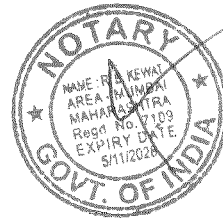


ANNEXURE A3



Kingmaker Developers Private Limited
Balance sheet as at December 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Particulars	Note	As at December 31, 2023	As at March 31, 2023
ASSETS			
Non-current assets			
Property, plant and equipment	2	-	0.07
Financial assets			
i. Investments	3	23,141.67	-
Deferred tax assets	15	-	9.37
Income tax assets	4	0.99	0.34
Total non-current assets		23,142.66	9.78
Current assets			
Financial assets			
i. Cash and cash equivalents	5	27.65	82.86
ii. Other financial assets	6	130.01	5.71
Other current assets	7	102.51	81.90
Total current assets		260.17	170.47
Total assets		23,402.83	180.25
EQUITY AND LIABILITIES			
Equity share capital	8(a)	1.00	1.00
Reserves and surplus	8(b)	(43.27)	(34.14)
Total equity		(42.27)	(33.14)
LIABILITIES			
Current liabilities			
Financial liabilities			
i. Borrowings	9	16,755.38	98.28
ii. Trade payables	10	-	-
a) Total outstanding dues of micro and small enterprises		-	0.15
b) Total outstanding dues of creditors other than (ii) (a) above		0.03	2.08
iii. Other financial liabilities	11	6,500.00	-
Other current liabilities	11	189.69	112.88
Total current liabilities		23,445.10	213.39
Total liabilities		23,445.10	213.39
Total equity and liabilities		23,402.83	180.25

Significant Accounting Policies

Notes of accounts forming integral part of financial statement
As per our attached report of even date

For S M M P & Company
Chartered Accountants
Firm Registration No. 120438W

For and on behalf of the Board of Directors
Kingmaker Developers Private Limited
CIN: U45203MH2008PTC180638

VINCENT Digitally signed by
PATRICK VINCENT PATRICK
RODRIGUES RODRIGUES
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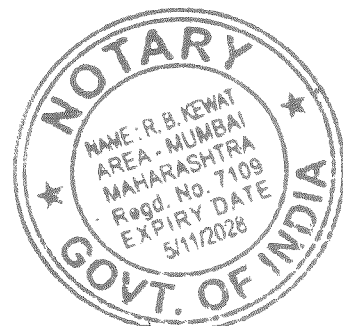
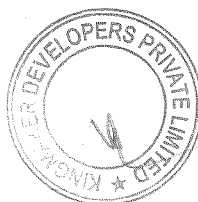
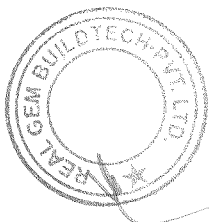
KAIZAD Digitally signed by KAIZAD
JAMSHED HATERIA
Date: 2024.01.31 16:56:01
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Chintan Shah
Partner
Membership no : 166729

Vincent Rodrigues
Director
DIN: 06587755

Kaizad Hateria
Director
DIN: 07986933

Place : Mumbai
Date :



Kingmaker Developers Private Limited
Statement of profit and loss for the period ended December 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Particulars	Note	Period ended December 31, 2023	Year ended March 31, 2023
Income			
Other income	12	0.36	4.63
Total income		0.36	4.63
Expenses			
Depreciation and amortisation expense	13	0.01	0.06
Other expenses	14	0.11	0.28
Total expenses		0.12	0.34
(Loss)/ Profit for the year		0.24	4.29
Income tax expense			
- Current tax	15	-	-
- Deferred tax	15	9.37	-
Total tax expense		9.37	-
(Loss)/ Profit for the year		(9.13)	4.29
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Income tax relating to above		-	-
Other comprehensive income for the year		-	-
Total comprehensive (loss)/income for the year		(9.13)	4.29
Earning per share (EPS) (Basic and Diluted) (Nominal Value Rs.10)		(91.27)	42.89

Significant Accounting Policies

Notes of accounts forming integral part of financial statement
As per our attached report of even date

For S M M P & Company
Chartered Accountants
Firm Registration No. 120438W

Chintan Shah
Partner
Membership no : 166729

Place : Mumbai
Date :

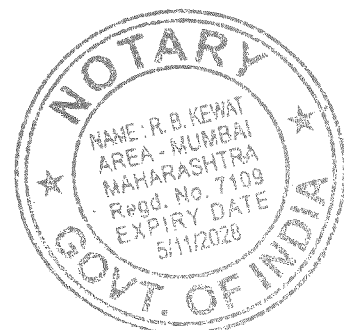
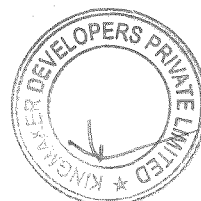
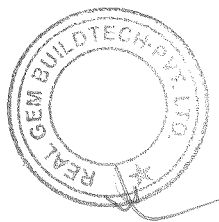
For and on behalf of the Board of Directors
Kingmaker Developers Private Limited
CIN: U45203MH2008PTC180638

