



SAMARTH M. SURANA & CO.

Chartered Accountants

H.O. - 14321, Street No 8/1, Bhatti Road, Bathinda (Punjab)-151001

B.O. -1001, KLJ Tower North, Netaji Subhash Place, Pitampura, Delhi-110034

Phone No.: 11 -49029696, 49065859

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INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors of
Epack Prefab Solutions Private Ltd.
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)**

Report on the Audit of standalone Ind AS Financial Statements

Opinion

We have audited the accompanying standalone Ind AS Financial Statements of **Epack Prefab Solutions Private Ltd. ("the Company")**, which comprise the Standalone Ind AS Balance Sheet as at 31st March, 2025, Standalone Ind AS Statement of Profit and Loss (including Other Comprehensive Income), Standalone Ind AS Statement of Changes in Equity and the Standalone Ind AS Statement of Cash Flow for the period then ended, and notes to the Standalone Ind AS Financial Statements, including a summary of significant accounting policies and other explanatory information (collectively referred to as the "Standalone Ind AS Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Ind AS Financial Statements give true and fair view in conformity with the Indian Accounting standards prescribed under section 133 of the Act read with the companies (Indian Accounting Standards) Rules, 2015 as amended ("Ind As") and other accounting principles generally accepted in India, of the state of affairs of the company as at 31st March, 2025, its Profit including comprehensive income, changes in equity and its cash flows for the period ended on that date.

Basis for Opinion

We conducted our audit of the Standalone Ind AS Financial Statements in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act 2013. Our responsibilities under those SAs are further described in the Auditor's Responsibilities section of our report for the audit of the Standalone Ind AS Financial Statements section of our report. We are independent of the Company in



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accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Standalone Ind AS Financial Statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Standalone Ind AS Financial Statements.

Emphasis of Matters:

We draw attention to the Note No.: 29 "the Company's (Epack Prefab Solutions Private Limited) net worth is fully eroded and has negative net worth of Rs. 70.67 Lakhs, indicating the existing of uncertainty that may cast doubt about the Company's ability to continue as a going concern. Considering the matters, the financial statement of subsidiary is prepared on a going concern basis. Our opinion is not qualified in respect of these matters.

Basis of Accounting and Restriction on Distribution and Use

The Standalone Ind AS Financial Statements have been prepared by the Company solely for the purpose of preparation of the Restated Consolidated Financial Information as required under the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 as amended (the "ICDR Regulations") in relation to the proposed initial public offering of the Investor Company. As a result, the Standalone Ind AS Financial Statements may not be suitable for any another purpose and are not financial statements prepared pursuant to any requirements under section 129 of the Companies Act, 2013. The Standalone Ind AS Financial Statements cannot be referred to or distributed or included in any offering document or used for any other purpose except with our prior consent in writing. Our report is intended solely for the purpose of preparation of the restated consolidated financial information and to comply with SEBI Communication and is not to be used, referred to or distributed for any other purpose without our prior written consent.

Our opinion is not modified in respect of this matter.

Responsibilities of Management and those charged with Governance for Special Purpose Ind AS Financial Statements



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

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

Those charged with governance are responsible for overseeing the Company's financial reporting process.

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

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



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

- Identify and assess the risks of material misstatement of the Standalone Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for expressing our opinion on whether the company has internal financial controls with reference to Standalone Ind AS financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Standalone Ind AS financial statements, including the disclosures, and whether the Standalone Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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



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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 these Standalone Ind AS Financial Statements have been prepared in compliance with aforesaid SEBI (ICDR) Regulations 2018, reporting as required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Companies Act, 2013, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143 (3) of the Act, we 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 except for matters stated in paragraph 2(f) below, on reporting under Rule 11(g) of the Companies (audit and auditors) Rule 2014;
 - (c) The Standalone Ind AS Balance Sheet, the Standalone Ind AS Statement of Profit and Loss including the Standalone Ind AS Statement of Other Comprehensive Income, the Standalone Ind AS Statement of Cash flows and the Standalone Ind AS Statement of Changes in Equity dealt with by this Report are in agreement with the books of account
 - (d) In our opinion, the aforesaid Standalone Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act read with relevant rules issued thereunder.
 - (e) On the basis of written representations received from the Directors as on 31st March, 2025 taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164(2) of the Act;
 - (f) The modification relating to the maintenance of books of accounts and other matters connected therewith are as stated in paragraph 2(b) above on reporting



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under section 143(3)(b) of the Act and paragraph 2(g)(vi) below on reporting under rule 11(g) of the companies (Audit and Auditors) Rules, 2014.

- (g) The reporting requirement under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013, relating to Internal Financial Controls over Financial Reporting, is not applicable to the Company.
- (h) The provisions of section 197(16) read with Schedule V of the Companies Act, 2013 regarding payment of managerial remuneration is not applicable being a private limited company.
- (i) 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 Standalone Ind AS Financial Statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there was any material foreseeable losses.
 - iii. There were no amounts that were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. (a) The management has represented that, to the best of its knowledge and belief, 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 (Refer Note 26(vi) to the financial statements);
 - v. (b) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or



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entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries (Refer Note 26(vi) to the financial statements);s

(c) Based on such audit procedures as 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 (iv) (a) and (iv) (b) contain any material misstatement.

- vi. The Company has neither declared nor paid any dividend during the period.
- vii. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which did not have a feature of recording audit trail (edit log) facility throughout the period for all relevant transactions recorded in the software, hence we are unable to comment on audit trail features of the said software.

For Samarth M. Surana & Co.
Chartered Accountants
FRN: 010295N

Sumit
Bharunt

Digitally signed
by Sumit Bharunt
Date: 2025.07.07
15:38:58 +05'30'

CA Sumit Bharunt
Partner
Membership Number: 538472
UDIN: 25538472BMINTU6425
Place : Delhi
Date : 07-07-2025



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Annexure 'A' referred to in Independent Auditors' Report of Even date to the members of M/s Epack Prefab Solutions Private Ltd. on the financial statements for the year ended March 31, 2025, we report that:

- 1) In respect of the Company's Property, Plant and Equipment and Intangible Assets:
 - (a) (A) The Company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.
(B) The Company has maintained proper records showing full particulars of Intangible Assets.
 - (b) As explained to us these property plant & equipment have been physically verified by the management at regular intervals, and no material discrepancies were noticed on such verification.
 - (c) According to the information and explanation given to us and on the basis of our examination of the record of the company, the company has no immovable properties, therefore sub para 1 (c) of clause 3 of the order is not applicable to the company.
 - (d) The Company has not revalued its Property, Plant and Equipment including right to use assets and intangible assets during the year.
 - (e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii. (a) Physical verification of inventories have been conducted at reasonable interval by the management during the year and, in our opinion, the coverage and procedure of such verification by the management is appropriate. The discrepancies noticed on verification between physical stock and book records were not 10% or more in aggregate for each class of inventories.



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- (b) The Company has not been sanctioned any working capital limits at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable to the Company.
- iii. The Company has not made any investments in, 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 any other parties during the year, and hence reporting under clause (iii)(a) to (iii) (f) of the Order is not applicable.
- iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted and investments made. Company has not given any guarantees, and securities.
- v. The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.
- vi. According to the information and explanations given to us, maintenance of cost records has not been prescribed by the Central Government under sub section (1) of section 148 of the Companies Act for any of the product of the company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.
- vii. (a) According to the records of the Company, the Company is generally regular in depositing undisputed statutory dues including income-tax, goods and service tax, cess and other material statutory dues where applicable, with the appropriate authorities. There were no undisputed outstanding statutory dues as at 31-03-2025 for a period of more than six months from the date they became payable.
(b) According to the records of the Company, there are no dues outstanding of income-tax, goods and service tax, cess and other material statutory dues where applicable, with the appropriate authorities, which have not been deposited on account of any dispute.
- viii. According to the information and explanations given to us and the records of the company examined by us, there are no transactions in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.



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- ix. (a) According to the information and explanations given to us, as also on the basis of the books and records examined by us, the company has not defaulted in repayment of dues to financial institutions or banks or any lenders.
- (b) According to the information and explanations given to us and on the basis of our audit procedures, the company is not declared willful defaulter by any bank or financial institution or other lender.
- (c) According to the information and explanations given to us and on the basis of the books and records examined by us, the company has not taken any term loans during the year.
- (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 funds raised on short-term basis have not been utilized for long-term purpose.
- (e) According to the information and explanations given to us and on an overall examination of the financial statements of the company, we report that during the year the company has not taken any funds from an entity or person, on account of or to meet the obligations of its subsidiaries or associate companies.
- (f) According to the information and explanations given to us and procedures performed by us, the company has not raised any loans during the year on the pledge of securities held in its subsidiaries or associate companies.
- x. (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the company, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year hence the clause 3(x)(b) of the Order is not applicable.
- xi. (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.



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- (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) The establishment of whistle blower mechanism is not applicable to the company hence reporting under clause 3(xi)(c) is not applicable to the company.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with section 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable Indian accounting standards. The provision of section 177 were not applicable to the company.
- xiv. (a) In our opinion and based on our examination, the company is not required to have internal audit system as per the provisions of section 138 of the Companies Act, 2013.
- (b) Since the company is not required to have the internal audit system hence the clause 3(xiv)(b) is not applicable to the company.
- xv. In our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors. and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause (xvi)(a) to (xvi) (d) of the Order is not applicable.
- xvii. The Company has not incurred cash losses in the current year and preceding financial year.



