SAMARTH M. SURANA & CO.

Chartered Accountants
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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, 2026, 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, 2026, 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 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

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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. 63.61 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

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

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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.

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

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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 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

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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, 2026 taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2026 from being appointed as a director in terms of Section 164(2) of the Act;

(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 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.

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(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 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

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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

Samarth M Surana & Co. Chartered Accountants New Delhi

CA Sumit Bharunt
Partner
Membership Number: 538472
UDIN: 26538472RJGUDB4489
Place : Delhi
Date : 16/05/2026

SAMARTH M. SURANA & CO.

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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, 2026, 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, 2026 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 section148 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 31-03-2026 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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CA INDIA

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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

Samarth M Surana & Co. Chartered Accountants New Delhi

CA Sumit Bharunt
Partner
Membership Number: 538472
UDIN: 26538472RJGUDB4489
Place : Delhi
Date : 16/05/2026

EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN : U27106DL2005PTC134579
Balance Sheet as at 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

Particulars	Note No	As at 31st March, 2026	As at 31st March, 2025
I ASSETS			
1 Non-current assets			
(a) Right-of-use Assets	2	191.25	193.83
(b) Deferred Tax Assets (Net)	3	0.90	0.79
(c) Other non - current assets			-
Total Non-current assets		**192.15**	**194.61**
2 Current assets			
(a) Financial assets			
(i) Cash and cash equivalents	4	8.83	9.07
(ii) Other financial assets	5	112.33	98.34
(b) Other current assets	6	0.02	0.27
Total Current assets		**121.19**	**107.69**
TOTAL ASSETS		**313.34**	**302.30**
II EQUITY AND LIABILITIES			
1 Equity			
a) Equity share capital	7A	1.25	1.25
b) Other equity	7B	(64.86)	(71.92)
Total Equity		**(63.61)**	**(70.67)**
2 Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Lease Liabilities	8	38.73	38.73
(ii) Other financial liabilities			-
Total Non- current liabilities		**38.73**	**38.73**
Current liabilities			
(a) Financial liabilities			
(i) Lease Liabilities	9	0.01	0.01
(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		0.19	0.15
(iii) Other Financial Liabilities	11	335.90	332.41
(b) Liability for current tax (Net)	12	1.85	1.40
(c) Other current liabilities	13	0.27	0.27
Total Current Liabilities		**338.22**	**334.23**
TOTAL EQUITY AND LIABILITIES		**313.34**	**302.30**
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

Samarth M Surana & Co. Chartered Accountants New Delhi

Sumit

CA Sumit Bharunt
(Partner)
Membership No. 538472
UDIN: 26538472RJGUDB4489
Place : Delhi
Date : 16/05/2026

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

Sanjay Singhania

Sanjay Singhania
(Director)
DIN : 01291342
Boston
USA

NB

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

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

CIN : U27106DL2005PTC134579

Statement of Profit & Loss for the year ended 31st March, 2026

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

Particulars	Note No.	Year ended 31st March, 2026	Year ended 31st March, 2025
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	3.49
Depreciation and amortization expense	16	2.58	2.58
Other expenses	17	0.89	2.06
Total Expenses		**6.95**	**8.13**
III Profit before exceptional Items and tax		**11.05**	**9.87**
IV Exceptional Item			-
V Profit before tax		**11.05**	**9.87**
VI Tax expense			
Current tax	18	3.65	3.20
Deferred tax charge/(credit)	18	(0.12)	(0.12)
Tax in respect of earlier years	18	0.46	-
VII Profit for the year		**7.06**	**6.79**
VII 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		**7.06**	**6.79**
X Earnings per equity share of INR 10 each (for continuing operation):	19		
Basic (In Rs.)		55.51	54.34
Diluted (In Rs.)		55.51	54.34
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

Samarth M Surana & Co. Chartered Accountants New Delhi

Sumit

CA Sumit Bharunt
(Partner)
Membership No. 538472
UDIN: 26538472RJGUDB4489
Place : Delhi
Date : 16/05/2026

