS CONSUMED

Particulars	₹ in Lakh	
	Year ended March 31, 2026	Year ended March 31, 2025
Opening Stock	702.49	94.62
Add: Purchases (Refer Annexure I)	50.00	652.00
	752.49	746.62
Less: Diminution in value of investment	-	-
Less: Closing stock (Refer Annexure I)	(433.10)	(702.49)
	(433.10)	(702.49)
Total		
Cost of securities and commodities sold	319.39	44.13
Opening Inventory	2,928.84	1,733.95
Add: Purchases	14,316.59	13,217.32
	17,245.43	14,951.27
Less: Inventory at the end of the year	2,431.40	2,928.84
Raw materials consumed	14,814.03	12,022.43
Stores and Spares Consumed	1,559.39	1,267.81
Total Cost of Raw Material Consumed	16,692.81	13,334.37

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.23 CHANGES IN INVENTORIES OF FINISHED GOODS, WORK IN PROGRESS & STOCK IN TRADE

₹ in Lakh		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
I (Increase) / Decrease in Finish Goods & Work in Progress		
A) Stock at the beginning of the year		
Finished Goods	1,777.81	975.78
Work-in-progress	435.89	414.24
Total A	2,213.70	1,390.02
B) Stock at the end of the year		
Finished Goods	2,055.57	1,777.81
Work-in-progress	352.48	435.89
Total B	2,408.05	2,213.70
Net (increase) / decrease in finished goods and work in progress , [(A) - (B)]	(194.35)	(823.68)
II (Increase) / Decrease in Stock In Trade - Land		
A) Stock at the beginning of the year	11,846.66	7,106.76
Add: Regrouped from other assets	-	-
Revised Opening Balance	11,846.66	7,106.76
Add: Legal and professional charges	0.47	64.05
Add: Floor Space Index (FSI) Received	-	3,136.58
Add: Cost of Floor Space Index (FSI)	3,442.40	1,539.27
Less : Cost of land surrendered	-	-
	3,442.87	4,739.90
B) Stock at the end of the year	15,289.53	11,846.66
Net (increase) / decrease in stock in trade [(A) - (B)]	-	-
Total changes in inventories of finished goods, work in progress and stock in trade	(194.35)	(823.68)

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.24 CONSTRUCTION EXPENSES

₹ in Lakh		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Subcontracting Expenses	52,701.02	62,190.20
Consumption of Bought out Items		
Opening Inventory	2,200.64	2,787.95
Add: Purchases during the year	22,084.43	32,269.08
Less: Inventory at the end of the year	2,663.58	2,200.64
	21,621.49	32,856.39
Transport	1,227.27	748.99
Bank guarantee charges	734.80	901.96
Insurance	544.85	355.37
Labour cess and other charges	1,035.44	1,059.52
Watch and ward	501.47	506.92
Total construction expenses	78,366.34	98,619.35

2.25 MANUFACTURING AND OTHER EXPENSES

₹ in Lakh		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Fabrication Charges	2,245.93	1,524.00
Power & Fuel	619.62	553.09
Transport outward	2,502.54	1,740.57
TOTAL	5,368.09	3,817.66

2.26 EMPLOYEE BENEFIT EXPENSES

₹ in Lakh		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
a) Salary, Wages, Bonus & Commission	9,767.88	8,995.28
b) Contribution to Provident fund and Other Funds	1,543.35	1,632.37
c) Staff Welfare Expenses	379.16	359.13
TOTAL	11,690.39	10,986.78

2.27 FINANCE COSTS

₹ in Lakh		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Interest expenses on		
Long Term Loans	35.40	124.03
Short Term Loans	3,673.64	4,224.01
Cash Credits & Others	481.36	1,364.74
	4,190.40	5,712.78
Other borrowing costs	488.20	429.54
TOTAL	4,678.60	6,142.32

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.28 DEPRECIATION AND AMORTIZATION EXPENSES

Particulars	₹ in Lakh	
	Year ended March 31, 2026	Year ended March 31, 2025
Depreciation on tangible assets	1,706.44	1,168.47
Depreciation on investment property	20.39	21.46
Amortisation on intangible assets	22.89	15.52
TOTAL	1,749.72	1,205.45