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- xviii. There has been no resignation of the statutory auditors of the company during the year and accordingly, requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.
- xix. On the basis of the financial ratios disclosed in notes to the Financial Statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying Financial Statements, our knowledge of the Board of Directors' and management's plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and 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. During the year the company has neither spent any amount nor made any provision of Corporate Social Responsibility as required under subsection (5) of Section 135 of the Act.

For Samarth M. Surana & Co.

Chartered Accountants

FRN: 010295N

Sumit

Bharunt

CA Sumit Bharunt

Partner

Membership Number: 538472

UDIN: 25538472BMINTU6425

Place : Delhi

Date : 07-07-2025

Digitally signed by Sumit
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Date: 2025.07.07
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EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN : U27106DL2005PTC134579

Notes to Ind AS Financial Statements for the year ended on 31st March 2025

(All figure are in Rs.lakh, unless stated otherwise)

Corporate information:

EPACK PREFAB SOLUTIONS PRIVATE LIMITED is a private company incorporated in India. The registered office of the Company is located at 2584, Rohatgi Mansion , Hamilton Road Kashmiri Gate Delhi 110006. The company has only Rental Income during the year and no any business Income.

The Company is a Subsidiary of Epack Prefab Technologies Limited.

1. Summary of basis of compliance, basis of preparation & measurement, key accounting estimates & judgements and material accounting policies:

This note provides a list of the material accounting policies adopted in the preparation of these Ind AS Financial Statements.

1.1 Basis of compliance:

The accompanying financial statements for the year ended March 31, 2025 ("Ind AS Financial Statements") have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other relevant provisions of the Companies Act, 2013.

These Ind AS Financial Statements represent the Company's first annual financial statements prepared in compliance with Ind AS **[First Ind AS Financial Statements]**. For all reporting periods up to and including the year ended March 31, 2024, the Company had prepared its financial statements in accordance with the Accounting Standards notified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 (collectively referred to as "Previous GAAP" or "Indian GAAP").

Date of Transition to Ind AS

The Company has voluntarily transitioned to Ind AS with effect from April 01, 2023 [Date of Transition to Ind AS], and accordingly, the opening balance sheet has been prepared as at that date. These financial statements have been prepared in accordance with Ind AS 101, *First-time Adoption of Indian Accounting Standards* and include the necessary reconciliations of Shareholders' Equity and Total Comprehensive Income from Previous GAAP to Ind AS as at April 01, 2023 and March 31, 2024. In accordance with Ind AS 101 First-time Adoption of Indian Accounting Standard, the Company has presented a reconciliation from the presentation of financial statements under Accounting Standards notified under the Companies (Accounting Standards) Rules, 2014 ("Previous GAAP") to Ind AS of Shareholders' equity as at March 31, 2024 and April 01, 2023 and of the comprehensive net income for the year ended March 31, 2024 and April 01, 2023. Refer **Note 1A** for information on how the Company adopted Ind AS.

The Ind AS Financial Statements of the Company comprises, the Ind AS Balance sheet, the Ind AS Statements of Profit and Loss (including Other Comprehensive Income), the Ind AS Statements of Changes in Equity and the Ind AS Statements of Cash Flows as at and for the year ended March 31, 2025 and the Material Accounting Policies and explanatory notes (collectively, referred to as 'Ind AS Financial Statements').

All amounts included in the Ind AS Financial Statements are reported in Indian Rupees ("INR" or "Rs."), which is also the Company's functional currency. All the values are rounded to the nearest Lakhs (INR 00,000) up to two decimals, except otherwise indicated.



1.2 Basis of preparation and presentation:

Historical cost convention:

The Ind AS Financial Statements have been prepared on a historical cost basis, except for the following assets and liabilities which have been measured at fair value:

- i. Certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments) and
- ii. Defined benefits plan – plan assets are measured at fair value.

Current versus non-current classification:

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle; or
- Held primarily for the purpose of trading; or
- Expected to be realized within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle; or
- It is held primarily for the purpose of trading; or
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities respectively.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

1.3 Key accounting judgments, estimates and assumptions:

The preparation of the Ind AS Financial Statements in conformity with Ind AS requires management to make estimates, judgements and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the Ind AS Financial Statements and the reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgements and the use of assumptions in these Ind AS Financial Statements have been disclosed in the notes below:

A. Judgments:

In the process of applying the Company's accounting policies, management has made the following judgments, which have the most significant effect on the amounts recognised in the Ind AS Financial Statements.

(a) Leases:



Notes to Ind AS Financial Statements for the year ended on 31st March 2025

(All figure are in Rs.lakh, unless stated otherwise)

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Company applies judgment in evaluating whether it is reasonably certain whether to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).

B. Estimates and assumptions:

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities, are described below. Accounting estimates could change from period to period. Actual results could differ from these estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the Ind AS Financial Statements in the period in which changes are made and if material, then its effects are disclosed in the notes to the Ind AS Financial Statements.

(a) Taxes:

Uncertainties exist with respect to the interpretation of tax regulations, changes in tax laws, and the amount and timing of future taxable income. Given the wide range of business relationships differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expense already recorded. The Company establishes provisions, based on reasonable estimates. The amount of such provisions is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the taxable entity and the responsible tax authority.

(b) Fair value measurement of financial instruments:

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques, including the discounted cash flow (DCF) model, which involve various judgements and assumptions.

Material Accounting Policies:

1.4

Leases:

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. Identification of a lease requires significant judgment.

The Company uses judgment in assessing whether a contract (or part of contract) include a lease, the lease term (including anticipated renewals), the applicable discount rate, variable lease payments whether are in-substance fixed. The judgment involves assessment of whether the asset included in the contract is a fully or partly identified asset based on the facts and circumstances, whether the contract include a lease and non-lease component and if so, separation thereof for the purpose of recognition and measurement, determination of lease term basis, inter alia the non-cancellable period



Notes to Ind AS Financial Statements for the year ended on 31st March 2025

(All figure are in Rs.lakh, unless stated otherwise)

of lease and whether the lessee intends to opt for continuing with the use of the asset upon the expiry thereof, and whether the lease payments are fixed are variable or a combination of both.

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

Right of Use Assets:

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and accumulated impairment losses, and adjusted for any re-measurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the unexpired period of lease.

Lease Liabilities:

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is re-measured if there is a modification, a change in the lease term, or a change in the lease payment.

Short-term leases and leases of low-value assets:

The Company applies the short-term lease recognition exemption to its short-term leases /rent (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). In addition, these leases also meet the criteria for the low-value asset lease recognition exemption, as the constituent components are deemed to be of low individual value. Lease payments on short-term leases and leases of low-value assets are recognized as expense on a straight-line basis over the lease term.

1.5 Financial instruments:

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

The Company determines the classification of its financial assets and liabilities at initial recognition. The classification depends on the Company's business model for managing the financial assets and the contractual terms of the cash flows.

A. Financial assets:

Initial recognition and measurement:



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN : U27106DL2005PTC134579

Notes to Ind AS Financial Statements for the year ended on 31st March 2025

(All figure are in Rs.lakh, unless stated otherwise)

All financial assets are initially recognised at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets, which are not at fair value through profit or loss, are adjusted to the fair value on initial recognition. Purchase and sale of financial assets are recognised using trade date accounting.

Subsequent measurement:

(a) Financial assets measured at amortised cost:

A financial asset is subsequently measured at amortised cost if it meets the following criteria:

- i) the asset is held within a business model whose objective is to hold the asset in order to collect contractual cash flows, and
- ii) the contractual terms of the financial asset give rise on a specified date to cash flows that are solely payments of principal and interest on the principal outstanding.

(b) Financial assets measured at fair value through other comprehensive income (FVTOCI):

A financial asset is measured at FVTOCI if it meets the following criteria:

- i) the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets, and
- ii) the contractual terms of the financial asset give rise on specified dates to cash flows that represents solely payments of principal and interest on the principal amount outstanding

The Company has made an irrevocable election for its investments which are classified as equity instruments to present the subsequent changes in fair value in other comprehensive income based on its business model.

On de-recognition of such financial assets, cumulative gain or loss previously recognised in other comprehensive income is not reclassified from the equity to statement of profit and loss.

(c) Financial assets measured at fair value through profit or loss (FVTPL):

A financial asset which is not classified in any of the above categories are measured at FVTPL.

Financial assets are reclassified subsequent to their recognition, if the Company changes its business model for managing those financial assets. Changes in business model are made and applied prospectively from the reclassification date which is the first day of immediately next reporting period following the changes in business model in accordance with principles laid down under Ind AS 109 – Financial Instruments.

Impairment of financial assets:

In accordance with Ind AS 109, the Company uses 'Expected Credit Loss' (ECL) model, for evaluating impairment of financial assets other than those measured at Fair Value Through Profit and Loss (FVTPL). Expected credit losses are measured through a loss allowance at an amount equal to:

- The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or
- Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument).

For trade receivables the Company applies 'simplified approach' which requires expected lifetime losses to be recognised from initial recognition of the receivables. The Company uses historical default rates to determine impairment loss on the portfolio of trade receivables. At each reporting date



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CIN : U27106DL2005PTC134579

Notes to Ind AS Financial Statements for the year ended on 31st March 2025

(All figure are in Rs.lakh, unless stated otherwise)

these historical default rates are reviewed and changes in the forward-looking estimates are analysed.