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

Sanjay Singhania

Sanjay Singhania
(Director)
DIN : 01291342
Boston
USA

NB

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

EPACK PREFAB SOLUTIONS PRIVATE LIMITED (Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN : U27106DL2005PTC134579
Statement of Cash Flow for the year ended 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
CASH FLOW FROM OPERATING ACTIVITIES:		
Profit before exceptional Items and tax as per statement of profit and loss	11.05	9.87
Adjustments for:		
Depreciation and amortization expenses	2.58	2.58
Finance cost	3.49	3.49
Operating profit before working capital changes	17.11	15.94
Adjustments for (Increase)/decrease for:		
Other Current Financial Assets	(13.98)	(11.94)
Other Current Assets	0.25	(0.18)
Lease Liability	(0.00)	(0.00)
Trade Payables	0.04	(0.15)
Other Current Financial Liabilities	3.49	3.49
Less: Direct taxes paid (net of refunds)	(3.65)	(3.72)
Net cash flows (used in)/ generated from operating activities after exceptional items (I)	3.25	3.44
CASH FLOW FROM INVESTING ACTIVITIES:	-	-
Net cash (used in) / generated from investing activities (II)	-	-
CASH FLOW FROM FINANCING ACTIVITIES:		-
Outflows		
Finance cost	(3.49)	(3.49)
Net cash (used in) / generated from financing activities (III)	(3.49)	(3.49)
NET INCREASE/(DECREASE) IN CASH AND BANK BALANCES (I+II+III)	(0.24)	(0.05)
Add : Cash and cash equivalence at beginning of the year	9.07	9.12
Cash and cash equivalence at end of the year	8.83	9.07
Cash and Cash equivalent as per above comprises of the following		
Cash and Cash Equivalents	8.83	9.07
Bank Overdrafts		
Balances as per statement of Cash Flows	8.83	9.07

Notes:

I) 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 segrgated based on the available information.

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

Samarth M Surana & Co. Chartered Accountants New Delhi

Sumit

CA Sumit Bharunt
(Partner)
Membership No. 538472
UDIN: 26538472RJGUDB4484
Place : Delhi
Date : 16/05/2026

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

Sanjay Singhania

Sanjay Singhania
(Director)
DIN : 01291342
Boston
USA

NB

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

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, 2026
(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, 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
Shares issued during the year	-	-
Shares cancellation during the year	-	-
Balance as at 31st March, 2026	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	
Balance as at 01st April, 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)
Net Profit for the Year	-	7.06		7.06
Other Comprehensive Income	-			-
Total Comprehensive Income for the year	-	7.06	-	7.06
Balance as at 31st March, 2026	-	(64.86)	-	(64.86)

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

Samarth M Surana & Co. Chartered Accountants New Delhi

CA Sumit Bharunt
(Partner)
Membership No. 538472
UDIN : 26538472RJGUDB4489
Place : Delhi
Date : 16/05/2026

Sanjay Singhania
Sanjay Singhania
(Director)
DIN : 01291342
Boston
USA

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

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN : U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2026
(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, 2024	239.56
Additions during the year	-
Disposals during the year	-
Balance as at 31st March, 2025	239.56
Additions during the year	-
Disposals during the year	-
Balance as at 31st March, 2026	239.56
Accumulated amortisation	
Balance as at 01st April, 2024	43
Additions during the year	2.58
Disposals during the year	-
Balance as at 31st March, 2025	46
Additions during the year	2.58
Disposals during the year	-
Balance as at 31st March, 2026	48
Net carrying amount	
Balance as at 31st March, 2024	196.41
Balance as at 31st March, 2025	193.83
Balance as at 31st March, 2026	191.25

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Samarth M Surana & Co.
Chartered Accountants
New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN : U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

3 **DEFERRED TAX ASSETS (NET)**

Particulars	As at 31st March, 2026	As at 31st March, 2025
Deferred Tax Asset / Liabilities	0.79	0.67
Provided during the Year	0.12	0.12
Total	**0.90**	**0.79**

4 **CASH AND CASH EQUIVALENTS**

Particulars	As at 31st March, 2026	As at 31st March, 2025
Cash on hand	0.22	0.46
Balances with Schedule Banks - In current accounts	8.61	8.61
Total	**8.83**	**9.07**

5 **CURRENT FINANCIAL ASSETS**

Particulars	As at 31st March, 2026	As at 31st March, 2025
(i) Rent Receivable	112.33	98.34
Total	**112.33**	**98.34**

6 **OTHER CURRENT ASSETS**

Particulars	As at 31st March, 2026	As at 31st March, 2025
Balances with Government Authorities		
GST Credit	0.02	0.27
Total	**0.02**	**0.27**
		-
Total	**0.02**	**0.27**

Samarth M Surana & Co.
Chartered Accountants
New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN : U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

7A EQUITY SHARE CAPITAL

Particulars	As at 31st March, 2025	As at 31st March, 2024
Authorised Share Capital 5,00,000 (March 31, 2023: 5,00,00) Equity Shares of Rs. 10 each.	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
Total	**1.25**	**1.25**

Notes:

(a) Reconciliation of number of shares

Particulars	As at 31st March, 2026	As at 31st March, 2025
Equity Shares :		
Balance as at the beginning of the year	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**

(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, 2026	As at 31st March, 2025
	% of holding	**% of holding**
EPack Prefab Technologies limited	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, 2026		% 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, 2025		% change during the year
	No. of shares	**Share as % of total no. of shares**	
EPack Prefab Technologies limited	12,500.00	100.00%	-

Samarth M Surana & Co.
Chartered Accountants
New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

7B OTHER EQUITY

Particulars	As at 31st March, 2026	As at 31st March, 2025
(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	(71.92)	(78.71)
Profits during the Year	7.06	6.79
Dividend Paid & DDT / Utilisation of Reserves		
Balance at the end of the Year	**(64.87)**	**(71.92)**
(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)	**(64.87)**	**(71.92)**

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.