2.29 OTHER EXPENSES

Particulars	₹ in Lakh	
	Year ended March 31, 2026	Year ended March 31, 2025
a) Printing and Stationery	87.41	82.84
b) Communication Expenses	71.58	66.08
c) Travelling and Conveyance	876.22	960.33
d) Rent	503.98	550.50
e) Rates and Taxes	257.02	240.06
f) Insurance	287.94	267.85
g) Repairs and maintenance	645.07	635.79
h) Legal and Professional Charges	534.60	445.10
i) Directors' Sitting Fees	42.75	44.65
j) Commission to Non Executive Directors	65.00	65.00
k) Payment to Auditors'		
As Auditor :		
Audit fees	35.50	31.84
Tax Audit Fees	4.90	4.36
Audit Fees-consolidation	0.40	0.30
Certification & Consultation fees / Other Services	11.90	15.15
GST- Audit fees	(0.25)	0.25
Reimbursement of expenses	0.87	2.72
	53.32	54.62
l) Internal audit fees	0.25	0.25
m) Cost audit fees	1.20	1.20
n) Freight	211.44	207.36
o) Bad Debts and Advances Written Off	214.62	31.53
p) CSR Activity (Ref. Note No.: 2.33)	195.05	165.53
q) Portfolio Management Service Fees	-	1.25
r) Miscellaneous Expenses	963.16	1,051.60
s) GST Expenses	8.57	5.46
TOTAL	5,019.18	4,877.00

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.30 (A) Exceptional item

- (a) During the year ended March 31, 2026, the Group has sold its freehold land situated at Azamabad Industrial Area, Hyderabad, Telangana admeasuring about 15310.80 Sq. mtrs. to M/s. ASBL Private Limited (formerly known as M/s. Ashoka Builders India Private Limited) for consideration of ₹ 17395.99 lakhs resulting in a net gain of ₹ 6433.35 lakhs shown as "Exceptional Item". Further, tax on such gain amounting to ₹ 1619.15 lakhs is included in the current tax for the year ended March 31, 2026.
- (b) During the previous year ended March 31, 2025, the Group has sold its freehold land in Yelhanka, Bengaluru admeasuring about 40875.668 Sq. mtrs. to M/s. Godrej SSPDL Green Acres LLP, a subsidiary of Godrej Properties Ltd. for consideration of ₹ 55900 lakhs resulting in a net gain of ₹ 54522.05 lakhs shown as "Exceptional Item". Further, tax on such gain amounting to ₹ 7734.23 lakhs is included in the current tax for the previous year ended March 31, 2025.

(B) Earnings Per Share (EPS)

		₹ in Lakh	
Particulars		For the Year 2025-26	For the Year 2024-25
Number of shares (face value ₹ 10.00 per share)	Nos.	569782	569782
Profit after tax including exceptional items	₹ in lakhs	8,739.65	37,958.60
EPS Basic and diluted (including exceptional items)	₹	1,533.86	6,661.95
Profit after tax excluding exceptional items	₹ in lakhs	5,463.91	6,337.79
EPS - Basic and diluted (excluding exceptional items)	₹	958.95	1,112.32

2.31 The Group has amounts due to suppliers under the Micro, Small and Medium Enterprises Development Act, 2006. The disclosure pursuant to the said Act is as under :

		₹ in Lakh	
Particulars		As at March 31, 2026	As at March 31, 2025
Principal amount due to suppliers under MSMED Act		3,537.90	2,842.57
Interest accrued and due to suppliers under MSMED Act on the above amount		18.11	64.97
Payment made to suppliers (other than interest) beyond appointed day during the year.		Nil	Nil
Interest paid to suppliers under MSMED Act		26.92	22.06
Interest due and payable to suppliers under MSMED Act towards payments already made		123.65	80.74
Interest accrued and remaining unpaid at the end of the accounting year.		114.84	123.65

Note : The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.32 Disclosure in accordance with Accounting Standard-7(Revised) Amount due from / to customers on construction contracts

₹ in Lakh

Particulars	As at March 31, 2026	As at March 31, 2025
Contract Revenue for the year	91,874.02	1,14,139.45
Aggregate amount of cost incurred and recognised profits less recognised losses upto the reporting date on contract under progress. *	16,87,766.36	15,86,978.11
Advance received from customers	30,004.92	32,383.09
Retention Money	12,657.92	18,350.93
Gross amount due from customers for contract Work	43,051.43	49,488.04
Gross amount due to customers for contract Work	-	-

