Rose Building Solutions Limited

(Formerly known as Rose Building Solutions Private Limited)

Registered Office:

13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi - 110001

Financial Statements

2025-26

INDEPENDENT AUDITOR'S REPORT

To The Members of M/s Rose Building Solutions Limited (Formerly known as Rose Building Solutions Private Limited)

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of Rose Building Solutions Limited (Formerly known as Rose Building Solutions 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 the year ended on that date and a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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 profit, total comprehensive profit, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing ("SA"s) 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 Standalone 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 standalone financial statements under the provisions of the Act and the Rules made there under, 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 standalone 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 Board's Report including Annexures to Board's Report, but does not include financial statements and our auditor's report thereon.

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Management's Responsibilities for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, including other comprehensive income, changes in equity and

SERVA ASSOCIATES FRN: 000272N Chartered Accountants 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone 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 management 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 Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone 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 standalone 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 system 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 standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

• Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

SERVA ASSOCIATES INDIA FRN. 000272N New Delhi Chartered Accountants

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone 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 standalone 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 except for the matters stated in paragraph h(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended).
   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 standalone 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 over financial reporting 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 over financial reporting.
   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 we report that company has not paid any managerial remuneration, Hence reporting as per Section 197(16) is not required.
   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 disclosed the impact of pending litigations on its financial position in its financial statements in Note 35.

II. The Company had not entered into any long-term contracts including derivative contracts.

III. There was no amount which was required to be transferred to investors education & protection fund.

IV.

a) 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 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 year.

vi. As stated in Note 39 to the standalone financial statements and based on our examination which included test checks except for instances mentioned below, the Company, in respect of financial year commencing on 1 April 2025, has used accounting software for maintaining its books of account which have a feature of recording audit trail (edit log) facility and the same have been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, other than the consequential impact of the exceptions given below. Furthermore, except for instances mentioned below the audit trail has been preserved by the Company as per the statutory requirements for record retention.

Nature of exception noted	Details of Exception
Instances of accounting software maintained by a third party where we are unable to comment on the audit trail feature at database level	The accounting software used for maintaining accounting records of the Company are operated by third party software service provider. The Independent Service Auditor's Assurance Report on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report') issued in accordance with ISAE 3402, Assurance Reports on Controls at a Service Organization) was available for part of the year. In the absence of any information on existence of audit trail (edit logs) for any direct changes made at the database level in the Type 2 report, we are unable to comment on whether the audit trail feature with respect to the database level of the said software was enabled and operated throughout the year.
Instances of accounting software for maintaining books of account for which the feature of recording audit trail (edit log) facility was not operated for all relevant transactions recorded in the software	The audit trail logs in the accounting software used for maintenance of the customer and broker master are retained only for 6 months for any direct data changes made at the database throughout the year level by the Company.
Instances of non-preservation of the audit trail	The audit trail logs in the accounting software used for maintenance of the customer and broker master are not preserved as per the statutory requirements for record retention for any direct data changes made at the database level.

SERVA ASSOCIATES
New Delhi
Chartered Accountants

Nature of exception noted	Details of Exception
	The audit trail logs preserved by the Company for the accounting software used for maintenance of payroll records for the period 1 August 2023 to 31 March 2024 does not include the details of who made the changes i.e., User Id and when the changes were made i.e., timestamp at the application level.

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 Serva Associates
Chartered Accountants
Firm Registration Number: 000272N

SERVA ASSOCIATES
INDIA
FRN. 000272N
New Delhi
Chartered Accountants

Nitin Jain
(Partner)
Membership Number: 506898
UDIN: 26506898BHVLJH6116
Place: Gurugram
Date: 11.05.2026

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 Rose Building Solutions Limited (Formerly known as Rose Building Solutions Private Limited)

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

We have audited the internal financial controls over financial reporting of **Rose Building Solutions Limited (Formerly known as Rose Building Solutions Private Limited)** (the "Company") as of March 31, 2026 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Management of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (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 over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in

SERVA ASSOCIATES INDIA FRN. 000272N New Delhi Chartered Accountants accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

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

For Serva Associates
Chartered Accountants
Firm Registration Number: 000272N

SERVA ASSOCIATES CA INDIA FRN. 000272N New Delhi Chartered Accountants

Nitin Jain
(Partner)
Membership Number: 506898
UDIN: 26506898BHVLJH6116
Place: Gurugram
Date: 11.05.2026