For other assets, the Company uses 12-months ECL method to provide for impairment loss where there is no significant increase in credit risk. If there is significant increase in credit risk, full lifetime ECL method is used.

B. Financial liabilities:

Initial recognition and measurement:

All financial liabilities are recognised at fair value and in case of borrowings, net of directly attributable cost. Fees of recurring nature are directly recognised in the statement of profit and loss as finance cost.

Subsequent measurement:

Financial liabilities are carried at amortised cost using the effective interest method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

C. De-recognition of financial instruments:

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognize the financial asset and the proceeds received are recognized as borrowing.

A financial liability (or a part of a financial liability) is derecognised from the balance sheet when the obligation specified in the contract is discharged or cancelled or expired.

D. Offsetting:

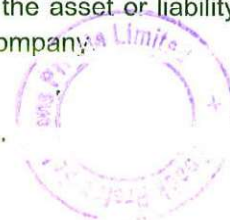
Financial assets and financial liabilities are offset and the net amount is presented in the balance sheet when, and only when, the Company has a legally enforceable right to set off the amount and it intends, either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

1.6 Fair value measurement:

The Company measures financial instruments, such as, investments, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability,
 - In the absence of a principal market, in the most advantageous market for the asset or liability.
- The principal or the most advantageous market must be accessible by the Company.



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
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CIN : U27106DL2005PTC134579

Notes to Ind AS Financial Statements for the year ended on 31st March 2025

(All figure are in Rs.lakh, unless stated otherwise)

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their best economic interest. The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs. All assets and liabilities for which fair value is measured or disclosed in the Standalone Financial Statements are categorized within the fair value hierarchy, described as follows, which gives highest priority to quoted prices in active markets and the lowest priority to unobservable inputs.

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

Level 2 — Valuation techniques for inputs other than quoted prices included within level 1 that are observable for the asset or liability either directly or indirectly.

Level 3 — Valuation techniques for inputs that are unobservable for the asset or liability.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

1.7 Cash and cash equivalents:

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

1.8 Provisions, contingent liabilities and contingent assets:

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

A contingent liability is-

- (a) a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity or
- (b) a present obligation that arises from past events but is not recognised because:
 - (i) it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation or
 - (ii) the amount of the obligation cannot be measured with sufficient reliability.

Disclosure of contingent liability is made when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources embodying economic benefits will be required to settle or a reliable estimate of amount cannot be made.

A contingent asset is a possible asset that arises from the past events and whose existence will be confirmed only by the occurrence or non- occurrence of one or more of uncertain future events not

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN : U27106DL2005PTC134579

Notes to Ind AS Financial Statements for the year ended on 31st March 2025

(All figure are in Rs.lakh, unless stated otherwise)

wholly within the control of the entity. Contingent assets are disclosed in the Ind AS Financial Statements by way of notes to accounts when an inflow of economic benefits is probable.

1.9 Revenue recognition (Revenue from Contracts with Customers):

(a) Sale of goods and services:

Revenue from sale of services are recognised at the point of time when control of the promised services are transferred to the customer, generally on delivery of the services, which are recognised on satisfaction of performance obligation and transfer of control.

Sale of gservices are recognised net of sales returns and trade discounts. Sales excludes amounts of indirect taxes on sales.

Revenue is measured based on the transaction price, which is the consideration, adjusted for volume discounts, price concessions and incentives, if any, as specified in the contract with the customer. Revenue also excludes taxes collected from customers on behalf of the government.

Contracts are combined when the Company believes the underlying goods and services are a single performance obligations, single commercial objectives or the consideration in one contract depends on another. Otherwise, contracts are separated.

With respect to contracts where revenue is recognised over time, the Company measures the value of services for which control is transferred to the customer over time based on certification of work completed.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense in the Statement of Profit and Loss in the period in which such probability occurs. Due to the uncertainties attached, the revenue on account of extra claims are accounted for at the time of acceptance / settlement by the customers.

Liquidated Damages represents the expected claim which the Company may need to pay for non-fulfilment of certain commitments as per terms of respective sales contracts. These are determined on case to case basis considering the dynamics of each contracts and factors relevant to that sale.

Variable Consideration:

If the consideration in a contract includes a variable amount, the Company estimate the amount of consideration to which it will be entitled in exchange for transferring the goods to the customers. The variable consideration is estimated at the contract inception and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved.

(b) Dividend and interest income:

Dividend income from investments is recognised when the Company's right to receive the payment has been established, which is generally when shareholders approve the dividend.

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest



Notes to Ind AS Financial Statements for the year ended on 31st March 2025

(All figure are in Rs.lakh, unless stated otherwise)

income is accrued on time basis, by reference to the principal outstanding and at the effective interest rate applicable.

Other items of income are accounted as and when the right to receive such income arises and it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably

(c) Miscellaneous income:

All other income is recognized on an accrual basis, when there is no uncertainty in its ultimate realization/collection.

1.10 Tax expenses:

The tax expenses for the period comprises of current tax and deferred income tax. Tax is recognised in statement of profit and loss, except to the extent that it relates to items recognised in other comprehensive income, in which case, the tax is also recognised in other comprehensive income.

(a) Current tax:

Current tax is the amount of income taxes payable in respect of taxable profit for a period. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible under the Indian Income Tax Act, 1961.

Current tax is measured using tax rates that have been enacted by the end of reporting period for the amounts expected to be recovered from or paid to the taxation authorities.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the income tax authorities, based on tax rates and laws that are enacted at the balance sheet date.

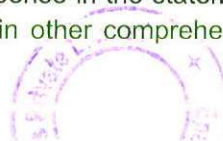
(b) Deferred tax:

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the Ind AS Financial Statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax assets are recognised to the extent it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax losses can be utilised. Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of deferred tax liabilities and assets are reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow the benefits of part or all of such deferred tax assets to be utilised.

(c) Presentation of current and deferred tax:

Current and deferred tax are recognised as income or an expense in the statement of profit and loss, except when they relate to items that are recognised in other comprehensive income, in



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Notes to Ind AS Financial Statements for the year ended on 31st March 2025

(All figure are in Rs.lakh, unless stated otherwise)

which case, the current and deferred tax income/expense are recognised in other comprehensive income.

The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognised amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. In case of deferred tax assets and deferred tax liabilities, the same are offset if the Company has a legally enforceable right to set off corresponding current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the Company.

1.11 Borrowing costs:

Borrowing costs includes interest & exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

Borrowing costs directly attributable to the acquisition, construction or production of an asset which necessarily take a substantial period of time to get ready for their intended use or sale are capitalized as part of the cost of that asset. All other borrowing costs are recognised as an expensed in the period in which they occur.

1.12 Earnings per share:

Basic earnings per share is computed by dividing the profit or loss attributable to equity shareholders of the Company by the weighted average number of equity shares outstanding during the period.

Diluted earnings per share is computed by dividing the profit after tax by the weighted average number of equity shares considered for deriving the basic earnings per share and the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares.

1.13 Cash flow statement:

Cash flows are reported using the indirect method, whereby profit/(loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

1.14 Events occurred after the balance sheet date:

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted within the Ind AS Financial Statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

1.15 Recent Indian Accounting Standards (Ind AS)

There are no new or amended standards issued but not effective as at the end of reporting period which may have a significant impact on the financials statements of the Company.



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579
Financial Year 2024-25
Assessment Year 2025-26

COMPUTATION OF TAXABLE INCOME

Part-A Computation under General Provision

Income From Business/ Profession

Net profit/(loss) before tax as per Profit & Loss account	9,87,196
Add: Amortization expenses	2,57,812
Add: Expenses Disallowed (Finance Cost - Notional)	3,48,720
Add: Expenses Disallowed (Interest on income tax)	25,071
	<u>16,18,800</u>

Less :

Interest received on Income tax refund	-
Rental Income	<u>18,00,000</u>
	<u>(1,81,200)</u>

Income From Other Sources

Rental Income	<u>18,00,000</u>
	<u>18,00,000</u>
Less: Lease rent paid	3,49,149
Less: Interest on Loan	-
Interest received on Income tax refund	-
	<u>14,50,851</u>
Gross Total Income	<u>12,69,651</u>
Taxable Income	<u>12,69,651</u>
Income Tax	<u>2,79,323</u>

Final Liability of Income Tax

Tax as per General Provision	A	2,79,323
Surcharge		27,932
Add : Education cess @ 4%		<u>12,290</u>
Total Tax		<u>3,19,546</u>
Less : TDS		<u>1,80,000</u>
Tax Payble/(Refundable)		<u>1,39,546</u>



EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Balance Sheet as at 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

Particulars	Note No	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
I ASSETS				
1 Non-current assets				
(a) Right-of-use Assets	2	193.83	196.41	198.98
(b) Deferred Tax Assets (Net)	3	0.79	0.67	0.49
(c) Other non - current assets		-	-	-
Total Non-current assets		194.61	197.07	199.47
2 Current assets				
(a) Financial assets				
(i) Cash and cash equivalents	4	9.07	9.12	9.22
(ii) Other financial assets	5	98.34	86.40	71.99
(b) Current Tax Assets (Net)		-	-	-
(c) Other current assets	6	0.27	0.09	0.87
Total Current assets		107.69	95.62	82.09
TOTAL ASSETS		302.30	292.69	281.56
II EQUITY AND LIABILITIES				
1 Equity				
a) Equity share capital	7A	1.25	1.25	1.25
b) Other equity	7B	(71.92)	(78.71)	(86.56)
Total Equity		(70.67)	(77.46)	(85.31)
2 Liabilities				
Non-current liabilities				
(a) Financial liabilities				
(i) Lease Liabilities	8	38.73	38.74	38.49
(ii) Other financial liabilities		-	-	-
Total Non- current liabilities		38.73	38.74	38.49
Current liabilities				
(a) Financial liabilities				
(i) Lease Liabilities	9	0.01	0.00	-
(ii) Trade payables	10	-	-	-
(A) total outstanding dues of micro enterprises and small enterprises; and		-	-	-
(B) total outstanding dues of creditors other than micro enterprises and small enterprises		0.15	0.30	-
(iii) Other Financial Liabilities	11	332.41	328.92	326.54
(b) Liability for current tax (Net)	12	1.40	1.92	1.84
(c) Other current liabilities	13	0.27	0.27	-
Total Current Liabilities		334.23	331.41	328.38
TOTAL EQUITY AND LIABILITIES		302.30	292.69	281.56
MATERIAL ACCOUNTING POLICIES	1			

The accompanying notes are an integral part of these standalone Ind AS financial statements

As per our report of even date attached.

