



P S M G & Associates

Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

**TO THE MEMBERS OF ASHOKA BOWAICHANDI GUSKARA ROAD
PRIVATE LIMITED**

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **ASHOKA BOWAICHANDI GUSKARA ROAD PRIVATE LIMITED** (the "Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for that period and a summary of material accounting policies and other explanatory information (hereinafter referred to as the "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the 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 March 31, 2026 and its loss, total

comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

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

The Company’s Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis, Board’s Report including Annexures to Board’s Report, Business Responsibility and Sustainability Report, Corporate Governance and Shareholder’s Information, but does not include the consolidated financial statements, financial statements, and our auditor’s report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate actions necessitated by the circumstances and the applicable laws and regulations.

Responsibilities of Management and Those Charged with Governance for the 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 financial statements that give a true and fair view of the financial position, financial performance, including other comprehensive income, changes in equity and cash flows of the Company in

accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is also responsible for overseeing the Company's financial reporting process

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of

such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our

audit.

- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.
- e) On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A." Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, no remuneration has been paid by the Company to its directors during the year.

- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has no pending litigations which would impact its financial position in its financial statements.
 - ii. The Company did not have any long-term contract including derivative contracts for which there were any material foreseeable losses.
 - iii. There was no amount 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, other than as disclosed in the notes to the Financial Statements, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

- v. The company has not declared or paid any dividend during the period under review.
- vi. Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and that has operated throughout the year for all relevant transactions recorded in the software, except that the audit trail is not maintained in case of modification by certain users with specific access, for certain records and the audit trail is not maintained for direct database changes. During the course of performing our procedures, other than the aforesaid instances of audit trail not maintained where the question of our commenting does not arise, we did not notice any instance of audit trail feature being tampered with.

Since this is the first year of operation of the company, the audit trail for previous year does not exist. However, the accounting system has the

feature of preservation of audit trail

2. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For PSMG & Associates
Chartered Accountants
FRN - 008567C



CA Ravindra Kumar Suthar
Partner
Membership No.: 613649

Date: 16/05/2026
Place: Ahmedabad

**ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT
(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of ASHOKA BOWAICHANDI GUSKARA ROAD PRIVATE LIMITED of even date)**

Report on the Internal Financial Controls with reference to Financials Statements under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 (the “Act”)

We have audited the internal financial controls with reference to financial statements of **Ashoka Bowaichandi Guskara Road Private Limited** (the “Company”) as of March 31,2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

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

Auditor’s Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial

controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with reference to financial statements

A company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to financial statements includes those policies and procedures that –

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls

with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2026, based on the criteria for internal financial control with reference to financial statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For PSMG & Associates
Chartered Accountants
FRN - 008567C



CA Ravindra Kumar Suthar
Partner
Membership No.: 613649

Date: 16/05/2026
Place: Ahmedabad

**ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT
(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Ashoka Bowaichandi Guskara Road Private Limited)**

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

- i. In respect of the Company's property, plant and equipment and intangible assets the Company does not have any Property, plant and equipment and intangible assets hence reporting under clause 3(i) of the order is not applicable to the Company.
- ii. (a) The Company has no inventory and hence reporting under 3(ii)(a) is not applicable.
(b) According to the information and explanation given to us and the records produced to us for our verification, the Company has not been sanctioned any working capital limits in excess of five crore rupees in aggregate, from banks-financial institutions on the basis of security of current assets during the period ended 31 March, 2026. Accordingly, the provisions of paragraph 3 (ii)(b) are not applicable.
- iii. According to the information and explanation given to us and on the basis of our examination of records the Company has not made investments in, nor provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to Companies, Firms, Limited Liability Partnerships or any other parties during the year. Accordingly, provisions of clause 3(iii)(a), 3(iii)(b), 3(iii) (C), 3(iii)(d), 3(iii)(e) and 3(iii)(f) of the Order are not applicable on the Company
- iv. According to the information and explanation given to us and on the basis of our examination of records of the company, the company has not given any loans or provided any guarantees or securities as specified under Section 185 of the companies Act, 2013. Further, the company is engaged in the business of providing infrastructure facilities as specified in Schedule VI and therefore the provision of Section 186 of the Companies Act, 2013 is not applicable on the company.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted deposits or amount which are deemed to be deposits. As such, the directives issued by the Reserve Bank of India, the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder are not applicable to the Company. No order has been passed with respect to Section 73 to 76, by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any

other Tribunal.

- vi. The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.
- vii. In respect of statutory dues:
 - (a) According to the information and explanations given to us and based on the audit procedures performed, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.
 - (b) There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2026 for a period of more than six months from the date they become due.
- viii. In our opinion and according to the information and explanations given to us, the Company has not surrendered or disclosed as income, any transaction not recorded in the books of account, during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Accordingly, the provisions of clause 3(viii) of the Order are not applicable.
- ix. (a) In our opinion and based on the information and explanations given to us, the company has not taken any loans or other borrowings during the year. Accordingly, the provisions of clause 3(ix)(a), (b), (c) and (d) of the Order are not applicable to the company.
(b) According to the information and explanations given to us, the company does not have any subsidiary, associates or joint ventures. Accordingly, the reporting under clause 3(ix)(e) and 3(ix)(f) are not applicable on the company.
- x. (a) In our opinion and according to the information and explanations given to us. 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) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