* includes provision for foreseeable loss ₹ 7.74 lakhs (March 31, 2025 ₹ 8.73 lakhs)

2.33 Corporate Social Responsibility

- (a) The Group has incurred CSR expenditure of ₹195.05 lakhs (March 31, 2025 ₹165.54 lakhs) .
- (b) The areas for CSR activities undertaken by the Group are health, medical aid, and education grants etc. The Group has formed its CSR Committee as per the Companies Act, 2013 and Rules thereon.
- (c) The contribution for CSR activities to corpus of Ratanchand Hirachand Foundation, a Section 8 Company promoted by the promoters of the Group for undertaking CSR activities on behalf of the Group as per CSR Policy read with schedule VII of the Companies Act 2013.
- As per Section 135 of the Companies Act, 2013 (the Act) a Company meeting the applicability threshold, needs to spend at least 2% of its average net profit for the immediately preceding three financial years (calculated in accordance with the provisions of section 198 of the Companies Act, 2013) on corporate social responsibility (CSR) activities/programs in terms of its CSR policy and schedule VII of the Act. The report on CSR activities and CSR expenditure incurred by the Group for the financial year 2025-26 is given in the Directors' Report.
- (d) For the year 2025-26 the Group has spent ₹195.05 lakhs (March 31, 2025 ₹ 165.04 lakhs) as against the committed CSR obligations of ₹ 195.19 lakhs (March 31, 2025 ₹ 164.43 lakhs). The Group has short spent amount of ₹ 0.14 lakhs towards CSR expenditure / contribution during the Financial Year 2025-26. In accordance with the provisions of Section 135(5) of the Companies Act, 2013, read with Rule 7(3) of the Companies (Corporate Social Responsibility Policy) Rules, 2014, the Group can set off / adjust the excess amount against the short spent amount of ₹ 0.14 lakhs towards CSR expenditure / contribution during the Financial Year 2025-26. In accordance with that the Group has set off / adjusted short spent amount of ₹ 0.14 lakhs- from the carried forward excess CSR Expenditure made during the Financial Year 2024-25 of ₹ 0.61 lakhs. The net balance of excess CSR expenditure / contribution for the Financial Year 2024-25, available for set-off/ adjustment is ₹ 0.47 lakhs , which can be utilised in the next two consecutive financial years, i.e. in Financial Years 2026-27 & 2027-28.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026**2.34 TRADE RECEIVABLE**

An amount of ₹ 186.99 Lakh [Previous Year ₹ 186.99 Lakh (Net of ₹ 14.76 Lakh received till date)] is outstanding as receivable in respect of commodity trading transactions done on National Spot Exchange Limited (NSEL). The Company has joined as an intervening party in a Representative Suit filed by Modern India Limited and others in the Honorable Bombay High Court for recovery of the same. Special Leave Petition filed by 63 Moons and others heard by Supreme Court and disposed during the Month of April 2019. Supreme Court has set aside the merger order passed by Union of India and order of Bombay High Court, upholding merger of NSEL with 63 Moons.

Since Merger order has been set aside, representative suit filed by Modern India Limited may come up for hearing at Bombay High Court.

Further various decrees have been passed by the High Court of Bombay against defaulters including sale of commodities and assets for recovery of dues and the same is also in process. Various agencies including Economic Offences Wing and Enforcement Directorate are also in process of liquidating assets of defaulters. In view of the uncertainties involved in making any reliable estimate of amount recoverable, provision if any will be considered at an appropriate time on the basis of resultant outcome, and hence, the same is shown as good.

However, the Company has provided for ₹ 186.99 upto March 31, 2025 (Previous year ₹ 186.99) as 'Provision for doubtful debts' on conservative basis

(A) Contingent liabilities and commitments (to the extent not provided for) :

		₹ in Lakh	
Particulars	As at March 31, 2026	As at March 31, 2025	
1 Claims against the Group not acknowledge as debts comprise of claims disputed by the Group relating to issue of applicability , classification, deductibility, etc.			
a. Claims against the Group not acknowledged as debts	-	-	
b. Sales tax / VAT demand under appeal	212.63	213.01	
c. Demands raised by Excise department excluding interest, if any, leviable thereon.	136.62	136.62	
d. Service tax demand under appeal	87.88	87.88	
e. GST demand under appeal	980.08	1,615.58	
f. Income tax demand	1,723.79	19,146.28	
The management believes that the outcome of any pending litigation will not have a material adverse effect on the Group's financial position and the results of operations.			
In respect of above, it is not practicable for the Group to estimate the closure of these issues and the consequential timings of cash flow, if any.			
2 Capital at commitments for capital expenditure are estimated at	138.78	104.86	
3 Other commitments	-	200.00	