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 Rose Building Solutions Limited (Formerly known as Rose Building Solutions 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.

a) (A). The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
(B). The company does not have any intangible assets, hence reporting under clause (i) (a) (B) is not applicable.

b) The assets have been physically verified by the management during the year at which, in our opinion, is reasonable having regard to the size of the company and nature of its assets. No material discrepancies were noticed on such verification.

c) The company is not in possession of any immovable property in the nature of fixed assets hence the provision of para (i) (c) are not applicable.

d) The Company has not revalued any of its Property, Plant and Equipment (including right of-use assets) and intangible assets during the year.

e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

ii.

a. The physical verification of inventory has been stated to be conducted at reasonable intervals by the company & no material discrepancies have been stated to be noticed on physical verification of the inventory during the year.. The inventory has been taken as qualified, valued and certified by management.

b. That the company has not been sanctioned working capital limit from any banks or financial institutions on the basis of security of current assets, therefore clause (ii) (b) is not applicable.

iii. iii.

a) That with regard to the security, guarantee and loan provided:

A. the company does not have any subsidiaries, Joint venture and associate, and hence, clause (iii)(a)(A) is not applicable.

B. That company has granted loans, security and guarantee to holding company the details of which are as under:

	Guarantees*#	**Securities***	**Loans##**
Aggregate Amount Granted or Provided during the year			
Holding Company	Nil	Nil	400.00 million
Fellow Subsidiary(s)	Nil	Nil	Nil
Group companies	Nil	Nil	Nil
Balance amount outstanding as at the Balance Sheet date			
Holding Company	Nil	Nil	400.00 million
Fellow Subsidiary(s)	Nil	Nil	Nil
Group companies	Nil	Nil	Nil

SERVA ASSOCIATES FRN. 000272N New Delhi Chartered Accountants

*The company has provided Corporate Guarantee and provided Security against credit facilities taken by the Holding, accordingly reported separately under each head excluding Joint borrowings for which details have been given in financial statements, refer Note 8.

Aggregate amount provided/ granted during the year and the respective balance outstanding as at balance sheet date, represents the amounts of funds disbursed by the lender to Holding/ Fellow subsidiaries in respect of borrowings for which guarantees have been provided by the company during the year.

Excluding accrued interest

b) That with regard to the guarantees provided, and security given, as well as the loans and advances granted during the year, the terms and conditions thereof are, prima facie, not prejudicial to the interest of the Company.
c) That the company have not provided any loan and hence clause (iii) (c) is not applicable.
d) That the company have not provided any loan and hence clause (iii)(d) is not applicable.
e) That the company have not provided any loan and hence clause (iii)(e) is not applicable.
f) That the company has granted loans that do not carry any stipulated repayment terms and are repayable on demand of which details are as under:

Particulars	All Parties	Promotors	Related Parties
Aggregate outstanding amount of loans/advances in nature of - loans repayable on demand ##	400.00 Million	Nil	400.00 Million
Percentage of loans/advances in nature of loans to the total loans	100%	Nil	100%

Excluding accrued interest

iv. That the loans, guarantees & securities have been granted in compliance with the provision contained in Section 185 of the Companies Act, 2013. Further being engaged in the Business of Construction & Development of Affordable Housing infrastructure facilities, the Provisions of Section 186 of the Companies act 2013 not applicable to the company.

v. The Company has not accepted any deposit or amounts which are deemed to be deposits covered under Sections 73 to 76 of the Companies Act, 2013. The customer advances (if any) refundable are forfeited or refunded/ under refund process as per the prescribed provisions and policies as represented to us by the management Hence, reporting under clause 3(v) of the Order is not applicable.

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) The company is regular in depositing with appropriate authorities undisputed statutory dues including Income Tax, Cess and other statutory dues applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees state insurance, income tax, duty of customs, Goods & Services Tax (GST), cess and other statutory dues were in arrears as at 31st March 2026 for a period of more than six months from the date they become payable.