- xi. (a) According to the information and explanations given to us by the Management, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) We have not submitted any report under subsection (12) of section 143 of the Companies Act, 2013 in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this audit report.
- (c) As per information & explanation given to us by the management, there are no whistle blower complaints received by the company during the year. Accordingly, provisions of clause 3(xi)(c) of the order are not applicable.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. In our opinion and based on our examination, the company does not have an internal audit system and is not required to have an internal audit system as per the provisions of the Companies Act 2013 since the company was incorporated in current financial year. Accordingly reporting under clause 3(xiv)(a) and (b) is not applicable.
- xv. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act. Accordingly, provisions of clause 3(xv) of the Order are not applicable.
- xvi. (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (b) According to the information and explanation provided to us, company has not conducted any Non-banking Financial or Housing finance activities therefore the company is not required to be registered under Section 45-IA of the Reserve bank of India Act, 1934. Accordingly, provision of the clause 3(xvi)(b) of the order are not applicable.
- (c) The company is not a core investment company (CIC) as defined in the regulations made by Reserve Bank of India Accordingly, provisions of clause 3(xvi)(c) of the Order is not applicable.
- (d) According to the information and explanation provided to us by the Management, in our opinion, there is no core investment company within the

Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.

- xvii. According to the information and explanations given to us, the company has incurred cash losses in the current financial year.

Particulars	FY 2025-26	FY 2024-25
Cash Profit / (Loss)	(95.63)	(1.53)

- xviii. There has been no resignation of the statutory auditors of the Company during the year. Accordingly, provision of clause 3 (xviii) of the order are not applicable.

- xix. According to the information and explanation given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating 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. In our opinion and information and explanation given to us, there is no unspent amount under sub-section (5) of section 135 of the companies Act, 2013 as the Company has been incorporated in current financial year. Accordingly, the reporting under clause 3(xx)(a) and (b) are not applicable on the company.

For PSMG & Associates
Chartered Accountants
FRN - 008567C



CA Ravindra Kumar Suthar
Partner
Membership No.: 613649

Date: 16/05/2026
Place: Ahmedabad

		(₹ In Lakhs)	
Particulars	Note No.	As at 31-Mar-26	As at 31-Mar-25
I ASSETS			
1 NON-CURRENT ASSETS			
(a) Contract Assets	2	47.02	-
(a) Other non-current assets	3	0.10	0.10
(b) Tax Assets (Net)		-	-
TOTAL NON-CURRENT ASSETS		47.12	0.10
1 CURRENT ASSETS			
(a) Financial assets			
(i) Cash and cash equivalents	4	3.26	3.40
(ii) Other Financial Assets		-	-
(b) Other current assets	5	392.44	0.49
TOTAL CURRENT ASSETS		395.70	3.90
TOTAL ASSETS		442.81	4.00
II EQUITY & LIABILITIES			
1 EQUITY			
(a) Equity Share Capital	6	5.00	5.00
(b) Other Equity	7	(97.16)	(1.53)
Equity Attributable to Owners		(92.16)	3.47
2 NON-CURRENT LIABILITIES			
(a) Financial Liabilities			
(i) Borrowings		-	-
(ii) Trade Payables;		-	-
(A) total outstanding dues of micro enterprises and small enterprises; and		-	-
(B) total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
(iii) Other financial liabilities		-	-
(b) Provisions		-	-
(c) Deferred Tax Liabilities (Net)		-	-
TOTAL NON-CURRENT LIABILITIES		-	-
3 CURRENT LIABILITIES			
(a) Financial liabilities			
(i) Borrowings	8	520.53	-
(ii) Trade payables	9		
- Dues of Micro and Small Enterprise		-	-
- Dues of Other than Micro and Small Enterprise		0.03	0.42
(iii) Other financial liabilities		-	-
(b) Other current liabilities	10	14.42	0.10
(c) Provisions		-	-
(d) Current Tax Liabilities			
TOTAL CURRENT LIABILITIES		534.97	0.52
TOTAL LIABILITIES		534.97	0.52
TOTAL EQUITY AND LIABILITIES		442.81	4.00
Significant Accounting Policies	1		

As per our report of even date attached

For P S M G & Associates

Chartered Accountants

FRN: 008567C

For & on behalf of the Board of Directors

ASHOKA BOWAICHANDI GUSKARA ROAD PRIVATE LIMITED

CA Ravindra Kumar Suthar

Partner

Membership No.: 613649

Sanjay P. Londhe

Director

DIN : 00112604

Arun Bhaurao Patil

Director

DIN : 10887884

Date: May 16, 2026

Place: Ahmedabad

Date: May 16, 2026

Place: Nashik

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

(All figures are Rs in lakhs unless otherwise stated)

Particulars	Note No.	For the Year ended 31-03-2026	For the Year ended 31-03-2025
I INCOME			
Revenue from Operations	11	47.02	-
Other Income		-	-
Total Income		47.02	-
II EXPENSES:			
Operating Expenses	12	40.73	-
Finance Expenses	13	48.32	0.01
Depreciation & Amortiation	14	-	-
Other Expenses	14	53.60	1.52
Total Expenses		142.65	1.53
III Profit before Tax (I-II)		(95.63)	(1.53)
IV Tax Expense:			
Current Tax		-	-
Earlier Year Tax		-	-
Deferred Tax		-	-
V Profit for the year (III- IV)		(95.63)	(1.53)
VI Other Comprehensive Income (OCI) :			
(a) Items not to be reclassified subsequently to profit or loss		-	-
(b) Items to be reclassified subsequently to profit or loss		-	-
VII Total comprehensive income for the year (V+VI)		(95.63)	(1.53)
VIII Earnings per Equity Shares of Nominal Value ₹ 10 each:	15		
Basic Rs per share		(195.00)	(3.11)
Diluted Rs per share		(195.00)	(3.11)
Significant Accounting Policies	1		