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.35 Consolidated Segment Information For the year ended March 31, 2026

₹ in Lakh

	CONSTRUCTION ACTIVITY		LAND DEVELOPMENT		INVESTMENT ACTIVITY		UNALLOCATED		TOTAL	
	2025-26	2024-25	2025-26	2024-25	2025-26	2024-25	2025-26	2024-25	2025-26	2024-25
REVENUE	₹	₹	₹	₹	₹	₹	₹	₹	₹	₹
External Revenue	1,30,556.83	1,45,986.57	-	3,136.57	344.60	342.36	186.28	103.69	1,31,087.71	1,49,569.18
RESULTS										
Segment results- before Tax	12,197.00	14,012.03	-	3,136.57	26.21	323.95	188.78	106.19	12,411.99	17,578.74
Exceptional items									6,433.35	54,522.05
Unallocated Expenditure net of un-allocated Income										
Operating Profit before Tax	12,197.00	14,012.03	-	3,136.57	26.21	323.95	188.78	106.19	18,845.34	72,100.79
Interest Expenses							(4,678.60)	(6,142.32)	(4,678.60)	(6,142.32)
Interest/dividend income net off loss On sale of investment							3,028.99	654.48	3,028.99	654.48
Profit on sale of Property , Plant & Equipment and Investments							42.09	47.25	42.09	47.25
Provision for taxation for the year	4,241.24	10,628.58	-	-	4.67	(8.87)	-	23.37	4,245.91	10,643.08
Profit after taxation but before exceptional item / Prior Period	7,955.76	3,383.45	-	3,136.57	21.54	332.82	(1,418.74)	(5,357.77)	12,991.90	56,017.12
Add: Prior Period Items					-	-				
Net Profit	7,955.76	3,383.45	-	3,136.57	21.54	332.82	(1,418.74)	(5,357.77)	12,991.90	56,017.12
OTHER INFORMATION										
Segment Assets	2,14,444.23	2,15,530.30	15,601.87	11,948.68	1,241.74	1,171.64	49,085.25	45,608.72	2,80,373.10	2,74,259.34
Unallocated Corporate Assets									-	-
TOTAL ASSETS	2,14,444.23	2,15,530.30	15,601.87	11,948.68	1,241.74	1,171.64	49,085.25	45,608.72	2,80,373.10	2,74,259.34
Segment Liabilities	1,05,609.78	1,20,528.43	25,201.16	14,089.99	141.09	87.18	581.35	578.77	1,31,533.38	1,35,284.38
Unallocated Corporate Liabilities									-	-
TOTAL LIABILITIES	1,05,609.78	1,20,528.43	25,201.16	14,089.99	141.09	87.18	581.35	578.77	1,31,533.38	1,35,284.38
Capital Expenditure	1,407.90	5,497.58	-	-	73.25	-	-	-	1,481.15	5,497.58
Depreciation-Segment	1,727.26	1,203.05	-	-	22.46	2.40	-	-	1,749.72	1,205.45
Non Cash Expenses other than depreciation	-	-							-	-

NOTES

1. BUSINESS SEGMENTS

The management has identified three reportable business segment (as primary segment)

- Construction activity, b) Investment Activity c) Land Development
- The segments have been identified and reported on the basis of nature of activity.
 - There are no inter segment transactions.
 - The operations of the Group are carried in India / domestic hence the Company does not have any Geographical Segment.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.36 Ratio Analysis