SERVA ASSOCIATES Chartered Accountants INDIA FRN. 000272N New Delhi

b) According to the information and explanation given to us, the outstanding statutory dues which have not been deposited on account of dispute with the authorities is as under

Name of the Statue	Nature of Dispute	Amount (Rs.)*	Period to which the amount pertains	Forum where the dispute is pending	Remarks (if any)
Income Tax Act, 1961	Demand against order u/s 147 of Income Tax Act	INR 41,25,650	FY 2015-16	CIT (Appeals)	Appeal has been filed in FY 2023-24 & under process

* Excluding accrued interest

viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

ix.

a) The Company has not taken any loans or other borrowings from any lender. Hence reporting under clause 3(ix)(a) of the Order is not applicable.
b) That no instance or information has come on our records in context to the Company been declared wilful defaulter by any bank or financial institution or government or any government authority.
c) That the terms loans obtained in previous year do not contain project specific usance and in fact extends to reimbursements & expenses incurred across co-borrowers and group companies. Accordingly, no reporting is made under para (xi)(c)
d) On an overall examination of the financial statements of the Company, funds raised on short term basis have, prima facie, not been used during the year for long-term purposes by the Company.
e) The company does not have any subsidiaries, Joint venture or associate, therefore clause (ix) (e) is not applicable.
f) The company does not have any subsidiaries, Joint venture or associate, therefore clause (ix) (f) is not applicable.

x.

a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
b) According to the information and explanations given to us and on an overall examination of the balance sheet, during the year, the Company has not made any preferential allotment of shares during the year under review and hence compliance with the provisions of Section 42 of Companies Act 2013 is not applicable.

xi.

a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
b) No report under sub-Section (12) of Section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
c) That as represented by the management, there are no whistle blower complaints received by the company during the year.

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, where applicable and the details of

SERVA ASSOCIATES FRN 000272N New Delhi Chartered Accountants related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

xiv.

a) The provision of this para is not applicable to the company, therefore clause (xiv) (a) of the order is not applicable.

b) Internal audit under Section 138 read with rule 13 of company act is not applicable to the company therefore clause (xiv) (b) of the order is not applicable.

xv. Based on our audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, the Company has not entered into non-cash transactions with directors or persons connected with him.

xvi. 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.

xvii. That the company has not incurred any during the financial year covered by our audit and Cash loss of INR 3.90 million in the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors of the Company during the year.

xix. 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 may not be able to meet its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. The provision of Section 135 are not applicable on the company. Hence this clause is not applicable on the company.

For Serva Associates
Chartered Accountants
Firm Registration Number: 000272N

SERVA ASSOCIATES
CA INDIA
FRN. 000272N
New Delhi
Chartered Accountants

Nitin Jain
(Partner)
Membership Number: 506898
UDIN: 26506898BHVLJH6116
Place: Gurugram
Date: 11.05.2026

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Balance Sheet as at 31 March 2026

(All amounts are in millions (₹), unless otherwise specified)

	Note	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-current assets			
Property, plant and equipment	3	0.67	0.43
Financial assets			
Investments	4	0.00	0.00
Others	5	4.53	7.28
Deferred tax assets (net)	6	39.99	86.06
Income tax assets (net)	7	37.51	13.96
		82.70	**107.73**
Current assets			
Inventories	8	961.43	1,728.49
Financial assets			
Trade receivables	9	43.11	0.21
Cash and cash equivalents	10	80.64	106.60
Other bank balances	11	298.32	173.95
Loans	12	411.18	-
Other current assets	13	196.23	331.77
Total current assets		**1,990.91**	**2,341.02**
Total ASSETS		**2,073.61**	**2,448.75**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	14	40.00	40.00
Other equity	15	(122.16)	(256.63)
Total equity		**(82.16)**	**(216.63)**
Non current liabilities			
Financial liabilities			
Provisions	16	3.13	2.41
		3.13	**2.41**
Current liabilities			
Financial liabilities			
Trade payables	17		
Total outstanding dues of micro enterprises and small enterprises		8.54	10.15
Total outstanding dues of creditors other than micro and small enterprises		185.43	70.43
Other financial liabilities	18	27.75	21.57
Other current liabilities	19	1,930.86	2,560.79
Short term provisions	20	0.06	0.03
Total current liabilities		**2,152.64**	**2,662.97**
TOTAL EQUITY AND LIABILITIES		**2,073.61**	**2,448.75**

The accompanying notes form an integral part of these financial statements.
This is the Balance Sheet referred to in our report of even date.