As per our report of even date attached

For P S M G & Associates

Chartered Accountants

FRN: 008567C

For & on behalf of the Board of Directors

ASHOKA BOWAICHANDI GUSKARA ROAD PRIVATE LIMITED

CA Ravindra Kumar Suthar

Partner

Membership No.: 613649

Sanjay P. Londhe

Director

DIN : 00112604

Arun Bhaurao Patil

Director

DIN : 10887884

Date: May 16, 2026

Place: Ahemdabad

Date: May 16, 2026

Place: Nashik

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2026

(All figures are Rs in lakhs unless otherwise stated)

A Equity Share Capital

Particulars	As at March 31, 2026	
	Number of Shares	(₹ In Lakh)
Equity shares of INR 10 each issued, subscribed and fully paid		
Balance at the beginning of the reporting period	50,000.00	5.00
Issued during the reporting period	-	-
Balance at the end of Reporting period	50,000.00	5.00

Particulars	As at March 31, 2025	
	Number of Shares	(₹ In Lakh)
Equity shares of INR 10 each issued, subscribed and fully paid		
Balance at the beginning of the reporting period	-	-
Issued during the reporting period	50,000.00	5.00
Balance at the end of Reporting period	50,000.00	5.00

B Other Equity

Particulars	(₹ In Lakh)	
	As at March 31, 2026	As at March 31, 2025
Surplus / Retained Earnings		
Opening Balance	(1.53)	-
Profit for the year	(95.63)	(1.53)
Gross Total :::::	(97.16)	(1.53)

As per our report of even date attached

For P S M G & Associates

Chartered Accountants

FRN: 008567C

For & on behalf of the Board of Directors

ASHOKA BOWAICHANDI GUSKARA ROAD PRIVATE LIMITED**CA Ravindra Kumar Suthar****Partner**

Membership No.: 613649

Sanjay P. Londhe**Director**

DIN : 00112604

Arun Bhaurao Patil**Director**

DIN : 10887884

Date: May 16, 2026

Place: Ahmedabad

Date: May 16, 2026

Place: Nashik

Particulars	For the year ended 31-Mar-2026	For the year ended 31-Mar-2025
A CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit Before Extraordinary Items and Taxation	(95.63)	(1.53)
Adjustment to reconcile profit before tax to net cash flows		
Interest, Commitment & Finance Charges	48.32	0.01
Operating Profit Before Changes in Working Capital	(47.31)	(1.52)
Adjustments for changes in Operating Assets & Liabilities:		
Increase / (Decrease) in Trade Payables	(0.39)	0.42
Increase / (Decrease) in Other Current Liability	534.84	0.10
Decrease / (Increase) in Other Current Asset	(438.96)	(0.49)
Cash Generated from Operations	95.49	0.03
Income Tax Paid	-	-
NET CASH FLOW FROM OPERATING ACTIVITIES	48.18	(1.49)
B CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issue of shares including premium	-	5.00
Interest, Commitment & Finance Charges	(48.32)	
NET CASH FLOW FROM FINANCING ACTIVITIES	(48.32)	5.00
Net Increase In Cash & Cash Equivalents	(0.14)	3.51
Cash and Cash Equivalents at the beginning of the year	3.41	-
Cash and Cash Equivalents at the end of the year	3.26	3.41
COMPONENTS OF CASH AND CASH EQUIVALENTS		
Balances with Banks		
On current accounts	3.26	3.35
Cash on hand	0.00	0.06
	3.26	3.41
Cash and cash equivalents for statement of cash flows	3.26	3.41
Significant Accounting Policies	1	

As per our report of even date attached
For P S M G & Associates
Chartered Accountants
FRN: 008567C

For & on behalf of the Board of Directors
ASHOKA BOWAICHANDI GUSKARA ROAD PRIVATE LIMITED

CA Ravindra Kumar Suthar
Partner
Membership No.: 613649

Sanjay P. Londhe
Director
DIN : 00112604

Arun Bhaurao Patil
Director
DIN : 10887884

Date: May 16, 2026
Place: Ahemdabad

Date: May 16, 2026
Place: Nashik

Note:1 Statement of Material Accounting Policy Information and Other Explanatory Notes**A Corporate profile**

Ashoka Bowaichandi Guskara Road Private Limited, the Company, is a Special Purpose Vehicle (SPV) incorporated on December 09, 2024 under the provisions of the Companies Act 2013, in pursuance of the contract with National Highway Authority Limited (NHAI). The Company is in the business of development of 4-lane Economic Corridor from Bowaichandi to Guskara -Katwa Road Section Km 89.814 to Km 133.000 of NH 116 (Package -3) in the state of West Bengal on design, build, operate and transfer Hybrid Annuity Mode, which will be partly financed by the concessionaire who shall recover its investment and costs through payments to be made by the Authority, in accordance with the terms and conditions to be set forth in a concession agreement to be entered into. The said DBOT projects which the Company undertakes are capital intensive and have construction period of 912 days; coupled with longer maintainance periods of 15 years. The construction of the entire project has been sub-contracted to the parent company Ashoka Buildcon Limited as an EPC contractor.

These financial statements can be amended by the board of directors till they are placed before the share holders and also by the share holders before their approval for adoption.