₹ in Lakh

Particulars	Numerator	Denominator	Ratio 2025-26	Ratio 2024-25	% Variance	Explanation for Variance above 25%
Current Ratio (In times)	Total current assets	Total current liabilities	2.05	1.95	5%	
Debt-Equity Ratio (In times)	Debts consisting of borrowings and lease liabilities	Total equity	0.41	0.48	-15%	Reduction in ratio is due to reduction in Long term borrowings and increase in shareholders funds
Debt Service Coverage Ratio (In times)	Earning for Debt service = Net Profit after taxes + Non-cash operating expenses + Interest + other non-cash adjustments	Debt service = Interest and lease payments + Principal payments	3.83	9.33	-59%	Decrease is mainly due to variation in exceptional gain.
Return on Equity Ratio (in %)	Profit for the year less preference dividend (if any)	Average Total equity	13%	75%	-82%	Decrease in ratio is due to Reduction in profits
Inventory Turnover ratio	Cost of goods sold OR sales	Average Inventory	1.89	2.79	-32%	Reduction in ratio is mainly due to reduction in cost of goods sold and increase in average inventory value
Trade receivables turnover ratio (in times)	Revenue from operations	Average trade receivables	2.27	2.25	1%	
Trade payables turnover ratio (in times)	Other Expenses + Lease Payments + Staff welfare exp	Average trade payables - (Opening + Closing)/2	2.00	2.32	-14%	
Net Capital turnover ratio (in times)	Revenue from operations	Average working capital (i.e Total current assets less Total current liabilities)	1.02	1.23	-18%	Reduction in ratio is due to reduction in sales and current liability for this year
Net profit ratio (in %)	Profit for the year	Revenue from operations	9.87%	37.48%	-73.66%	Decrease in ratio is due to Lower profits and lower sales
Return on capital employed (in %)	Profit before tax and finance costs	Capital Employed = Networth + lease liabilities + Deferred tax liabilities	15.48%	52.49%	-70.50%	Decrease is mainly due to variation in exceptional gain.
Return on Investment (in %)	Income from FD Interest, Gain on Investment & Dividend	Average Investment & FD	4.40%	4.52%	-3%	

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.37 List of Related party transaction

Following are the related parties of the Company identified by the management

Holding Company

Ratanchand Investment Pvt Ltd

Key Management Personnel (KMP)

Mr Rajas R Doshi - Chairman and Managing Director

Mr Mayur R Doshi - Director

Relatives of Key Management Personnel

Mrs. Jyoti R Doshi - Wife of Mr. Rajas R Doshi

Mr Aditya R Doshi - Son of Mr. Rajas R Doshi

Mrs. Anushree M Doshi - Wife of Mr. Mayur R Doshi

Ms. Riya M Doshi - Daughter of Mr. Mayur R Doshi

Ms. Anushka M Doshi - Daughter of Mr. Mayur R Doshi

Enterprise over which KMP is able to exercise control / significant influence

Ratanchand Investment Pvt Ltd

Ratanchand Hirachand Foundation

Walchand Hirachand Foundation

Smt. Pramila Shah Charity Foundation

Walchand Trust

₹ in Lakh

Following is in list of transaction [expenses / (income)] undertaken during the year

No	Relationship	Name of the party	Nature of transaction	For the year 2025-26	For the year 2024-25
1	Key management personnel	Mr Rajas R Doshi	**Salary and perquisites	505.72	475.45
			Commission	180.00	175.00
			Sitting Fees	1.50	1.50
		Mr Mayur R Doshi	**Salary and perquisites	445.35	400.15
			Sitting Fees	1.50	1.50
			Commission	240.00	250.00
2	Relative of Key management personnel	Mrs. Jyoti R Doshi	Rent Income	(39.60)	(37.80)
			Sitting Fees	4.85	5.20
			Commission	10.83	10.83
3	Ultimate Holding Company	Ratanchand Investment Pvt Ltd.	Other Charges Received	(0.65)	(0.65)

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

₹ in Lakh

Following is in list of transaction [expenses / (income)] undertaken during the year

No	Relationship	Name of the party	Nature of transaction	For the year 2025-26	For the year 2024-25
4	Enterprise over which KMP is able to excise significant influence	Mobile Systems India Pvt Ltd.	Other Charges Received	-	(0.15)
		Ratanchand Hirachand Foundation.	Other Charges Received	(0.21)	(0.21)
		Walchand Hirachand Foundation.	Other Charges Received	(0.18)	(0.21)
		Smt. Pramila Shah Charity Foundation.	Other Charges Received	(0.14)	(0.14)
		Walchand Trust.	Other Charges Received	(0.03)	(0.02)

** No separate actuarial valuation is obtained for amount paid to Key management personnel.

Summary of outstanding balances [payable / (receivable)] from related parties

Name of the party	As at March 31, 2026	As at March 31, 2025
Mr Rajas R Doshi *	180.00	175.00
Mr Mayur R Doshi **	240.00	250.00
Mrs. Jyoti R Doshi	10.83	10.83
IHP Finvest Ltd.	(44.40)	(44.40)