For Serva Associates
Chartered Accountants
Firm's Registration No.: 000272N

SERVA ASSOCIATES CA INDIA FRN. 000272N New Delhi Chartered Accountants

Nitin Jain
Partner
Membership No.: 506898

For and on behalf of the Board of Directors of
Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)

Lalit Kumar Aggarwal
Director
DIN-00203664

Garvit Aggarwal
Director
DIN-07996404

Place: Gurugram
Date: 11 May 2026

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Statement of Profit and Loss for the year ended 31 March 2026

(All amounts are in millions (₹), unless otherwise specified)

	Note	For the year ended 31 March 2026	For the year ended 31 March 2025
Revenue:			
Revenue from operations	21	1,398.99	5.81
Other income	22	53.89	18.13
Total income		**1,452.88**	**23.94**
Expenses:			
Cost of sales	23	1,174.97	2.50
Employee benefits expense	24	5.39	3.17
Finance costs	25	-	-
Depreciation and amortization expense	26	0.11	0.13
Other expenses	27	92.00	22.17
Total expenses		**1,272.47**	**27.97**
Profit/(loss) before tax		**180.41**	**(4.03)**
Tax expense:	28		
Current tax		-	-
Deferred tax credit		46.04	(0.95)
Total tax expense		**46.04**	**(0.95)**
Profit/(loss) for the year		**134.37**	**(3.08)**
Other comprehensive income/(loss)			
Items that will not be reclassified to profit or loss			
Re-measurements of the defined benefit plans		0.13	(0.53)
Income tax relating to above item		(0.03)	0.13
Other comprehensive income/(loss)		**0.10**	**(0.40)**
Total comprehensive profit/ (loss) for the year		**134.47**	**(3.48)**
Earnings per equity share (₹ 10 per share)	29		
Basic and diluted		33.59	(0.77)

The accompanying notes form an integral part of these financial statements.
This is the Statement of Profit and Loss referred to in our report of even date.

For Serva Associates
Chartered Accountants
Firm's Registration No.: 000272N

SERVA ASSOCIATES * Chartered Accountants * CA INDIA FRN. 000272N New Delhi

Nitin Jain
Partner
Membership No.: 506898

For and on behalf of the Board of Directors of
Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)

Lalit Kumar Aggarwal
Director
DIN-00203664

Garvit Aggarwal
Director
DIN-07996404

Place: Gurugram
Date: 11 May 2026

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Cash flow statement for the year ended 31st March 2026

(All amounts are in millions (₹), unless otherwise specified)

	For the year ended 31 March 2026	For the year ended 31 March 2025
A Cash flow from operating activities		
Profit/(loss)before tax	**180.41**	**(4.03)**
Adjustments for:		
Depreciation and amortization expenses	0.11	0.13
Impairment on property, plant and equipment	0.06	-
Interest income on bank deposits	(27.13)	(11.52)
Interest income on loan given	(25.59)	-
Excess liabilities/provision written back	(0.10)	(2.19)
Operating profit before working capital changes	**127.76**	**(17.61)**
Movement in working capital		
Inventories	767.13	(299.71)
Trade receivables	(42.89)	1.73
Other financial assets	(0.00)	0.00
Other current assets	135.54	51.65
Other financial liabilities	6.17	1.95
Other current liabilities	(629.84)	560.97
Provisions	0.88	1.24
Trade payables	113.39	0.68
Cash used in operating activities post working capital changes	**478.14**	**300.90**
Income tax paid (net)	(23.55)	(5.58)
Net cash used in operating activities (A)	**454.59**	**295.32**
B Cash flows from investing activities		
Purchase of property, plant and equipment	(0.47)	(0.01)
Loan given during the year	(400.00)	-
Movement in short term bank deposits (net)	(124.33)	(55.81)
Proceeds from long term bank deposits	2.75	2.06
Interest received	41.50	11.56
Net cash used in investing activities (B)	**(480.55)**	**(42.20)**
C Cash flows from financing activities		
Finance cost paid	-	(17.56)
Repayment of borrowings	-	(220.42)
Net cash flows from financing activities (C)	**-**	**(237.98)**
Net increase in cash and cash equivalents (A+B+C)	(25.96)	15.14
Cash and cash equivalents at the beginning of the year	106.60	91.46
Cash and cash equivalents at the end of the year	**80.64**	**106.60**

Note:

(i) The above cash flow statement has been prepared under the "Indirect method" as set out in the Indian Accounting Standard (Ind AS-7) statement of cash flow.