VINCENT PATRICK RODRIGUES
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VINCENT PATRICK
RODRIGUES
Date: 2024.01.31
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Vincent Rodrigues
Director
DIN: 06587755

KAIZAD JAMSHED HATERIA
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Kaizad Hateria
Director
DIN: 07986933



Kingmaker Developers Private Limited
Notes to the financial statements as at and for the period ended December 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 3 - Non-current investments

Particulars	As at December 31, 2023	As at March 31, 2018
Investment in equity instruments (fully paid up)		
Unquoted (valued at fair value through profit and loss)		
0,000 [March 31, 2023: Nil] equity shares of Real Gem Buildtech Private Limited of INR 00 each, (fully paid up)	22,641.67	-
Investment in Preference Shares (Unquoted)		
In fellow subsidiary company (Value at amortised cost)		
1,35,00,000 [March 31, 2023: Nil] 8% Cumulative redeemable preference shares of Rs 10 each fully paid-up held in Real Gem Buildtech Private Limited	500.00	-
Total	23,141.67	-

Note 4 - Income tax assets

Particulars	As at December 31, 2023	As at March 31, 2023
Advance tax including tax deducted at source	0.99	0.34
Total	0.99	0.34

Note 5 - Cash and cash equivalents

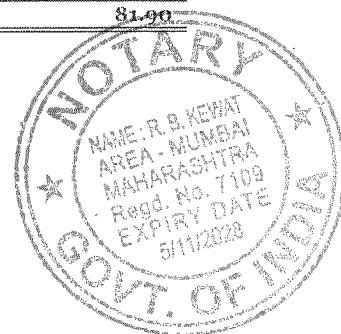
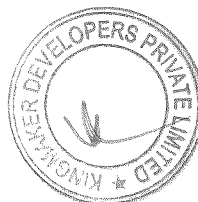
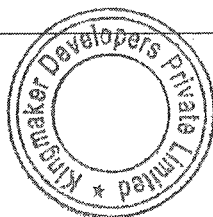
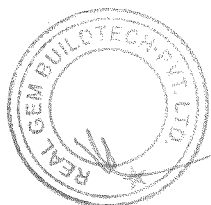
Particulars	As at December 31, 2023	As at March 31, 2023
Balances with banks		
In current accounts	27.65	82.85
Cash in hand	0.00	0.01
Total	27.65	82.86

Note 6 - Other current financial assets

Particulars	As at December 31, 2023	As at March 31, 2023
Unsecured and considered good		
Security deposits	5.71	5.71
Others receivable	124.32	-
Total	130.01	5.71

Note 7 - Other current assets

Particulars	As at December 31, 2023	As at March 31, 2023
Advances for supply of goods and services	22.44	17.60
Loan to Employees	1.25	-
Deposits with government authorities	75.32	61.38
Prepaid expenses	3.50	2.92
Total	102.51	81.90



Kingmaker Developers Private Limited
Notes to the financial statements as at and for the period ended December 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 8 - Share capital and other equity

Note 8(a) - Equity share capital

(i) Authorised share capital

Particulars	Number of shares	Amount
As at April 01, 2022	10,000	1.00
Increase during the year	-	-
As at March 31, 2023	10,000	1.00
Increase during the year	-	-
As at December 31, 2023	10,000	1.00

(ii) Issued, subscribed and paid up share capital

Particulars	Number of shares	Amount
As at April 01, 2022	10,000	1.00
Increase during the year	-	-
As at March 31, 2023	10,000	1.00
Increase during the year	-	-
As at December 31, 2023	10,000	1.00

(iii) Movements in equity share capital

Particulars	Number of shares	Amount
As at April 01, 2022	10,000	1.00
Issued during the year	-	-
As at March 31, 2023	10,000	1.00
Issued during the year	-	-
As at December 31, 2023	10,000	1.00

Rights, preferences and restrictions attached to equity shares.

The Company has single class of equity shares having a par value of Rs.10 each. Each shareholder is eligible for one vote per share held. In the event of liquidation, the equity share holders are eligible to receive remaining assets of the Company after distribution of all preferential amounts, in proportion to their share holdings.