For Samarth M. Surana & Co.

Chartered Accountants

Firm Regn. No.: 010295N

Sumit Bharunt
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Bharunt
Date: 2025.07.07 14:52:09
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CA Sumit Bharunt
(Partner)
Membership No. 538472
UDIN:
Place :
Date :

For and on behalf of the Board
EPACK PREFAB SOLUTIONS PRIVATE LIMITED

Sanjay Singhania
(Director)
DIN : 01291342
D-144, Sector-47,
Noida - 201301, UP

Nikhil Bothra
(Director)
DIN: 10162778
B-113, Sector-40,
Noida - 201303, UP

Date - July, 07th 2025 Date - July, 7th 2025

EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Statement of Profit & Loss for the year ended 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

Particulars	Note No.	Year ended 31st March, 2025	Year ended 31st March, 2024
I INCOME			
Revenue from operations		-	-
Other income	14	18.00	18.00
Total Income		18.00	18.00
II EXPENSES			
Finance costs	15	3.49	3.46
Depreciation and amortization expense	16	2.58	2.58
Other expenses	17	2.06	0.57
Total Expenses		8.13	6.61
III Profit before exceptional Items and tax		9.87	11.39
IV Exceptional Item		-	-
V Profit before tax		9.87	11.39
VI Tax expense			
Current tax	18	3.20	3.72
Deferred tax charge/(credit)	18	(0.12)	(0.18)
Tax in respect of earlier years	18	-	-
VII Profit for the year		6.79	7.85
VIII Other Comprehensive Income			
(i) Items that will not be reclassified to profit or loss			
Remeasurements of net defined benefit plans		-	-
Income tax relating to above items		-	-
Other comprehensive income for the year		-	-
IX Total Comprehensive Income for the year		6.79	7.85
X Earnings per equity share of INR 10 each (for continuing operation):	19		
Basic (In Rs.)		54.34	62.76
Diluted (In Rs.)		54.34	62.76
MATERIAL ACCOUNTING POLICIES	1		

The accompanying notes are an integral part of these standalone Ind AS financial statements

As per our report of even date attached.

For Samarth M. Surana & Co.

Chartered Accountants

Firm Regn. No.: 010295N

For and on behalf of the Board

EPACK PREFAB SOLUTIONS PRIVATE LIMITED

Sumit
Bharunt

CA Sumit Bharunt

(Partner)

Membership No. 538472

UDIN:

Place :

Date :

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Bharunt
Date: 2025.07.07
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Sanjay Singhania

Sanjay Singhania
(Director)

DIN : 01291342

D-144, Sector-47,

Noida - 201301, UP

Date - July, 7th
2025

Nikhil Bothra

Nikhil Bothra
(Director)

DIN: 10162778

B-113, Sector-40,

Noida - 201303, UP

Date - July, 7th
2025

EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Statement of Cash Flow for the year ended 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

Particulars	Year ended 31st March, 2025	Year ended 31st March, 2024
CASH FLOW FROM OPERATING ACTIVITIES:		
Profit before exceptional Items and tax as per statement of profit and loss	9.87	11.39
Adjustments for:		
Depreciation and amortization expenses	2.58	2.58
Finance cost	3.49	3.46
Tax Expenses Written off	-	-
	15.94	17.43
Operating profit before working capital changes		
Adjustments for (Increase)/decrease for:		
Other Current Financial Assets	(11.94)	(14.41)
Other Current Assets	(0.18)	0.78
Lease Liability	(0.00)	0.25
Long Term Provisions	-	-
Other Non Current Liability	-	-
Other Non current Financial Liabilities	-	-
Trade Payables	(0.15)	0.30
Short Term Provisions	-	-
Other Current Liabilities	-	0.27
Other Current Financial Liabilities	3.49	2.39
Less: Direct taxes paid (net of refunds)	(3.72)	(3.64)
Net cash flows (used in)/ generated from operating activities after exceptional items (I)	3.44	3.36
CASH FLOW FROM INVESTING ACTIVITIES:		
Inflows		
Sale proceeds of property, plant and equipment	-	-
Outflows		
Additions of ROU asset	-	-
Purchase of property, plant and equipment/ intangible assets	-	-
Net cash (used in) / generated from investing activities (II)	-	-
CASH FLOW FROM FINANCING ACTIVITIES:		
Inflows		
Proceeds from issue of shares	-	-
Outflows		
Finance cost	(3.49)	(3.46)
Net cash (used in) / generated from financing activities (III)	(3.49)	(3.46)
NET INCREASE/(DECREASE) IN CASH AND BANK BALANCES (I+II+III)	(0.05)	(0.10)
Add : Cash and cash equivalence at beginning of the year	9.12	9.22
Cash and cash equivalence at end of the year	9.07	9.12
Cash and Cash equivalent as per above comprises of the following		
Cash and Cash Equivalents	9.07	9.12
Bank Overdrafts	-	-
Balances as per statement of Cash Flows	9.07	9.12
	-	(0.00)



EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Statement of Cash Flow for the year ended 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

Notes:

1) The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows, whereby profit/ (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature. The cashflows from operating, investing and financing activities of the company are segregated based on the available information.

2) Additions to property, plant, equipment and intangible assets include movements of capital work-in-progress and intangible assets under development respectively during the year.

The accompanying notes are an integral part of these standalone Ind AS financial statements

As per our report of even date attached.

For Samarth M. Surana & Co.

Chartered Accountants

Firm Regn. No.: 010295N

Sumit Bharunt

Digitally signed by Sumit Bharunt
Date: 2025.07.07 14:53:16 +05'30'

**CA Sumit Bharunt
(Partner)**

Membership No. 538472

UDIN:

Place :

Date :

For and on behalf of the Board

EPACK PREFAB SOLUTIONS PRIVATE LIMITED

Sanjay Singhania
**Sanjay Singhania
(Director)**

DIN : 01291342

**D-144, Sector-47,
Noida - 201301, UP**

**Date - July, 7th
2025**

ORANGE
**Nikhil Bothra
(Director)**

DIN: 10162778

**B-113, Sector-40,
Noida - 201303, UP**

**Date - July, 7th
2025**



EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Statement of Changes in Equity for the year ended 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

A. Equity Share Capital

Particulars	No. of Shares	Amount in Lakhs
Balance as at 31st March, 2023	12,500	1.25
Shares issued during the year	-	-
Shares cancellation during the year	-	-
Balance as at 31st March, 2024	12,500	1.25
Shares issued during the year	-	-
Shares cancellation during the year	-	-
Balance as at 31st March, 2025	12,500	1.25

B. Other Equity

Particulars	Other Equity	Reserve & Surplus	Other Comprehensive Income (OCI)		Total
	Share Capital Pending Alloment	Retained Earnings	Remeasurement of defined benefit liability	Remeasurement of defined benefit liability	
Balance as at 01st April, 2023	-	(86.56)	-	-	(86.56)
Net Profit for the Year	-	7.85	-	-	7.85
Other Comprehensive Income	-	-	-	-	-
Total Comprehensive Income for the year	-	7.85	-	-	7.85
Balance as at 31st March, 2024	-	(78.71)	-	-	(78.71)
Net Profit for the Year	-	6.79	-	-	6.79
Other Comprehensive Income	-	-	-	-	-
Total Comprehensive Income for the year	-	6.79	-	-	6.79
Balance as at 31st March, 2025	-	(71.92)	-	-	(71.92)

The accompanying notes are an integral part of these standalone Ind AS financial statements

As per our report of even date attached.

For Samarth M. Surana & Co.