The financial statements were authorised for issue in accordance with a resolution passed at the meeting of the board of directors on May 16, 2026.

B Statement of Compliances

The Financial Statements comply in all material aspects with Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 ("the Act"), the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

C Basis of Preparation, Accounting judgements, estimates and assumptions and Material Accounting Policy Information:**Basis of preparation**

These financial statements are prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The financial statements are presented in INR and all values are rounded to the nearest lacs, except otherwise stated.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

The classification of assets and liabilities of the Company is done into current and non-current based on the operating cycle of the business of the Company. The operating cycle of the business of the Company is less than twelve months and therefore all current and non-current classifications are done based on the status of realisability and expected settlement of the respective asset and liability within a period of twelve months from the reporting date as required by Schedule III to the Companies Act, 2013.

Significant accounting judgements, estimates and assumptions

The financial statements require management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosures of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Estimates

The preparation of the 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 financial statements and reported amounts of revenues and expenses during the period. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of circumstances surrounding the estimates. Changes in estimates are reflected in the financial statement in the period in which changes are made and if material, their effects are disclosed in the notes to the financial statements. During the year there were no Significant Judgements other than those stated hereinafter that were required to be exercised in the process of applying the entity's accounting policy and that have an impact on the amounts recognised in the Financial Statements.

Judgements

In the process of applying the company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the separate financial statements.

Financial Asset as per Service Concession Agreement- Contract Asset

The Financial model which allocated / bifurcates Annuity into Operation and Maintenance , Periodic maintenance and finance income is based on the estimates and the judgment of the management at the fair value of the services rendered considering the expected margin and the IRR from the financial asset. Further the Construction timelines are considering various factors such as availability of land from the concessionaire, approvals of Extension of time, the resources allocated by the Company. The timelines are based on the judgement of the Company as to how long the construction work would take place in conjunction with the agreed timelines by the Concessionaire.

D Recent pronouncements

In May 2025, MCA notified amendments to Ind AS 21 - The Effects of Changes in Foreign Exchange Rates, applicable w.e.f. April 1, 2025. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements.

In August 2025, MCA notified the following amendments to:

1. Ind AS 1, Presentation of Financial Statements, applicable w.e.f. April 1, 2025 – The amendment relates to classification of liabilities as current or non-current and non-current liabilities with covenants. In the context of classifying a liability as current, it removes the requirement of existence of a right to defer settlement for at least 12 months after the reporting date and instead requires that the said right should exist on the reporting date and have substance. The amendment also introduces guidance on classification of liabilities with covenants. The Company has no impact of these amendments in its classification criteria of current and non-current liabilities.

2. Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments: Disclosures, applicable w.e.f. April 1, 2025 – The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk. The Company has no impact of these amendments in its Financial Statements

3. Ind AS 12, International Tax Reform – Pillar Two Model Rules applicable immediately - The amendments provide a temporary mandatory relief from deferred tax accounting for top-up tax and disclose that they have applied the relief. This relief is immediate and applies retrospectively. The Company has no impact of these amendments in its Financial Statements

E Material Accounting Policy Information**Summary of Material Accounting Policy Information**

The operating cycle of the business of the Company is twelve months from the reporting date as required by Schedule III to the Companies Act, 2013.

a) Current and non-current classification

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

An asset is current when :

- It is expected to be realised or intended to be sold or consumed in normal operating cycle or
- It is held primarily for the purpose of trading or
- It is expected to be realised within twelve months after the reporting period, or
- It is 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 atleast twelve months after the reporting period

The Company classifies all other liabilities as non-current.

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

b) Revenue Recognition**Accounting for rights under service concession arrangements and revenue recognition****(i) Recognition and measurement**

The Company builds, operates and maintains infrastructure assets under public-to-private Service Concession Arrangements (SCAs), which is an arrangement between the "grantor" (a public sector entity/authority) and the "operator" (a private sector entity) to provide services that give the public access to major economic and social facilities utilizing private-sector funds and expertise. The infrastructures accounted for by the Company as concessions are mainly related to the activities concerning roads. Concession contracts are public-private agreements for periods specified in the SCAs including the construction, upgradation, restoration of infrastructure and future services associated with the operation and maintenance of assets in the concession period. Revenue recognition, as well as, the main characteristics of these contracts are detailed in Note to Accounts. With respect to service concession arrangements, revenue and costs are allocated between those relating to construction services and those relating to operation & maintenance services and are accounted for separately. Consideration received or receivable is allocated by reference to the relative fair value of services delivered when the amounts are separately identifiable. The infrastructure used in a concession are classified as an intangible asset or a financial asset, depending on the nature of the payment entitlements established in the concession agreement.

When the amount of the arrangement consideration for the provision of public services is substantially fixed by a contract, the Company recognizes revenues from construction services for public facilities (infrastructures) by the percentage-of-completion method and recognizes the consideration as a financial asset and the same is classified as "Receivables against Service Concession Arrangements". The Company accounts for such financial assets at amortized cost, calculates interest income based on the effective interest method and recognizes it in revenue as Finance Income

(ii) Contractual obligation to restore the infrastructure to a specified level of serviceability

The Company has contractual obligations to maintain the infrastructure to a specified level of serviceability or restore the infrastructure to a specified condition during the concession period and/or at the time of hand over to the grantor of the SCA. Such obligations are measured at the best estimate of the expenditure that would be required to settle the obligation at the balance sheet date. In case of concession arrangements under financial asset model, such costs and related revenues are recognized in the period in which such performance are actually completed.