Samarth M Surana & Co.
Chartered Accountants
New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2026
(All figure are in Rs.lakh. unless stated otherwise)

8 NON - CURRENT LEASE LIABILITIES

Particulars	As at 31 st March, 2026	As at 31 st March, 2025
Lease Liability (Opening Balance)	38.74	38.74
Add: Addition during the Period	-	-
Less: Lease Rental Paid	(3.49)	(3.49)
Add: Finance Cost (Interest) for the Period	3.49	3.49
Closing Balance	**38.74**	**38.740**
Current Lease Liability	**0.01**	**0.01**
Non Current Lease Liability	**38.73**	**38.73**

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Samarth M Surana & Co.
Chartered Accountants
New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED

(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

U27106DL2005PTC134579

Notes to Financial Statements as at 31st March, 2026

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

9 CURRENT LEASE LIABILITY

Particulars	As at 31st March, 2026	As at 31st March, 2025
Lease liabilty	0.01	0.01
Total	**0.01**	**0.01**

10 TRADE PAYABLES

Particulars	As at 31st March, 2026	As at 31st March, 2025
(A) Total Outstanding dues of micro enterprises and small enterprises	-	-
(B) Total Outstanding dues of creditors other than micro enterprises and small enterprises	0.19	0.15
Total	**0.19**	**0.15**

Samarth M Surana & Co. Chartered Accountants New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED

(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

U27106DL2005PTC134579

Notes to Financial Statements as at 31st March, 2026

Particulars	**As at 31st March, 2026**	**As at 31st March, 2025**
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.

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Chartered Accountants
New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

10.1 Trade Payables ageing

As at 31st March, 2026

Particulars	Unbilled	Not Due	Less than 1 year	1-2 years	2-3 years	> 3 years	Total
(i) MSME	-	-	0.19	-	-	-	0.19
(ii) Others	-	-	-	-	-	-	-
(iii) Disputed dues — MSME	-	-	-	-	-	-	-
(iv)Disputed dues - Others	-	-	-	-	-	-	-

As at 31st March, 2025

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

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Samarth M Surana & Co. Chartered Accountants New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements as at 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

11 OTHER CURRENT FINANCIAL LIABILITIES

Particulars	As at 31st March, 2026	As at 31st March, 2025
Security Deposit	326.29	326.29
Expense Payable	9.62	6.13
Total	**335.90**	**332**

12 LIABILITY FOR CURRENT TAX

Particulars	As at 31st March, 2026	As at 31st March, 2025
Provision for Income tax	1.85	1.40
Total	**1.85**	**1.40**

13 OTHER CURRENT LIABILITIES

Particulars	As at 31st March, 2026	As at 31st March, 2025
Statutory Payable:		
TDS / TCS Payable		
GST Payable	0.27	0.27
		-
Total	**0.27**	**0.27**

Samarth M Surana & Co. Chartered Accountants New Delhi

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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, 2026
(All figure are in Rs.lakh, unless stated otherwise)

14 OTHER INCOME

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Rent Received	18.00	18.00
Total	**18.00**	**18.00**

5 FINANCE COSTS

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Interest (Finance Cost) on Lease Liability	3.49	3.49
Total	**3.49**	**3.49**

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Samarth M Surana & Co.
Chartered Accountants
New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements for the year ended 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

16 DEPRECIATION AND AMORTIZATION EXPENSE

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Amortization on Right of Use Assets	2.58	2.58
Total	**2.58**	**2.58**

17 OTHER EXPENSES

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Statutory Audit Fees	0.25	1.50
Miscellaneous Expenses	0.40	0.31
Interest on Income Tax	0.24	0.25
Total	**0.89**	**2.06**

17.1 Payment to Audtiors comprises of:

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
<u>Auditors' remuneration and expenses:</u>		
For Audit Fees	0.25	0.25
For Special Audit	-	1.25
For Other services *	-	-
Total	**0.25**	**1.50**

Samarth M Surana & Co.
Chartered Accountants
New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements for the year ended 31st March, 2026
(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, 2026**	**Year ended 31st March, 2025**
i. Recognised in Statement of Profit and Loss		
Current tax	3.65	3.20
Deferred tax		
Deferred tax charge/(credit)	(0.12)	(0.12)
Total deferred income tax expense/(benefit)	**(0.12)**	**(0.12)**
ii. Income tax expense recognised in OCI		
Deferred tax expense on remeasurements of defined benefit plans		
Tax in respect of earlier years	0.46	
Total income tax expense	**3.87**	**3.08**