Chartered Accountants

Firm Regn. No.: 010295N

Sumit Bharunt

Digitally signed by Sumit Bharunt
Date: 2025.07.07 14:53:55 +05'30'

CA Sumit Bharunt

(Partner)

Membership No. 538472

UDIN :

Place :

Date :

For and on behalf of the Board

EPACK PREFAB SOLUTIONS PRIVATE LIMITED

Sanjay Singhania

(Director)

DIN : 01291342

D-144, Sector-47,

Noida - 201301, UP

Date - July, 7th
2025

Nikhil Bothra

(Director)

DIN: 10162778

B-113, Sector-40,

Noida - 201303, UP

Date - July, 7th
2025

EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Notes to Financial Statements as at 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

2 RIGHT - OF - USE ASSETS

Particulars	Lease Hold Land (ROU Assets)
Gross carrying amount	
Balance as at 01st April, 2023	239.56
Additions during the year	-
Disposals during the year	-
Balance as at 31st March, 2024	239.56
Additions during the year	-
Disposals during the year	-
Balance as at 31st March, 2025	239.56
Accumulated amortisation	
Balance as at 01st April, 2023	41
Additions during the year	2.58
Disposals during the year	-
Balance as at 31st March, 2024	43
Additions during the year	2.58
Disposals during the year	-
Balance as at 31st March, 2025	46
Net carrying amount	
Balance as at 01st April, 2023	198.98
Balance as at 31st March, 2024	196.41
Balance as at 31st March, 2025	193.83

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EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN : U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2025
(All figure are in Rs.lakh, unless stated otherwise)

3 DEFERRED TAX ASSETS (NET)

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
Deferred Tax Asset / Liabilities	0.67	0.49	0.38
Provided during the Year	0.12	0.18	0.11
Total	0.79	0.67	0.49

4 CASH AND CASH EQUIVALENTS

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
Cash on hand	0.46	0.51	0.61
Balances with Schedule Banks - In current accounts	8.61	8.61	8.61
Total	9.07	9.12	9.22

5 CURRENT FINANCIAL ASSETS

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
(i) Rent Receivable	98.34	86.40	71.99
Total	98.34	86.40	72

6 OTHER CURRENT ASSETS

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
Prepaid expenses	-	-	0.83
Balances with Government Authorities			
GST Credit	0.27	0.09	0.05
Total	0.27	0.09	0.05
Total	0.27	0.09	0.87



EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Notes to Financial Statements as at 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

7A EQUITY SHARE CAPITAL

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
Authorised Share Capital 5,00,000 (March 31, 2023: 5,00,00) Equity Shares of Rs. 10 each.	50.00	50.00	50.00
Issued, subscribed and paid up 12,500 (March 31, 2023: 12,500) Equity Shares of Rs. 10 each.	1.25	1.25	1.25
Total	1.25	1.25	1.25

Notes:

(a) Reconciliation of number of shares

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
Equity Shares :			
Balance as at the beginning of the year	12,500.00	12,500.00	12,500.00
Shares issued during the year	-	-	-
Shares cancellation during the year	-	-	-
Balance as at the end of the year	12,500.00	12,500.00	12,500.00

(b) Rights, preferences and restrictions attached to shares:

Equity shares: The Company has one class of equity shares having a par value of Rs.10 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

(c) Details of equity shares held by shareholders holding more than 5% of the aggregate shares in the Company

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
	% of holding	% of holding	% of holding
EPack Prefab Technologies limited	100.00%	100.00%	100.00%

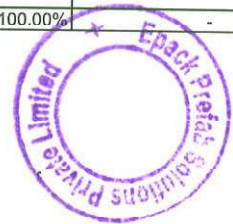
As per the records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding, beneficial interest, the above shareholding represents legal ownership of shares

(d) Details of equity shares held by promoters of the Company:

Particulars	As at 31st March, 2025		% change during the year
	No. of shares	Share as % of total no. of shares	
EPack Prefab Technologies limited	12,500.00	100.00%	-

Particulars	As at 31st March, 2024		% change during the year
	No. of shares	Share as % of total no. of shares	
EPack Prefab Technologies limited	12,500.00	100.00%	-

Particulars	As at 01st April, 2023		% change during the year
	No. of shares	Share as % of total no. of shares	
EPack Prefab Technologies limited	12,500.00	100.00%	-



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579

Notes to Financial Statements as at 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

7B OTHER EQUITY

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 1st April 2023
(A) Share Capital Pending Allotment			
Balance at the beginning of the Year	-	-	-
Share Capital pending allotment	-	-	-
Shares Alloted during the year	-	-	-
Balance at the end of the Year	-	-	-
(B) Retained Earnings (Surplus)			
Balance at the beginning of the Year	(78.71)	(86.56)	(86.56)
Profits during the Year	6.79	7.85	-
Dividend Paid & DDT / Utilisation of Reserves	-	-	-
Balance at the end of the Year	(71.92)	(78.71)	(86.56)
(D) Remeasurement of Defined Benefit Liability (OCI)			
Balance at the beginning of the Year	-	-	-
Movement during the Year	-	-	-
Transfer from Retained Earnings	-	-	-
Balance at the end of the Year	-	-	-
Total (A+B+C+D)	(71.92)	(78.71)	(86.56)

Retained earnings: Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, dividend or other distributions paid to shareholders.



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2025
(All figure are in Rs.lakh, unless stated otherwise)

8 NON - CURRENT LEASE LIABILITIES

Particulars	As at 31 st March, 2025	As at 31st March, 2024	As at 01st April, 2023
Lease Liability (Opening Balance)	38.74	38.49	38.52
Add: Addition during the Period	-	-	-
Less: Lease Rental Paid	(3.49)	(3.21)	(3.49)
Add: Finance Cost (Interest) for the Period	3.49	3.46	3.46
Closing Balance	38.74	38.74	38.49
Current Lease Liability	0.01	0.00	-
Non Current Lease Liability	38.73	38.74	38.49

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EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2025
(All figures are in Rs.lakh, unless stated otherwise)

9 CURRENT LEASE LIABILITY

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
Lease liability	0.01	0.00	-
Total	0.01	0.00	-

10 TRADE PAYABLES

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
(A) Total Outstanding dues of micro enterprises and small		-	-
(B) Total Outstanding dues of creditors other than micro	0.15	0.30	-
Total	0.15	0.30	-

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
i. Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at year end	-	-	-
ii. Interest due to suppliers registered under the MSMED Act and remaining unpaid as at year end on above amount	-	-	-
iii. Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-	-
iv. Interest paid, other than under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-	-
v. Interest paid, under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-	-
vi. Interest due and payable towards suppliers registered under MSMED Act, for payments already made	-	-	-
vii. Further interest remaining due and payable for earlier years	-	-	-

The above has been determined to the extent such parties could be identified on the basis of information available with the company regarding the status of suppliers under MSME.



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2025
(All figure are in Rs.lakh, unless stated otherwise)

10.1 Trade Payables ageing

As at 31st March, 2025

Particulars	Unbilled	Not Due	Less than 1 year	1-2 years	2-3 years	> 3 years	Total
(i) MSME	-	-	-	-	-	-	-
(ii) Others	-	-	0.15	-	-	-	0.15
(iii) Disputed dues — MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-

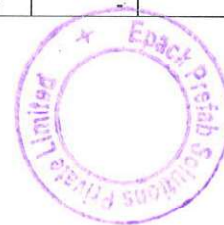
As at 31st March, 2024

Particulars	Unbilled	Note Due	Less than 1 year	1-2 years	2-3 years	> 3 years	Total
(i) MSME	-	-	-	-	-	-	-
(ii) Others	-	-	0.30	-	-	-	0.30
(iii) Disputed dues — MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-

As at 01st April, 2023

Particulars	Unbilled	Note Due	Less than 1 year	1-2 years	2-3 years	> 3 years	Total
(i) MSME	-	-	-	-	-	-	-
(ii) Others	-	-	-	-	-	-	-
(iii) Disputed dues — MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-

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EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2025
(All figure are in Rs.lakh, unless stated otherwise)

11 OTHER CURRENT FINANCIAL LIABILITIES

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
Security Deposit	326.29	326.29	326.29
Expense Payable	6.13	2.64	0.25
Total	332	328.92	326.54

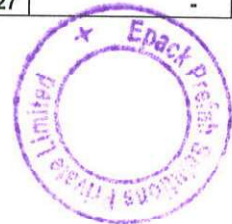
12 LIABILITY FOR CURRENT TAX

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
Provision for Income tax	1.40	1.92	1.84
Total	1.40	1.92	1.84

13 OTHER CURRENT LIABILITIES

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 01st April, 2023
Statutory Payable:			
TDS / TCS Payable			-
GST Payable	0.27	0.27	-
Total	0.27	0.27	-

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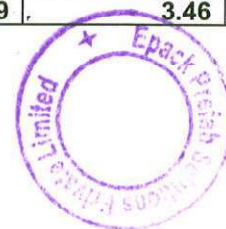
EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements for the year ended 31st March, 2025
(All figure are in Rs.lakh, unless stated otherwise)

14 OTHER INCOME

Particulars	Year ended 31st March, 2025	Year ended 31st March, 2024
Rent Received	18.00	18.00
Total	18	18

15 FINANCE COSTS

Particulars	Year ended 31st March, 2025	Year ended 31st March, 2024
Interest expense - others Interest (Finance Cost) on Lease Liability	3.49	3.46
Total	3.49	3.46



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EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579

Notes to Financial Statements for the year ended 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

16 DEPRECIATION AND AMORTIZATION EXPENSE

Particulars	Year ended 31st March, 2025	Year ended 31st March, 2024
Amortization on Right of Use Assets	2.58	2.58
Total	2.58	2.58

17 OTHER EXPENSES

Particulars	Year ended 31st March, 2025	Year ended 31st March, 2024
Statutory Audit Fees	1.50	0.25
Miscellaneous Expenses	0.31	0.10
Interest on Income Tax	0.25	0.22
Total	2.06	0.57

17.1 Payment to Auditors comprises of:

Particulars	Year ended 31st March, 2025	Year ended 31st March, 2024
<u>Auditors' remuneration and expenses:</u>		
For Audit Fees	0.25	0.25
For Special Audit	1.25	-
For Other services *	-	-
Total	1.50	0.25