* In addition to the above, balance of current account held by Mr. Rajas R. Doshi with the Group ₹ 0.99 lakhs (March 31, 2025 ₹ 0.99 lakhs)

** In addition to the above, balance of current account held by Mr. Mayur R. Doshi with the Group ₹ 0.50 lakhs (March 31, 2025 ₹ 0.50 lakhs)

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026
2.38 - A Defined benefit plans - as per actuarial valuation as on March 31, 2026

₹ in Lakh

Particulars	March 31, 2026		March 31, 2025	
	Gratuity Funded	Providend Fund	Gratuity Funded	Providend Fund
I Expenses recognised in statement of profit and loss for the year				
1 Current and Past Service Cost	177.52	0.00	137.90	0.00
2 Interest Cost	177.54	0.00	161.66	0.00
3 Expected return on plan assets	(147.14)	0.00	(142.71)	0.00
4 Actuarial (Gains)/Losses	182.42	0.00	310.14	0.00
Total expenses included in profit and loss	390.34	0.00	466.99	0.00
II Net Assets / (Liability) recognised in the balance sheet as at				
1 Present Value of Defined Benefit Obligation	3637.07	0.00	3253.72	0.00
2 Fair Value of Plan Assets	3246.73	0.00	2793.28	0.00
3 Funded Status [Surplus/(Deficit)]	(390.34)	0.00	(460.44)	0.00
4 Net Asset/(Liability)	(390.34)	0.00	(460.44)	0.00
III Change in Obligation during the year ended.				
1 Present value of Defined Benefit Obligation at the beginning of year	3253.72	0.00	2724.08	0.00
2 Current Service Cost	177.52	0.00	137.90	0.00
3 Interest Cost	177.54	0.00	161.66	0.00
4 Actuarial (Gains) / Losses	287.67	0.00	384.93	0.00
5 Benefits Payment	(259.38)	0.00	(154.85)	0.00
6 Present value of Defined Benefit Obligation at the end of year	3637.07	0.00	3253.72	0.00
IV Change in Assets during the year ended.				
1 Plan Assets at beginning of the year	2793.28	9661.06	2605.51	8927.24
2 Expected return on Plan Assets	147.14	1046.49	142.71	1076.46
3 Contribution by Employers	460.44	667.09	125.11	647.49
4 Actual benefits paid	(259.38)	(713.57)	(154.85)	(990.13)
5 Actuarial Gains/(Losses) on Plan Assets	105.25	0.00	74.80	0.00
6 Plan Assets at end of the year	3246.73	10661.07	2793.28	9661.06
V In Case of IHP Finvest				
Gratuity and PF liability on actual basis	6.01	0.26	14.77	0.52
VI Actuarial Assumptions				
1 Discount Rate	7.15%	7.15%	6.60%	6.60%
2 Expected Rate of Return on plan assets	7.00%	8.25%	6.60%	8.25%
3 Mortality Pre-retirement	IALM (2012-14) Ult	IALM (2012-14) Ult	IALM (2012-14) Ult	IALM (2012-14) Ult
4 Rate of increase in compensation	6.00%	6.00%	5.00%	5.00%
5 Employee attrition rate (refer note [i] below)				
6 The estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors such as supply and demand in the employment market .				

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Note [i]

5a.	Employee attrition rate (Gratuity)	Staff	Labour
	Age 21 to 30 :	18%	20%
	Age 31 to 50 :	6%	7% to 12%
	Age 51 to 59 :	10%	12%
5b.	Employee attrition rate (Providend Fund)		
	PS 0 to 12 :	19.00%	
	PS 12 to 22 :	7.00%	
	PS 22 to 32 :	5.00%	
	PS 32 to 42 :	10.00%	

Gratuity cost, as disclosed above, is included under Employee benefit expenses.