(iii) Borrowing cost related to SCAs

In case of concession arrangement under financial asset model, borrowing costs attributable to construction of the infrastructure are charged to Statement of Profit and Loss in the period in which such costs are incurred.

(iv) Revenue From Operation

Revenue is measured based on the transaction price of the consideration that is specified in a contract with a customer or is expected to be received in exchange for the products or services and excludes amounts collected on behalf of third parties. Revenue is recognised upon transfer of control of promised products or services to customers.

To recognise revenues, the Company applies the following five step approach

- (1) identify the contract with a customer,
- (2) Identify the performance obligations in the contract,
- (3) determine the transaction price,
- (4) allocate the transaction price to the performance obligations in the contract.
- (5) recognize revenues when a performance obligation is satisfied

The revenue is recognised when (or as) the performance obligation is satisfied, which typically occurs when (or as) control over the products or services is transferred to a customer.

Contract modification are accounted for when addition, deletions or changes are approved either to the contract scope or contract price. The accounting for modification of contract involves assessment whether the services added to the existing Contract or distinct and whether the pricing is at the standalone selling price. Services added that are not distinct are accounted for on a cumulative catchup basis, while those that are distinct are accounted prospectively, either as a separate contract, if the separate service are priced at standalone selling price, or a termination of the exiting contract and creation of a new contract if not priced at standalone selling price.

(v) Finance income and other income:

Finance Income from 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. The same is computed by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition. Interest Income from Financial Income is included under Revenue from operations.

c) Financial Asset - Service concession arrangements

When the arrangement has a contractual cashflow or other financial assets from the grantor specifically towards the concession arrangement (in the form of grants) during the construction period or otherwise, such a right to the extent eligible is recorded as Financial Asset in accordance with IND as 109 "Financial Instrument" at amortised cost.

d) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

e) Taxes**Current Income Tax**

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the country. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

f) Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

For items recognised in OCI or equity, deferred / current tax is also recognised in OCI or equity.

g) Earnings per share

Earnings per share is calculated by dividing the net profit or loss before OCI for the year by the weighted average number of equity shares outstanding during the period. For the purpose of calculating diluted earnings per share, the net profit or loss before OCI for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

h) Provisions, Contingent Liabilities and Contingent Assets**i Provisions**

The Company recognizes a provision when: it has a present legal or constructive obligation as a result of past events; it is likely that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognized for future operating losses.

ii Contingent liabilities and Contingent Assets

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. The Group does not recognise a contingent liability but discloses its existence in the financial statements.

A contingent assets is not recognised unless it becomes virtually certain that an inflow of economic benefits will arise. When an inflow of economic benefits is probable, contingent assets are disclosed in the financial statements. Contingent liabilities and contingent assets are reviewed at each balance sheet date.

i) Cash and cash equivalents

Cash and cash equivalents include cash in hand, demand deposits in banks and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within bank borrowings in current liabilities on the balance sheet.

j) Fair Value Measurement

The Company measures financial instruments, such as, 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, or
- ▶ 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.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

k) Financial instruments**1 Financial Assets****(i) Initial recognition and measurement**

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Financial assets are classified, at initial recognition, as financial assets measured at fair value or as financial assets measured at amortized cost.

(ii) Subsequent measurement

For purposes of subsequent measurement financial assets are classified in two broad categories:

- Financial assets at fair value
- Financial assets at amortized cost

Where assets are measured at fair value, gains and losses are either recognized entirely in the statement of profit and loss (i.e. fair value through profit or loss), or recognized in other comprehensive income (i.e. fair value through other comprehensive income).

A financial asset that meets the following two conditions is measured at amortized cost (net of any write down for impairment) unless the asset is designated at fair value through profit or loss under the fair value option.

- Business model test: The objective of the Company's business model is to hold the financial asset to collect the contractual cash flows (rather than to sell the instrument prior to its contractual maturity to realize its fair value changes).
- Cash flow characteristics test: The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A financial asset that meets the following two conditions is measured at Fair Value through Other Comprehensive Income unless the asset is designated at fair value through profit or loss under the fair value option.

- Business model test: The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.
- Cash flow characteristics test: The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Even if an instrument meets the two requirements to be measured at amortized cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an 'accounting mismatch') that would otherwise arise from measuring assets or liabilities or recognizing the gains and losses on them on different bases.

All other financial asset is measured at fair value through profit or loss.

All equity investments other than investment on subsidiary, joint venture and associates are measured at fair value in the balance sheet, with value changes recognized in the statement of profit and loss.

(iii) Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e. removed from the Company's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement and either:
 - (a) the Company has transferred substantially all the risks and rewards of the asset, or
 - (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognize the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

2 Financial liabilities

(i) Initial recognition and measurement

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, and derivative financial instruments.

(ii) Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognized in the statement of profit and loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied.

1) Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the effective interest rate (EIR) method.

Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

m) Derecognition

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit and loss.

n) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously

o) 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.