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579

Notes to Financial Statements for the year ended 31st March, 2025
(All figure are in Rs.lakh, unless stated otherwise)

18 INCOME TAXES EXPENSE

Tax expense recognized in the Statement of Profit and Loss

Particulars	Year ended 31st March, 2025	Year ended 31st March, 2024
i. Recognised in Statement of Profit and Loss		
Current tax	3.20	3.72
Deferred tax		
Deferred tax charge/(credit)	(0.12)	(0.18)
Total deferred income tax expense/(benefit)	(0.12)	(0.18)
ii. Income tax expense recognised in OCI		
Deferred tax expense on remeasurements of defined benefit plans		
Tax in respect of earlier years		-
Total income tax expense	3.08	3.54

18.1 A reconciliation of the income tax expenses to the amount computed by applying the statutory income

Particulars	Year ended 31st March, 2025	Year ended 31st March, 2024
Profit before tax	9.87	11.39
Income Tax Expenses Calculated at 25.168%	2.48	2.87
Effect of Income that is exempt from Tax	-	-
Effect of expenses that are not deductible in determining taxable profit	-	0.14
Effect of consession (allowance)	-	-
Effect of Brought Forwarded Losses due Scheme of Merger (ref. note below)	-	-
Adjustments recognised in current year in relation to the current tax of prior years	-	-
Others	0.27	0.53
Income tax expense recognised in profit or loss	2.75	3.54



EPACK PREFAB SOLUTIONS PRIVATE LIMITED

(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

U27106DL2005PTC134579

Notes to Financial Statements for the year ended 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

19 EARNING PER SHARE

Particulars	As at 31st March, 2025	As at 31st March,2024
Basic earnings per share (Rs)		
From continuing operations (Rs.)	54.34	62.76
From discontinued operations (Rs.)	-	-
Total basic earnings per share (Rs.)	54.34	62.76
Diluted earnings per share (Rs)		
From continuing operations (Rs.)	54.34	62.76
From discontinued operations (Rs.)	-	-
Total diluted earnings per share (Rs.)	54.34	62.76
Footnotes:		
The earnings and weighted average numbers of equity shares used in the calculation of basic and diluted earnings per share are as follows.		
(a) Earnings used in the calculation of basic and diluted earnings per share:		
Profit for the year from continuing operations	6.79	7.85
Profit for the year from discontinued operations	-	-
(b) Weighted average number of equity shares used in the calculation of basic and diluted earnings per share:		
Weighted average number of equity shares used in the calculation of Basic earnings per share	12,500	12,500
Ajustments for calculation of Diluted earnings per Share		
Weighted average number of equity shares used in the calculation of diluted earnings per share		
(c) Face value of equity share (₹/share)	10.00	10.00

20 CONTINGENT LIABILITIES

Particulars	As at 31st March, 2025	As at 31st March,2024
a. Claims against the Company not acknowledged as debts - Income tax demand	0.17	-



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579

Notes to Financial Statements for the year ended 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

NOTE 21 - FINANCIAL RATIO ANALYSIS:

Ratios		Numerator	Denominator	2024-25	2023-24	% Variance
Current Ratio	Times	Current Assets	Current Liabilities	0.32	0.29	11.67
Debt-Equity Ratio	Times	Total Debt	Shareholder's Equity	NA	NA	Ratio is not calculated as shareholder's equity is negative
Debt Service Coverage ratio	Times	Earnings for debt service = Net profit after taxes + Non-cash operating expenses+Finance cost	Debt service = Interest & Lease Payments + Principal Repayments	NA	NA	Ratio is not calculated as there is no debt
Return on Equity ratio	%	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	NA	NA	Ratio is not calculated as shareholder's equity is negative
Inventory Turnover ratio	Times	Cost of goods sold	Average Inventory	NA	NA	Ratio is not calculated as there is no sale and no inventory
Trade Receivable Turnover Ratio	Times	Net credit sales	Average Trade Receivable	NA	NA	Ratio is not calculated as there is no sale
Trade Payable Turnover Ratio	Times	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	NA	NA	Ratio is not calculated as there is no trade payable and purchase
Net Capital Turnover Ratio	Times	Net sales = Total sales - sales return	Average capital = Current assets – Current liabilities/2	NA	NA	Ratio is not calculated as there is no sale
Net Profit ratio	%	Net Profit	Net sales = Total sales - sales return	NA	NA	Ratio is not calculated as there is no sale
Return on Capital Employed	%	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt	NA	NA	Ratio is not calculated as shareholder's equity is negative and no debt
Return on Investment	%	Interest (Finance Income)	Investment	NA	NA	Ratio is not calculated as there is no investment



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN U27106DL2005PTC134579
Notes to Financial Statements for the year ended 31st March, 2025
(All figure are in Rs.lakh, unless stated otherwise)

NOTE 22 - FAIR VALUE MEASUREMENT

A. Accounting classification and fair values

As at 31st March, 2025								
Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Fair Value			
					Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Investments*	-	-	-	-	-	-	-	-
Other Financial Assets (Non - Current)	-	-	-	-	-	-	-	-
Other Financial Assets (Current)	-	-	98.34	98.34	-	-	-	-
Trade receivables	-	-	-	-	-	-	-	-
Cash and cash equivalents	-	-	9.07	9.07	-	-	-	-
Other bank balance	-	-	-	-	-	-	-	-
Loans & Advances	-	-	-	-	-	-	-	-
Total Financial assets	-	-	107.42	107.42	-	-	-	-
Borrowings (Non-Current)	-	-	-	-	-	-	-	-
Lease Liabilities (Non-Current)	-	-	38.73	38.73	-	-	38.73	38.73
Other Financial Liabilities (Non-Current)	-	-	-	-	-	-	-	-
Borrowings (Current)	-	-	-	-	-	-	-	-
Lease Liabilities (Current)	-	-	0.01	0.01	-	-	0.01	0.01
Other Financial Liabilities (Current)	-	-	332.41	332.41	-	-	-	-
Trade payables	-	-	0.15	0.15	-	-	-	-
Total Financial liabilities	-	-	371.30	371.30	-	-	38.74	38.74

As at 31st March , 2024								
Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Amount in Lakhs Fair Value			
					Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Investments*	-	-	-	-	-	-	-	-
Other Financial Assets (Non - Current)	-	-	-	-	-	-	-	-
Other Financial Assets (Current)	-	-	86.40	86.40	-	-	-	-
Trade receivables	-	-	-	-	-	-	-	-
Cash and cash equivalents	-	-	9.12	9.12	-	-	-	-
Other bank balance	-	-	-	-	-	-	-	-
Loans & Advances	-	-	-	-	-	-	-	-
Total Financial assets	-	-	95.53	95.53	-	-	-	-
Borrowings (Non-Current)	-	-	-	-	-	-	-	-
Lease Liabilities (Non-Current)	-	-	38.74	38.74	-	-	38.74	38.74
Other Financial Liabilities (Non-Current)	-	-	-	-	-	-	-	-
Borrowings (Current)	-	-	-	-	-	-	-	-
Lease Liabilities (Current)	-	-	0.00	0.00	-	-	0.00	0.00
Other Financial Liabilities (Current)	-	-	328.92	328.92	-	-	-	-
Trade payables	-	-	0.30	0.30	-	-	-	-
Total Financial liabilities	-	-	367.96	367.96	-	-	38.74	38.74

As at 1st April, 2023								
Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Amount in Lakhs Fair Value			
					Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Investments*	-	-	-	-	-	-	-	-
Other Financial Assets (Non - Current)	-	-	-	-	-	-	-	-
Other Financial Assets (Current)	-	-	71.99	71.99	-	-	-	-
Trade receivables	-	-	-	-	-	-	-	-
Cash and cash equivalents	-	-	9.22	9.22	-	-	-	-
Other bank balance	-	-	-	-	-	-	-	-
Loans & Advances	-	-	-	-	-	-	-	-
Total Financial assets	-	-	81.22	81.22	-	-	-	-
Borrowings (Non-Current)	-	-	-	-	-	-	-	-
Lease Liabilities (Non-Current)	-	-	38.49	38.49	-	-	38.49	38.49
Other Financial Liabilities (Non-Current)	-	-	-	-	-	-	-	-
Borrowings (Current)	-	-	-	-	-	-	-	-
Lease Liabilities (Current)	-	-	-	-	-	-	-	-
Other Financial Liabilities (Current)	-	-	326.54	326.54	-	-	-	-
Trade payables	-	-	-	-	-	-	-	-
Total Financial liabilities	-	-	365.03	365.03	-	-	38.49	38.49



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN U27106DL2005PTC134579

Notes to Financial Statements for the year ended 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

The Company has assessed that trade receivables, cash and cash equivalents, bank balances other than cash and cash equivalents, loans and advances other assets, borrowings, trade payables and other liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

*Investment in note 6 includes investments in subsidiaries and joint ventures which are carried at cost and hence are not required to be disclosed as per Ind AS 107 "Financial Instruments Disclosures". Hence, the same have been excluded from the above table.

B. Measurement of fair values

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique.

Financial Assets and Financial Liabilities measured at fair value in the Balance sheet are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

measurement of fair values

Level 1: Quoted prices in active markets for identical assets and liabilities.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

Financial Instruments measured at amortised cost:

The carrying amount of financial assets and liabilities measured at amortised cost in the financial statements are a reasonable approximation of their fair values since the Group does not anticipate that the carrying amounts will be significantly different from the values that would eventually be received or settled.