VI Other Disclosure :

	₹ In Lakh				
Particulars	2025-26	2024-25	2023-24	2022-23	2021-22
Obligations at year end	3637.08	3253.73	2724.08	2698.25	2586.56
Plan assets at year end, at fair value	3246.74	2793.29	2605.51	2480.09	2325.95
Funded status	(390.34)	(460.44)	(118.57)	(218.16)	(260.61)
Experience adjustments - (Gain)/Loss					
Experience adjustments of plan liabilities	222.13	185.52	37.39	186.14	258.57
Experience adjustments on plan assets	105.25	74.79	48.49	47.20	38.50

2.38 -B Defined contribution plans

The Group makes contributions towards Provident Fund, Superannuation Fund, Employee's State Insurance Corporation (ESIC) for qualifying employees. The Company has recognised ₹ 904.52 lakhs (March 31, 2025 ₹ 837.32 lakhs) for the year being Group's contribution to Provident Fund Superannuation Fund and ESIC, as an expense and included in Employee Benefit Expenses in the Statement of Profit and Loss.

2.39 Operating Lease

The Group has acquired premises on operating lease. Lease payments on cancellable and non-cancellable lease arrangements were charged to the Statement of Profit and Loss. The future minimum lease payments in respect of non- cancellable operating leases as at the Balance Sheet date are as follows:

	₹ in Lakhs	
Particulars	As At March 31, 2026	As At March 31, 2025
Not later than 1 year	274.29	228.67
1 to 5 years	331.91	606.21
Later than 5 years	0	0
Total	606.20	834.88

The total of operating lease payments recognized in the Statement of Profit and Loss for the year ended March 31, 2026 is ₹ 326.94 Lakhs (March 31, 2025 ₹ 340.12 Lakhs).

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

2.40 Relationship with Struck off Groups

₹ in Lakhs

Name of struck off Groups	Nature of transactions with struck-off Group	Balance outstanding as on March 31, 2025	Balance outstanding as on March 31, 2024	Relationship with the Struck off Group, if any, to be disclosed
Pridhvi Polymers Pvt Ltd	Payables		8.01	NA
Indian Techno E-School P Ltd	(₹ in Lakhs)	0.03	0.03	NA
Sujala Pipes Private Ltd			0.13	NA

- 2.41** The Group intends to sale some of its Freehold Land and land held as investment property. Accordingly these lands having book value of ₹ 43.42 lakhs are classified as "Asset held for sale", as per AS 10. No impairment was recognized on such reclassification, as the fair value (estimated on the recent market prices of similar properties in similar location) less cost to sell, is expected to be higher than the book value.

2.42 Additional regulatory information

i) **Wilful Defaulter**

The Group has not been declared wilful defaulter by any bank or financial institutions or government or any government authority

ii) **Details of benami property held**

No proceedings have been initiated on or are pending against the Group for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

iii) **Compliance with number of layers of Group**

The Group has complied with the number of layers prescribed under the Companies Act, 2013.

iv) **Compliance with approved scheme(s) of arrangements**

The Group has not entered any scheme of arrangement which has an accounting impact on current or previous financial year.

v) **Utilisation of Borrowed funds and Share premium**

No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other source or kind of funds) by the Company to or in any other person or entities, including foreign entities ("Intermediaries") with the understanding that the Intermediary shall lend or invest in party identified by or on behalf of the Group (Ultimate Beneficiaries). The Group has not received any fund from any parties (Funding Party) with the understanding that the Group shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Group ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

vi) **Undisclosed Income**

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

vii) **Details of crypto currency or virtual currency**

The Group has not traded or invested in crypto currency or virtual currency during the current or previous year.

NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026**viii) Revaluation of property, plant and equipment and intangible asset**

The Group has not revalued its property, plant and equipment or intangible assets during the current or previous year.