(The Space has been left blank Intentionally)

2 Financial Assets -Current - Others

Particulars	As at March 31, 2026	As at March 31, 2025
Financial Asset as per Service Concession Agreement	47.02	-
Total ::::	47.02	0.00

3 Other Non Current Asset

Particulars	As at March 31, 2026	As at March 31, 2025
Unsecured considered good		
Security Deposit	0.10	0.10
Prepaid Processing fees		
Total ::::	0.10	0.10

4 Cash and cash equivalents

Particulars	As at March 31, 2026	As at March 31, 2025
Balance with Schedule Bank	3.25	3.35
Cash on hand	0.00	0.06
Total ::::	3.26	3.40

5 Other Current Asset

Particulars	As at March 31, 2026	As at March 31, 2025
Other Assets	61.39	0.19
Others - Advance recoverable in Cash or kind	331.05	0.06
Advance to Supplier	0.00	0.25
Total ::::	392.44	0.49

6 Equity Share Capital**(I) Authorised Capital:**

Class of Shares	Par Value	As at March 31, 2026		As at March 31, 2025	
	(₹)	No. of Shares	(₹ In Lakhs)	No. of Shares	(₹ In Lakhs)
Equity Shares	10.00	1,50,000	15	1,50,000	15
Total ::::		1,50,000	15	1,50,000	15

(II) Issued, Subscribed and Paid-up Capital (Fully Paid-up):

Class of Shares	Par Value	As at March 31, 2026		As at March 31, 2025	
	(₹)	No. of Shares	(₹ In Lakhs)	No. of Shares	(₹ In Lakhs)
Equity Shares	10.00	50,000	5.00	50,000	5.00
Total ::::		50,000	5.00	50,000	5.00

(III) Terms/rights attached to equity shares:

The company is a subsidiary of Ashoka Concessions Ltd which is a subsidiary of Ashoka Buildcon Limited a company listed on the stock exchanges at BSE and NSE.

The Company has only one class of shares referred to as equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share.

In the event of liquidation of the Company, the holders of the equity shares will be entitled to receive remaining assets of the Company. The distribution will be in proportion to the number of equity shares held by the shareholders.

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 both legal and beneficial ownerships of the shares.

(IV) Reconciliation of Number of Shares Outstanding:

Class of Shares	As at March 31, 2026	As at March 31, 2025
Equity Shares:	Numbers	Numbers
Outstanding as at beginning of the period	50,000	-
Addition during the period	-	50,000
Outstanding as at end of the period	50,000	50,000

(V) Details of shares in the Company held by each shareholder holding more than 5% shares:

Class of Shares	March 31, 2026		March 31, 2025	
	Equity Shares	%	Equity Shares	%
Ashoka Buildcon Limited	50,000	100	50,000	100

7 Other Equity

Particulars	As at March 31, 2026	As at March 31, 2025
Surplus / Retained Earnings		
Balance as per Last balance sheet	(1.53)	-
Profit for the year	(95.63)	(1.53)
Total ::::	(97.16)	(1.53)

8 Current Borrowings

Particulars	As at March 31, 2026	As at March 31, 2025
(Secured)		
Current maturities of long term borrowings	-	-
(Unsecured)		
Unsecured loan from Ashoka Buildcon Limited	520.53	-
Total ::::	520.53	-

9 Trade Payables - Current

Particulars	As at March 31, 2026	As at March 31, 2025
Trade Payables:		
Micro & Small Enterprises	-	-
Other than Micro & Small Enterprises	0.03	0.42
Trade Payables - Related Parties	-	-
Total ::::	0.03	0.42

10 Other current liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Others	13.15	-
Duties & Taxes	1.27	0.10
Total ::::	14.42	0.10

11 Revenue From Operations

(₹ In Lakh)

Particulars	For the Year ended 31-03-2026	For the Year ended 31-03-2025
Contract Revenue:		
Contract Revenue	47.02	-
Total ::::	47.02	-

12 Operating Expenses

Particulars	For the Year ended 31-03-2026	For the Year ended 31-03-2025
Technical Consultancy Charges	40.73	-
Total ::::	40.73	-

13 Finance Cost

Particulars	For the Year ended 31-03-2026	For the Year ended 31-03-2025
Interest Expense		
Interest on Others	46.14	-
Other Borrowing Cost		
Bank Charges	0.01	0.01
Finance Charges	2.17	-
Total ::::	48.32	0.01

14 Other Expenses

Particulars	For the Year ended 31-03-2026	For the Year ended 31-03-2025
Auditor's Remuneration (including Limited Review)	0.48	0.25
Rent Rates & Taxes	0.30	0.10
Filing Fees	46.22	-
Legal & Professional Fees	5.93	1.11
Other Expenses	0.67	0.06
Total ::::	53.60	1.52

15 Earnings Per Share ('EPS') :

Disclosure as required by Accounting Standard – IND AS 33 “Earning Per Share” of the Companies (Indian Accounting Standards) Rules 2015.

- A Net Profit / (loss) attributable to equity shareholders and the weighted number of shares outstanding for basic and diluted earnings per share are as summarised below:**

Particulars	2025-26	2024-25
Profit / (Loss) for the period (Rs in Lacs)	(95.63)	(1.53)
Outstanding equity shares at period end	50,000	50,000
Weighted average Number of Shares outstanding during the period – Basic	49,041	49,041
Weighted average Number of Shares outstanding during the period - Diluted	49,041	49,041
Earnings per Share - Basic (₹ Per Share)	(195.00)	(3.11)
Earnings per Share - Diluted (₹ Per Share)	(195.00)	(3.11)

Particulars	2025-26	2024-25
Nominal Value of Equity Shares (₹ Per Share)	10	10
Total number of equity shares outstanding at the beginning of the period	50,000	-
Add : Issue of Equity Shares during the period	-	50,000
Total number of equity shares outstanding at the end of period	50,000	50,000
Weighted average number of equity shares at the end of period- Basic	49,041	49,041
Weighted average number of equity shares at the end of period- Dilutive	49,041	49,041