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EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579

Notes to Financial Statements for the year ended 31st March, 2025

(All figure are in Rs.lakh, unless stated otherwise)

NOTE 23 - LEASES

The Company has recognised a lease liability measured at the present value of the remaining lease payments, and right-of-use (ROU) asset at an amount equal to lease liability (adjusted for any related prepayments). The Company has taken lease hold land on lease. Management has exercised judgement in determining whether extension and termination options are reasonably certain to be exercised. The Company has used discounting rate of 9% to arrive at the present value of its future cash flows towards lease liabilities.

(A) Lease Liabilities - Maturity Analysis

Particulars	As at 31st March, 2025	As at 31st March, 2024	As at 31st March, 2023
Less than 1 year	0.01	0.00	-
1 - 5 years	3.52	0.03	-
More than 5 years	36.97	38.71	38.49
Total	40.49	38.75	38.49

(B) Movement of Lease Liabilities

Particulars	As at 31st March, 2025	As at , 31st March, 2024	As at 31st March, 2023
Lease Liability (Opening Balance)	38.75	38.49	38.52
Add: Addition during the Period	-	-	-
Less: Lease Rental Paid	(3.49)	(3.21)	(3.49)
Add: Finance Cost (Interest) for the Period	3.49	3.46	3.47
Total	38.74	38.75	38.49

The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

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24 Related Party Disclosures

(A) The list of related parties as identified by the Management is as under:

Name of Related Party	Nature of Relationship
Key Managerial Personnel (KMP)	
(i) Abhishek Singhania	Director
(ii) Neha Bothra	Director
Enterprise under Control or Enterprise over which Key Managerial Personnel have Significant Influence	
EpacK Prefab Technologies Limited	Holding Company

(B) Disclosure of transactions between the Company and Related Parties and the status of outstanding balances

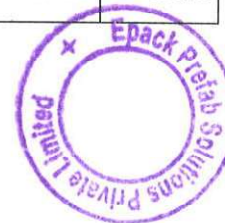
The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year:

Name of Related party	Nature of transactions	Relationship	Year ended 31st March, 2025	Year ended 31st March, 2024
EpacK Prefab Technologies Limited	Rent Income	Holding	21.24	21.24

The following table provides the Closing balances of related parties as at releavnt year, end

Name of Related party	Nature of Balance	Relationship	-	-
EpacK Prefab Technologies Limited	Trade Receivable	Holding	98.34	86.40
	Security Deposit		326.29	326.29

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EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN - U27106DL2005PTC134579

Notes to Financial Statements for the year ended 31st March, 2025
(All figure are in Rs.lakh, unless stated otherwise)

NOTE 25 Dividend on Equity Shares:

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Dividend on equity shares declared and paid during the period/year		
Dividend per equity share of face value ₹ 2 each (31st March 2025 : Nil, 31st March 2024: Nil per equity share of face value ₹ 10 each)	-	-
Dividend distribution Tax on Dividend	-	-
Total	-	-

NOTE 26 Other Statutory Information:

- (i) The Company does not have any Benami property, where any proceeding have been initiated or pending against, the Company for holding any Benami property.
- (ii) The title deeds of all the immovable properties, (other than immovable properties relating to Right of use assets where the Company is the lessee and the lease agreements are duly executed in favour of the Company) disclosed in the Restated Financial Information included in (Property, Plant and Equipment and capital work-in progress) are held in the name of the Company.
- (iii) The Company did not have any transactions with Companies struck off.
- (iv) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (v) The Company has not traded or invested in Crypto currency or Virtual Currency during the respective financial years.
- (vi) The Company has not advanced or loaned or invested funds to any person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) Directly or indirectly lend or invest in other person or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
 - (b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- (vii) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) Directly or indirectly lend or invest in other person or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- (viii) The Company does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (ix) None of the Company entities have been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (x) The Company has complied with the number of layers prescribed under Section 2(87) of the Companies Act, 2013 read with Companies (Restrictions on Number of Layers) Rules, 2017.



NOTE 27 Social Security Code:

The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules / interpretation have not yet been issued. The Company will assess the impact of the Code when it come into effect and will record any related impact in the period the Code becomes effective. Based on a preliminary assessment, the Company believes the impact of the change will not be significant.

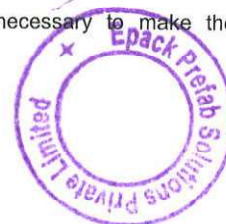
NOTE 28 Events after Balance Sheet Date:

There are no events that occurred after the Balance Sheet date that require adjustment or disclosure in the Restated Financial Statements.

NOTE 29 Going Concern effect :

The Company's accumulated losses are much higher at Rs. 71.92 Lakhs Compared to its paid up share capital of Rs. 1.25 Lakhs. Despite this the going concern is not effected. Company is a wholly owned subsidiary company of M/s. Epack Prefab Technologies Limited which has sufficient network. The substantial part of its liability is towards its holding company only so the management does not see any financial crisis on the / Company.

NOTE 30 The previous year's figures have been regrouped/reclassified wherever considered necessary to make them comparable with those of current period's classification.



EPACK PREFAB SOLUTIONS PRIVATE LIMITED(Formerly known as EPACK BUILDCON PRIVATE LIMITED)**CIN - U27106DL2005PTC134579****Notes forming part of the Standalone financial statements***(Amount in Rs lakh, unless otherwise stated)***31 First time adoption of Ind AS**

The Company has adopted Indian Accounting Standards (Ind AS) as notified by the Ministry of Corporate Affairs with effect from 1st April, 2016, with a transition date of 1st April, 2023. These financial statements for the year ended 31st March, 2025 are the first financial statements the Company has prepared under Ind AS. For all periods upto and including the year ended 31st March, 2024, the Company prepared its financial statements in accordance with the accounting standards notified under the section 133 of the Companies Act 2013, read with Companies (Accounts) Rules, 2014 ('Previous GAAP').

The adoption of Ind AS has been carried out in accordance with Ind AS 101, First-time Adoption of Indian Accounting Standards. Ind AS 101 requires that all Ind AS standards and interpretations that are issued and effective for the first Ind AS financial statements be applied retrospectively and consistently for all financial years presented. Accordingly, the Company has prepared financial statements which comply with Ind AS for year ended 31st March, 2025, together with the comparative information as at and for the year ended 31st March, 2024 and the opening Ind AS Balance Sheet as at 1st April, 2023, the date of transition to Ind AS.

In preparing these Ind AS financial statements, the Company has availed certain exemptions and exceptions in accordance with Ind AS 101, as explained below. The resulting difference between the carrying values of the assets and liabilities in the financial statements as at the transition date under Ind AS and Previous GAAP have been recognised directly in equity (retained earnings or another appropriate category of equity). This note explains the adjustments made by the Company in restating its financial statements prepared under previous GAAP, including the Balance Sheet as at 1st April, 2023 and the financial statements as at and for the year ended 31st March, 2024.

A Ind AS Optional exemptions

Ind AS 101 permits first-time adopters certain exemptions from retrospective application of certain requirements under Ind AS. The Company not adopt any exemption as per IND AS 101

B Ind AS mandatory exceptions**1 Estimates**

An entity's estimates in accordance with Ind AS at the date of transition of Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP after adjustments to reflect any difference in accounting policies, unless there is objective evidence that those estimates were in error.

Ind AS estimates as at April 1, 2023 and as at March 31, 2024 are consistent with the estimates as at the same date made in conformity with Previous GAAP. The Company made estimates for following items in accordance with Ind AS at the date of transition as these were not required in previous GAAP

-Impairment of financial assets based on expected credit loss model

2 Derecognition of financial assets and financial liabilities

The Company has applied the derecognition requirements of financial assets and financial liabilities prospectively for transactions occurring on or after transition date.

3 Classification and measurement of financial assets and liabilities

The classification and measurement of financial assets will be made considering whether the conditions as per Ind AS 109 are met based on facts and circumstances existing at the date of transition.

Financial assets can be measured using effective interest method by assessing its contractual cash flow characteristics only on the basis of facts and circumstances existing at the date of transition and if it is impracticable to assess the use of effective interest method, fair value of financial asset at the date of transition shall be the new carrying amount of that asset. The measurement exemption applies for financial liabilities as well.