(iv) Shares of the company held by holding company

Particulars	As at December 31, 2023	As at March 31, 2023
Equity Shares		
10000 [March 31, 2022:10000] equity shares of Rs.10 each, fully paid up are held by Keystone Realtors Limited (formerly known as Keystone Realtors Private Limited)	1.00	1.00

(v) Details of shareholders holding more than 5% shares in the Company

Particulars	As at December 31, 2023		As at March 31, 2023	
	Number of shares	% Holding	Number of shares	% Holding
Equity Shares				
Keystone Realtors Limited	10,000	100.00%	10,000	100.00%

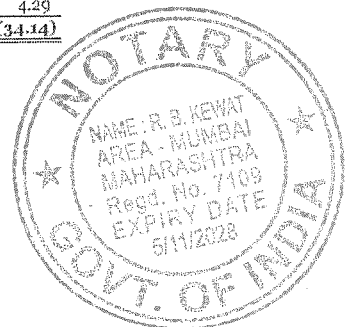
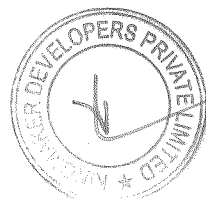
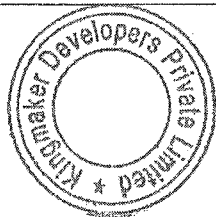
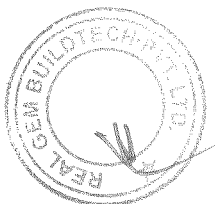
(vi) Shareholding of promoters are disclosed below:

Name of Promoters	Number of shares	% Total shares	% Changes during the year
As at December 31, 2023			
Equity Shares			
Keystone Realtors Limited	10,000	100.00%	0.00%
As at March 31, 2023			
Equity Shares			
Keystone Realtors Limited	10,000	100.00%	0.00%

Note 8(b) - Reserves and surplus

Particulars	As at December 31, 2023	As at March 31, 2023
Retained earnings	(43.27)	(34.14)
Total	(43.27)	(34.14)

Particulars	As at December 31, 2023	As at March 31, 2023
Opening balance	(34.14)	(38.43)
(Loss) / profit for the year	(9.13)	4.29
Closing balance	(43.27)	(34.14)



Kingmaker Developers Private Limited
Notes to the financial statements as at and for the period ended December 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 9 - Borrowings

Particulars	As at December 31, 2023	As at March 31, 2023
Unsecured		
From Others	-	98.28
From related parties	16,755.38	-
Total	16,755.38	98.28

Note 10 - Trade payables

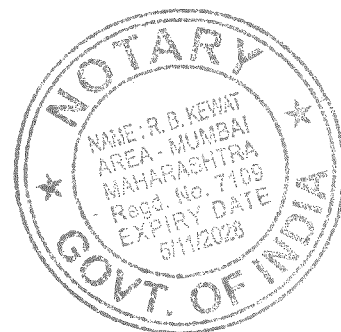
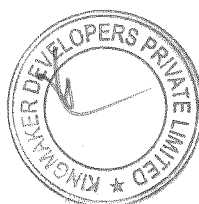
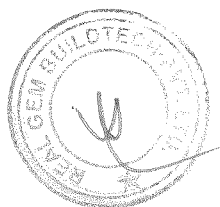
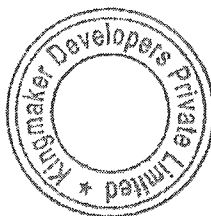
Particulars	As at December 31, 2023	As at March 31, 2023
Trade payables		
Dues to micro and small enterprises	-	0.15
Dues to others	0.03	2.08
Total	0.03	2.23

Note 11 - Other financial liabilities

Particulars	As at December 31, 2023	As at March 31, 2023
Employee benefits payable	-	-
Other payable - Acquisition of investment	6,500.00	-
Total	6,500.00	-

Note 11 - Other current liabilities

Particulars	As at December 31, 2023	As at March 31, 2023
Statutory dues payable	2.08	21.62
Other payable	187.61	91.26
Total	189.69	112.88



Kingmaker Developers Private Limited
Notes to the financial statements as at and for the period ended December 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 12 - Other income

Particulars	Period ended December 31, 2023	Year ended March 31, 2023
Interest		
On deposits with banks	0.36	1.26
Interest on IT Refund	-	3.37
Miscellaneous income	0.00	
Total	0.36	4.63

Note 13 - Depreciation and amortisation expense

Particulars	Period ended December 31, 2023	Year ended March 31, 2023
Depreciation on tangible assets	0.01	0.06
Total	0.01	0.06

Note 14 - Other expenses

Particulars	Period ended December 31, 2023	Year ended March 31, 2023
Auditor's Remuneration (Refer note 14 (a))	0.11	0.15
Rates and taxes	0.02	0.09
Telephone and communication expenses	-	0.03
General office expenses	-	0.00
Bank charges	0.00	0.01
Miscellaneous expenses	(0.02)	-
Total	0.11	0.28

Note 14 (a) - Details of Auditors Remuneration

Particulars	Period ended December 31, 2023	Year ended March 31, 2023
Details of Auditors Remuneration		
- Statutory audit fees	0.11	0.15
Total	0.11	0.15