16 Disclosure in accordance with Ind AS - 24 "Related Party Disclosures", of the Companies (Indian Accounting Standards) Rules, 2015**(A) List of Related Parties****(a) Parties where control exists**

(i) Ashoka Buildcon Ltd. (Ultimate Holding Company)

(b) Key Management Persons (KMP) and their relative

(i) Sanjay P Londhe (Director)

(ii) Arun Bhaurao Patil (Director)

(B) Transactions during the period:

Nature of Transactions	Parties Where Control Exists	
	2025-26	2024-25
Issue of Shares		
Ashoka Buildcon Ltd	-	5.00
Loan Taken:		
Ashoka Buildcon Ltd.	479.00	-
Interest Expenses		
Ashoka Buildcon Ltd.-Interest (Gross)	46.14	-

Nature of Transactions	Parties Where Control Exists	
	As at Mar 31, 2026	As at Mar 31, 2025
Outstanding balance Payable		
Ashoka Buildcon Ltd.-Borrowing	479.00	-
Ashoka Buildcon Ltd.-Interest Payable	41.53	-

Transactions pertaining to contract expenses with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured. This assessment is undertaken during the financial year through examining the financial position of the related party and the market in which the related party operates.

17 Disclosures as required by Appendix D of Ind AS 115 relating to "Service Concession Arrangements: Disclosures"**(a) Description of the Arrangement along with salient features of the project:**

Ashoka Bowaichandi Guskara Road Private Limited, the Company, is a Special Purpose Vehicle (SPV) incorporated on December 09, 2024 under the provisions of the Companies Act 2013, in pursuance of the contract with National Highway Authority Limited (NHAI). The Company is in the business of development of 4-lane Economic Corridor from Bowaichandi to Guskara -Katwa Road Section Km 89.814 to Km 133.000 of NH 116 A (Package -3) in the state of West Bengal on design, build, operate and transfer Hybrid Annuity Mode, which will be partly financed by the concessionaire who shall recover its investment and costs through payments to be made by the Authority, in accordance with the terms and conditions to be set forth in a concession agreement to be entered into. The said DBOT projects which the Company undertakes are capital intensive and have construction period of 912 days; coupled with longer maintainance periods of 15 years. The construction of the entire project has been sub-contracted to the parent company Ashoka Buildcon Limited as an EPC contractor.

(b) Obligations of Operations and maintenance

The Company is required to carry out operations and maintenance on the road annually with an obligation to carry out periodic maintenance in terms of the Concession at regular intervals.

(c) Changes to the Concession during the period

The Company has received project during the year and there is no changes in the contract allotted to the Company by NHAI

(d) Classification of the Concession

The Company has applied the principles enumerated in Appendix C of Ind AS – 115 titled “Service Concession Arrangement” and has classified the arrangement as a Financial Asset resulting in recognition of an Financial Asset. Revenue is recognised during the construction period as revenue from construction services as well as financial income.

(e) Disclosure of Construction services revenue, cost and margin :

The Company is applying INDAS 115" Service Concession Arrangement" to the aforesaid Hybrid Contract. The revenue of the various activities under the concession agreement is being recognised on the basis of the fair value of the revenue of the respective activity estimated by the concessionaire on the basis of its projections across the following activities i.e., Construction , Operation and Maintainance , Periodic maintainance ; This is different from the revenue stated in the Concession Agreement for each fo the activity. Financial Asset will be recognised using Internal Rate of Return (IRR). Finance income on the aforesaid financial Asset will be recognised using IRR and the same will be different than what is mentioned in the Concession Agreement.

(f) The construction activity of the Project is yet to commence as at March 31,2026.

18 In the opinion of the Board of Directors, all the assets have value on realisation in the ordinary course of business at least equal to the amount at which they are stated in the balance sheet.

19 Significant accounting judgements, estimates and assumptions

The financial statements require management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosures of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods .

Judgements

In the process of applying the company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the separate financial statements.

Taxes

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

Defined benefit plans (gratuity benefits)

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation. For plans operated outside India, the management considers the interest rates of high quality corporate bonds in currencies consistent with the currencies of the post-employment benefit obligation with at least an ‘AA’ rating or above, as set by an internationally acknowledged rating agency, and extrapolated as needed along the yield curve to correspond with the expected term of the defined benefit obligation. The underlying bonds are further reviewed for quality. Those having excessive credit spreads are excluded from the analysis of bonds on which the discount rate is based, on the basis that they do not represent high quality corporate bonds.

The mortality rate is based on publicly available mortality tables for the specific countries. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates for the respective countries.

20 Financial instruments

The carrying value and fair value of financial instruments by categories as at March 31, 2026.

(₹ In Lakh)

Particulars	March 31, 2026		March 31, 2025	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets				
Amortized cost:				
Cash and bank balances	3.26	3.26	3.40	3.40
Total Financial Assets	3.26	3.26	3.40	3.40
Financial liabilities				
Amortized cost:				
Trade payable	0.03	0.03	0.42	0.42
Total Financial Liabilities	0.03	0.03	0.42	0.42

The management assessed that fair value of cash and short-term deposits, trade payables and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

The fair value and amortised 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.

21 Fair Value Hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the group has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level follows underneath the table.

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or 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).

i) Recognised and measure at fair value

There is no outstanding financial instrument as on March 31, 2026 which are measured at fair value.