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

Particulars	**Year ended 31st March, 2026**	**Year ended 31st March, 2025**
Profit before tax	**11.05**	**9.87**
Income Tax Expenses Calculated at 25.168%	3.20	3.20
Income tax expense recognised in profit or loss	3.20	3.46

Samarth M Surana & Co.
Chartered Accountants
New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements for the year ended 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

19 EARNING PER SHARE

Particulars	As at 31st March, 2026	As at 31st March, 2025
Basic earnings per share (Rs)		
From continuing operations (Rs.)	55.51	54.34
From discontinued operations (Rs.)	-	-
Total basic earnings per share (Rs.)	55.51	54.34
Diluted earnings per share (Rs)		
From continuing operations (Rs.)	55.51	54.34
From discontinued operations (Rs.)	-	-
Total diluted earnings per share (Rs.)	55.51	54.34
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	7.06	6.79
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, 2026	As at 31st March, 2025
a.	Claims against the Company not acknowledged as debts - Income tax demand	0.17	0.17

Samarth M Surana & Co. Chartered Accountants

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements for the year ended 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

NOTE 21 - FINANCIAL RATIO ANALYSIS:

Ratios		Numerator	Denominator	2025-26	2024-25	% Variance
Current Ratio	Times	Current Assets	Current Liabilities	0.36	0.32	11.21
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+Fianance 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 no sale
Net Profit ratio	%	Net Profit	Net sales = Total sales - sales return	NA	NA	Ratio is not calculated as there 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 no debt
Return on Investment	%	Interest (Finance Income)	Investment	NA	NA	Ratio is not calculated as there no investment

Samarth M Surana & Co.
Chartered Accountants
New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED

(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN U27106DL2005PTC134579

Notes to Financial Statements for the year ended 31st March, 2026

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

NOTE 22 - FAIR VALUE MEASUREMENT

A. Accounting classification and fair values

As at 31st March, 2026

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)	-	-	112.33	112.33	-	-	-	-
Trade receivables	-	-	-	-	-	-	-	-
Cash and cash equivalents	-	-	8.83	8.83	-	-	-	-
Other bank balance	-	-	-	-	-	-	-	-
Loans & Advances	-	-	-	-	-	-	-	-
Total Financial assets	-	-	**121.16**	**121.16**	-	-	-	-
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)	-	-	335.90	335.90	-	-	-	-
Trade payables	-	-	0.19	0.19	-	-	-	-
Total Financial liabilities	-	-	**374.83**	**374.83**	-	-	**38.74**	**38.74**

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**

Samarth M Surana & Co. Chartered Accountants New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
CIN U27106DL2005PTC134579
Notes to Financial Statements for the year ended 31st March, 2026
(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 heirarchy. 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 observabe 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 resonable 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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Samarth M Surana & Co. Chartered Accountants New Delhi

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)
U27106DL2005PTC134579
Notes to Financial Statements for the year ended 31st March, 2026
(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, 2026	As at 31st March, 2025
Less than 1 year	0.01	0.01
1 - 5 years	0.03	0.03
More than 5 years	38.70	38.70
Total	**38.74**	**38.74**

(B) Movement of Lease Liabilities

Particulars	As at 31st March, 2026	As at 31st March, 2025
Lease Liability (Opening Balance)	38.74	38.75
Add: Addition during the Period		-
Less: Lease Rental Paid	(3.49)	(3.49
Add: Finance Cost (Interest) for the Period	3.49	3.4
Total	**38.74**	**38.7**

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

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Chartered Accountants
New Delhi

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Notes to Financial Statements for the year ended 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

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
(iii) Sanjay Singhania	Director
(iv) Nikhil 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, 2026	Year ended 31st March, 2025
Epack Prefab Technologies Limited	Rent Income	Holding	18.00	18.0

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	Other Financial Asset	Holding	112.33	98
	Security Deposit		326.29	326

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Notes to Financial Statements for the year ended 31st March, 2026
(All figure are in Rs.lakh, unless stated otherwise)

NOTE 25 Dividend on Equity Shares:

Particulars	Year ended 31st March 2026	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 2026 : Nil, 31st March 2025: 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.

Samarth M Surana & Co. Chartered Accountants

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. 64.86 Lakhs Comparted 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 networth. 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.

As per our report of even date attached.
For Samarth M. Surana & Co.
Chartered Accountants
Firm Regn. No.: 010295N

Samarth M Surana & Co. Chartered Accountants New Delhi

Sumit

CA Sumit Bharunt
(Partner)
Membership No. 538472
Place : Delhi
Date : 16/05/2026
UDIN: 26538472RJGUDB4489

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

Sanjay Singhania

Sanjay Singhania
(Director)
DIN : 01291342
Boston
USA

NB

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