ix) Registration of charges or satisfaction with Registrar of Companies

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

2.43 Figures for Previous Year have been regrouped, wherever necessary.

In terms of our report of even date

For K. S. Aiyar & Co

Chartered Accountants

ICAI Firm Registration No. 100186W

Sachin A. Negandhi

Partner

Membership No. 112888

Place : Mumbai

Date : 29th June, 2026

For and on behalf of the Board of Directors of IHP Finvest Limited

RAJAS R. DOSHI

DIN: 00050594

Chairman

JYOTI R. DOSHI

DIN: 00095732

MAYUR R. DOSHI

DIN: 00250358

RAMESHWAR D. SARDA

DIN: 00095766

P. R. BHAT

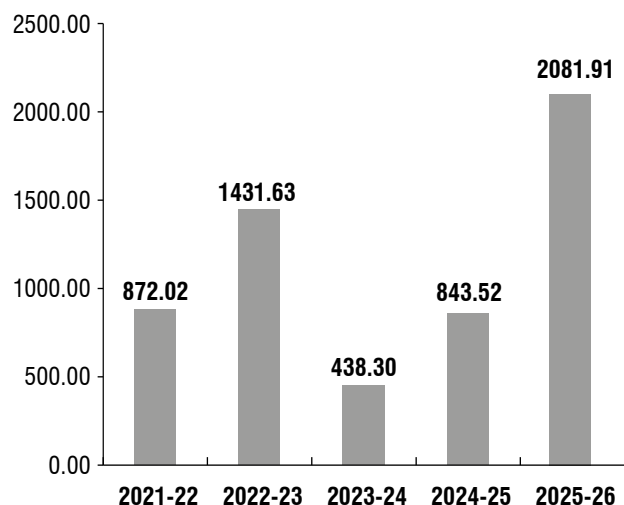
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} Directors

Financial Indicators (Standalone)

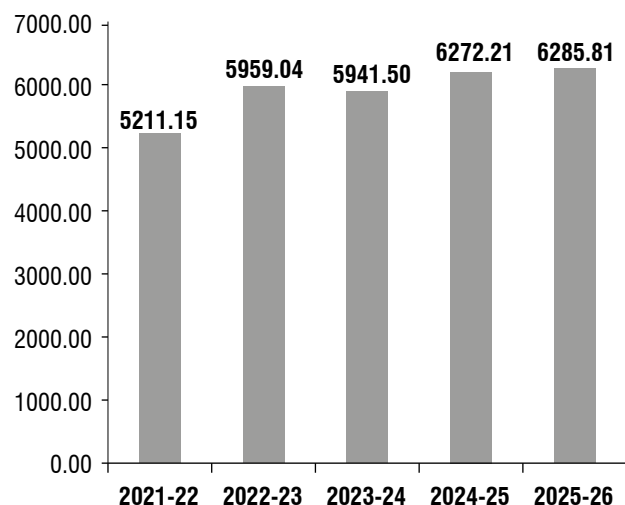
PROFIT AFTER TAX

₹ In Lakhs



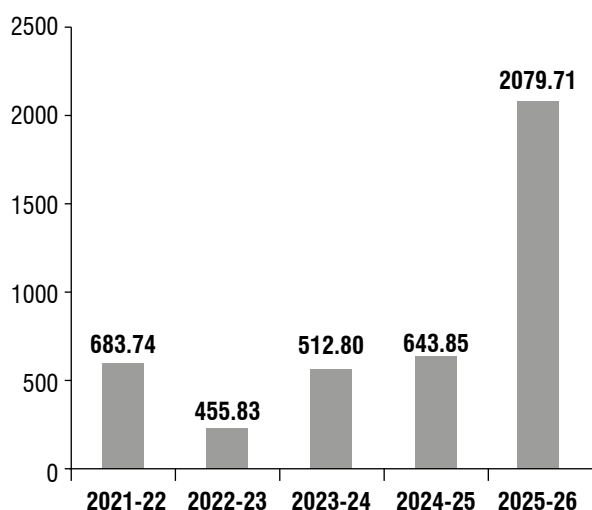
SHAREHOLDERS' FUNDS

₹ In Lakhs



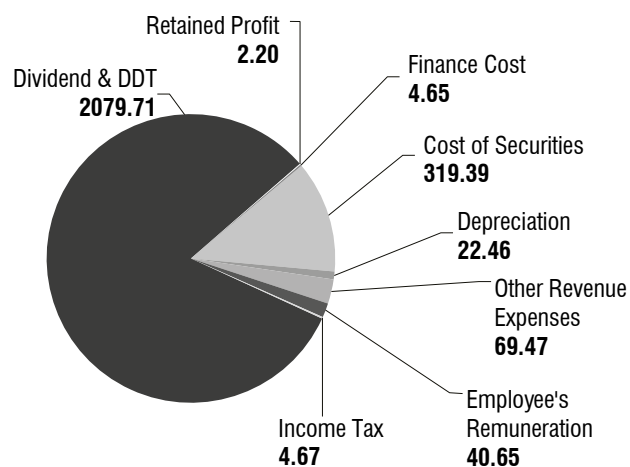
DIVIDEND

₹ In Lakhs



DISTRIBUTION OF INCOME, EXPENDITURE AND PROFIT

₹ In Lakhs



[illegible]

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