The following methods and assumptions were used to estimate the fair values:

- i) Long-term fixed-rate receivables are evaluated by the Company based on parameters such as interest rates, specific country risk factors, and individual creditworthiness of the customer and the risk characteristics of the financed project. Based on this evaluation, allowances are taken into account for the expected losses of these receivables.
- ii) The fair value of non-current financial liabilities is estimated by discounting future cash flows using rates currently available for debt on similar terms, credit risk and remaining maturities. The valuation requires management to use unobservable inputs in the model, Management regularly assesses a range of reasonably possible alternatives for those significant unobservable inputs and determines their impact on the total fair value.

22 Financial Risk Management

The Company is in the business of The Company is in the business of Development of 4 lane Economic Corridor from Bowaichandi to Guskara-Katwa Road Section Km 89.814 to Km 133.000 of NH 116A (Package-3) in the state of West Bengal under Hybrid Annuity Mode which is in India. , which will be partly financed by the concessionaire who shall recover its investment and costs through payments to be made by the Authority, in accordance with the terms and conditions to be set forth in a concession agreement to be entered into. The said DBOT projects which the Company undertakes are capital intensive and have construction period of 912 days ; coupled with longer maintenance periods of 15 years. Given the nature of the segments in which the company operates, be it in the Road Sector, it is critical to have a robust, effective and agile Risk Management Framework to ensure that the Company's operational objectives are met and continues to deliver sustainable business performance.

The Company's activities expose it to a variety of financial risks: inflation risk, credit risk, liquidity risk, and interest rate risk, regulatory risk and business risk. The Company's primary focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance. The primary market risk to the company is inflation and interest rate risk.

The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below:

i Business / Market Risk

Business/ Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. The concession consists of constructing a Road and therefore the largest business risk is the timely execution and completion of the project and achieving Commercial Operations Date ie. the completion milestone. Since the project is on annuity basis, the biggest business risk is ensuring the concession terms are adequately adhered to and the project is completed as per the business plan to ensure cash flow from annuity is recorded on time.

ii Capital and Interest rate Risk:-

Infrastructure projects are typically capital intensive and require high levels of long-term debt financing. These factors include: timing and internal accruals generation; timing and size of the projects awarded; credit availability from banks and financial institutions; the success of its current infrastructure development projects. Besides, there are also several other factors outside its control. The Company has not completed its financial closure as on the date of Balance sheet, therefore average cost of debt cannot be determined. Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term and short term borrowing with floating interest rates.

iii Interest rate sensitivity

There is no borrowing as at March 31, 2026 since the financial closure is pending as on that date.

iv Credit risk:-

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investment securities. Credit risk arises from cash held with banks and financial institutions, as well as credit exposure to clients, including outstanding accounts receivable.

v Liquidity risk

Timely completion of the project and receipt of annuity payment on time has a major impact on the liquidity of the company. The delay caused due to the grantor and the timely receipt of compensation from the grantor impacts liquidity of the company.

vi The Working Capital Position of the Company is given below :

Particulars	(₹ In Lakh)	
	As at March 31, 2026	As at March 31, 2025
Cash and Cash Equivalent	3.26	3.40
Other Current Assets	392.44	0.49
Total	395.70	3.90
Less:		
Trade payables	0.03	0.42
Other current liabilities	-	0.10
Total	0.03	0.52
Net Working Capital	395.67	3.37

vii Input cost risk

Raw materials, such as bitumen, stone aggregates cement and steel, need to be supplied continuously to complete projects undertaken by the group. As mentioned in the earlier paragraph of the business risk and the competition risk the input cost is a major risk to attend to ensure that the Company is able to contain the project cost within the estimate projected to the lenders and the regulators. To mitigate this the company has sub-contracts the construction of the facility at a fixed price contract its Ultimate holding Company i.e, Ashoka Buildcon Ltd.

viii Exchange risk

Since the operations of the company are within the country, the company is not exposed to any exchange risk directly. The company also does not take any foreign currency borrowings to fund its project and therefore the exposure directly to exchange rate changes is minimal.

However there are indirect effects on account of exchange risk changes, as the price of bitumen, which is a by-product of the crude, is dependent upon the landed price of crude in the country.

23 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the parent. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The gearing ratio in the infrastructure business is generally high. The net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents and Other Bank Balances.

24 Audit Trail

The Ministry of Corporate Affairs (MCA) by the Companies (Accounts) Amendment Rules 2021 and vide notification dated 24 March 2021 has issued the "Companies (Audit and Auditors) Amendment Rules, 2021" has prescribed a new requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted requiring companies, 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.

As required under above rules, the company has used SAP application as accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all transactions recorded and the audit trail feature has not been tampered with. However the audit trail feature was not enabled at the database level for accounting software SAP HANA to log any direct data changes, used for maintenance of all accounting records by the Company. Further the Company has retained the audit log as per the statutory requirement for the retention at application level.

- 25** The balance sheet, statement of profit and loss, cash flow statement, statement of changes in equity, statement of significant accounting policies and the other explanatory notes forms an integral part of the financial statements of the Company for the year ended March 31, 2026.

As per our report of even date attached

For P S M G & Associates

Chartered Accountants

FRN: 008567C

For & on behalf of the Board of Directors

ASHOKA BOWAICHANDI GUSKARA ROAD PRIVATE LIMITED

CA Ravindra Kumar Suthar

Partner

Membership No.: 613649

Sanjay P. Londhe

Director

DIN : 00112604

Arun Bhaurao Patil

Director

DIN : 10887884

Date: May 16, 2026

Place: Ahmedabad

Date: May 16, 2026

Place: Nashik