C Reconciliation between previous GAAP and Ind AS

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flow for prior periods. The following table represents the reconciliation from previous GAAP to Ind AS

I. Reconciliation of total equity as at March 31, 2024 and April 1, 2023

Particulars	Note	As at March 31,2024	As at April 1, 2023
Total equity(shareholder's funds) under Previous GAAP		(69.15)	(79.64)
Adjustment for Ind AS 16 -PPE		(166.65)	(166.65)
Remeasurement of defined benefit		-	-
DTA Adjustment		0.67	0.49
Lease Liability		38.74	38.49
Total adjustments to equity		(8.32)	(5.67)
Total equity under Ind AS		(77.46)	(85.31)



EPACK PREFAB SOLUTIONS PRIVATE LIMITED(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN - U27106DL2005PTC134579

Notes forming part of the Standalone financial statements

(Amount in Rs lakh, unless otherwise stated)

II. Reconciliation of total comprehensive income for the year ended March 31, 2024

Particulars	Note	Amount
Profit after tax as per Previous GAAP		10.49
Adjustments		
Adjustment for Ind AS 16 -PPE		(2.58)
Remeasurement of defined benfit		-
DTA		0.18
Finlance Cost		(0.25)
Total adjustments		-
Profit for the year ended March 31, 2024		7.85
Other Comprehensive income		
Remeasurement of Defined benefit Obligation		-
Total Comprehensive income for the year ended March 31, 2024		7.85

III. Reconciliation of the assets and Liabilities presented in the balance sheet as per previous GAAP and as per Ind AS as at March 31, 2024 is as follows

Particulars	Note No.	Per Ind AS as at March 31, 2024	Ind AS Adjustments	Per Previous GAAP as at March 31, 2024
ASSETS				
Non-current assets				
(a) Property, plant and equipment		-	166.65	166.65
(b) Right-of-use Assets		196.41	(196.41)	-
(c) Deferred Tax Assets (Net)	(ii)	0.67	(0.67)	-
Total Non-current assets		197.07	(30.43)	166.65
Current assets				
(a) Inventories		-	-	-
(b) Financial assets				
(i) Trade receivables		-	86.40	86.40
(ii) Cash and cash equivalents		0.51	-	0.51
(iii) Bank balances other than (ii) above		8.61	-	8.61
(iv) Short term loans and advances		-	0.09	0.09
(v) Other Financial Assets		86.40	(86.40)	-
(c) Current tax assets (net)		-	-	-
(d) Other Current Assets		0.09	(0.09)	0
Total Current assets		95.62	0.00	95.62
Total Assets		292.69	(30.43)	262.26
EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital		1.25	-	1.25
(b) Other equity		(78.71)	8.32	(70.40)
Total Equity		(77.46)	8.32	(69.15)
LIABILITIES				
Non-current liabilities				
(a) Financial Liabilities				
(i) Lease Liabilities		38.74	(38.74)	-
(b) Provisions		-	-	-
(c) Deferred tax liabilities (net)		-	-	-
Total Non-current liabilities	(ii)	38.74	(38.74)	-
Current liabilities				
(a) Financial liabilities				
(i) Borrowings		-	-	-
(ii) Lease Liabilities		0.00	(0.00)	-
(iii) Trade Payables		-	-	-
- Total Outstanding dues of Micro and Small Enterprises		-	-	-
- Total Outstanding dues of Creditors other than Micro and Small Enterprises		0.30	-	0.30
(iii) Other financial liabilities		328.92	(328.92)	-
(b) Other Current Liabilities		0.27	328.92	329.19
(c) Provisions		-	1.92	1.92
(d) Liability for current tax (Net)		1.92	(1.92)	-
Total Current liabilities		331.41	(0.00)	331.41
Total Liabilities		370.15	(38.75)	331.41
Total Equity and Liabilities		292.69	(30.43)	262.26



EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)

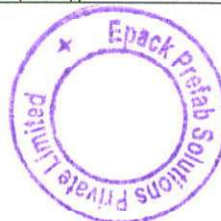
CIN - U27106DL2005PTC134579

Notes forming part of the Standalone financial statements

(Amount in Rs lakh, unless otherwise stated)

IV. Reconciliation of the assets and Liabilities presented in the balance sheet as per previous GAAP and as per Ind AS as at April 1, 2023 is as follows

Particulars	Note No.	Per Ind AS as at April 01, 2023	Ind AS Adjustments	Per Previous GAAP as at April 01, 2023
ASSETS				
Non-current assets				
(a) Property, plant and equipment		-	166.65	166.65
(b) Right-of-use Assets		198.98	(198.98)	-
(c) Deferred Tax Assets (Net)		0.49	(0.49)	-
Total Non-current assets	(ii)	199.47	(32.83)	166.65
Current assets				
(a) Inventories		-	-	-
(b) Financial assets		-	-	-
(i) Trade receivables		-	71.99	71.99
(ii) Cash and cash equivalents		0.61	-	0.61
(iii) Bank balances other than (ii) above		8.61	-	8.61
(iv) Short term loans and advances		-	0.87	0.87
(v) Other Financial Assets		71.99	(71.99)	-
(c) Current tax assets (net)		-	-	-
(d) Other Current Assets		0.87	(0.87)	-
Total Current assets		82.09	0.00	82.09
Total Assets		281.56	(32.83)	248.73
EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital		1.25	-	1.25
(b) Other equity		(86.56)	5.67	(80.89)
Total Equity		(85.31)	5.67	(79.64)
LIABILITIES				
Non-current liabilities				
(a) Financial Liabilities				
(i) Lease Liabilities		38.49476	(38.49)	-
(b) Provisions		-	-	-
(c) Deferred tax liabilities (net)		-	-	-
Total Non-current liabilities	(ii)	38.49	(38.49)	-
Current liabilities				
(a) Financial liabilities				
(i) Borrowings		-	-	-
(ii) Lease Liabilities		-	-	-
(iii) Trade Payables		-	-	-
- Total Outstanding dues of Micro and Small		-	-	-
- Total Outstanding dues of Creditors other than Micro and Small Enterprises		-	-	-
(iii) Other financial liabilities		326.54	(326.54)	-
(b) Other Current Liabilities		-	326.54	326.54
(c) Provisions		-	1.84	1.84
(d) Liability for current tax (Net)		1.84	(1.84)	-
Total Current liabilities		328.38	-	328.38
Total Liabilities		366.87	(38.49)	328.38
Total Equity and Liabilities		281.56	(32.83)	248.73



EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN - U27106DL2005PTC134579

Notes forming part of the Standalone financial statements

(Amount in Rs lakh, unless otherwise stated)

V. Effect of Ind AS adoption on the statement of profit and loss for the year ended March 31, 2024

Particulars	Note No.	Per Ind AS as at March 31, 2024	Ind AS Adjustments	Per Previous GAAP as at March 31, 2024
Revenue from operations		-	-	-
Other income		18.00	-	18.00
Total income		18.00	-	18.00
Expenses				
Purchase of stock-in-trade		-	-	-
Change in inventories of finished goods and work-in-progress		-	-	-
Employee benefit expense		-	-	-
Finance costs		3.46	(3.46)	-
Depreciation and amortisation expense		2.58	(2.58)	-
Other expenses		0.57	3.21	3.78
Total Expenses		6.61	(2.83)	3.78
Profit before tax		11.39	2.83	14.22
Tax expenses:				
Current tax		3.72	-	3.72
Tax related to earlier periods		-	-	-
Deferred tax charge/(credit)	(ii)	(0.18)	0.18	-
Total		3.54	0.18	3.72
Profit for the year		7.85	2.65	10.49
Other Comprehensive Income (OCI)				
Items that will not be reclassified to profit or loss				
Re-measurement gain / (loss) on defined benefit plans		-	-	-
Income tax effect		-	-	-
Other Comprehensive Income for the year		-	-	-
Total Comprehensive Income for the year		7.85	2.65	10.49

VI. There were no material differences between the Statement of Cash Flows presented under Ind AS and the Previous GAAP

Notes:

(i) Measurement of financial assets and liabilities at amortised cost

Under previous GAAP, all financial assets and liabilities are carried at cost.

Under Ind AS, certain financial assets and financial liabilities are subsequently measured at amortised cost which involves the application of effective interest method. In applying the effective interest method, an entity identifies fees that are an integral part of the effective interest rate of a financial instrument. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial asset or financial liability to the gross carrying amount of the financial asset or financial liability.

(ii) Deferred tax impact on Ind AS and other transition adjustments

Under Previous GAAP, deferred tax was accounted using the income statement approach, on the timing differences between the taxable profit and accounting profits for the period. Under Ind AS, deferred tax is recognized following balance sheet approach on the temporary differences between the carrying amount of asset or liability in the balance sheet and its tax base. In addition, various transitional adjustments has also led to recognition of deferred taxes on new temporary differences.



EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN - U27106DL2005PTC134579

Notes forming part of the Standalone financial statements

(Amount in Rs lakh, unless otherwise stated)

32 Other notes :

The Company has a process whereby periodically all long term contracts (including derivative contracts) are assessed for material foreseeable losses. At the year end, the Company has reviewed and ensured that adequate provision as required under any law/accounting standards for material foreseeable losses on such long term contracts (including derivative contracts) has been made in books of account.

As per the Ministry of Corporate Affairs (MCA) notification, proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, for the financial year commencing April 1, 2024, every company which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled. The interpretation and guidance on what level edit log and audit trail needs to be maintained evolved during the year and continues to evolve.

In Epack Prefab Private Limited, (Formerly known as EPACK BUILDCON PRIVATE LIMITED), Company is not use the accounting software which have audit trail facility.

As per our report of even date attached

For Samarth M. Surana & Co.

Chartered Accountants

Firm Reg No.: 010295N

Sumit Bharunt

Digitally signed by Sumit Bharunt
Date: 2025.07.07 14:54:52 +05'30'

CA Sumit Bharunt

Partner

Membership No. :538472

UDIN:

Place : New Delhi

Date :

For and on behalf of the Board

EPACK PREFAB SOLUTIONS PRIVATE LIMITED

Sanjay Singhania
Sanjay Singhania

(Director)

DIN : 01291342

D-144, Sector-47,

Noida, 201301, UP

Date - July, 7th

2025

Place -

Nikhil Bothra
Nikhil Bothra

(Director)

DIN: 10162778

B-113, Sector-40,

Noida, 201303, UP

Date - July, 7th

2025

Place -