(ii) Reconciliation of liabilities arising from financing activities under Ind As 7

	For the year ended 31 March 2026	For the year ended 31 March 2025
Long/Short term borrowings		
Balance at the beginning of the year	**-**	**218.09**
Cash flow	-	(220.42)
Non cash changes		
Interest cost unpaid	-	-
EIR adjustment	-	2.33
Balance at the end of the year	**-**	**-**

The accompanying notes form an integral part of these financial statements
This is statement of cash flows referred to in our report of even date

For Serva Associates
Chartered Accountants
Firm's Registration No.: 000272N

SERVA ASSOCIATES CA INDIA FRN. 000272N New Delhi Chartered Accountants

Nitin Jain
Partner
Membership No.: 506898

For and on behalf of the Board of Directors of
Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)

Lalit Kumar Aggarwal
Director
DIN-00203664

Garvit Aggarwal
Director
DIN-07996404

Place: Gurugram
Date: 11 May 2026

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Statement of Changes in Equity for the year ended 31 March 2026
(All amounts are in millions (₹), unless otherwise specified)

A. Equity share capital*
For the year ended 31 March 2026

Particulars	Balance as at 1 April 2025	Changes in equity share capital during the year	Balance as at 31 March 2026
Equity share capital	40.00	-	40.00

For the year ended 31 March 2025

Particulars	Balance as at 1 April 2024	Changes in equity share capital during the year	Balance as at 31 March 2025
Equity share capital	40.00	-	40.00

B. Other equity**

Particulars	Reserves and Surplus		OCI	Total
	Security premium	Retained earnings	Remeasurement of defined benefit plans	
Balance as at 1 April 2024	**-**	**(253.82)**	**0.66**	**(253.16)**
Loss for the year		(3.08)	-	(3.08)
Other comprehensive income/(loss) for the year (net of tax impact)		-	(0.40)	(0.40)
Balance as at 31 March 2025	**-**	**(256.90)**	**0.26**	**(256.63)**
Profit for the period		134.37	-	134.37
Other comprehensive income/(loss) for the year (net of tax impact)		-	0.10	0.10
Balance as at 31 March 2026	**-**	**(122.53)**	**0.36**	**(122.16)**

**Refer note 14 for details*
***Refer note 15 for details*

The accompanying notes form an integral part of these financial statements.
This is statement of changes in equity referred to in our report of even date

For Serva Associates
Chartered Accountants
Firm's Registration No.: 000272N

SERVA ASSOCIATES
CA INDIA
FRN. 000272N
New Delhi
Chartered Accountants

Nitin Jain
Partner
Membership No.: 506898

For and on behalf of the Board of Directors of
Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)

Lalit Kumar Aggarwal
Director
DIN-00203664

Garvit Aggarwal
Director
DIN-07996404

Place: Gurugram
Date: 11 May 2026

1. (i) Company information

Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited) was incorporated on 06th September 2013 is engaged in the business of real estate development and focuses on affordable housing projects. The Company is domiciled in India and the registered office is located at 13th Floor, Dr. Gopal Das Bhawan 28, Barakhamba Road, Connaught Place, New Delhi - 110001.

(ii) Basis of preparation and statement of compliance with Ind AS

The standalone financial statements comply in all material aspects with Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules 2015, as amended from time to time and other relevant provisions of the Act.

2. Summary of material accounting policies

The standalone financial statements have been prepared using the material accounting policies and measurement basis summarised below. These were used throughout all periods presented in the financial statements, except where the Company has applied certain accounting policies and exemptions upon transition to Ind AS.

(a) Historical cost basis

The standalone financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities which are measured at fair value as explained in relevant accounting policies.

(b) Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per operating cycle and other criteria set-out in the Act. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

(c) Recent accounting pronouncement

Ministry of Corporate Affairs ("MCA") notified new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules 2015, as issued from time to time.

New and amended standards

MCA has notified below new amendments which were effective from 01 April 2025.

(i) Amendments to Ind AS 21 – Lack of exchangeability

MCA via notification dated 07 May 2025, announced amendments to Ind AS 21, The effects of Changes in Foreign Exchange Rates, to specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

The amendments do not have a material impact on the Company's financial statements.

(ii) Amendments to Ind AS 1 – Classification of liabilities as current or non-current liabilities with covenants

MCA via notification dated 13 August 2025 announced amendments to Ind AS 1, Presentation of Financial Statements, which elaborate on guidance set out in Ind AS 1 by:

- Clarifying that the right to defer settlement of a liability for at least 12 months after the reporting period;
  - Must have substance; and
  - Must exist at the end of the reporting period;
- Stating that management's expectations around whether the settlement of a liability would be deferred or not, does not impact the classification of the liability;
- Including requirements of liabilities that can be settled using an entity's own instruments; and
- Stating that at the reporting date, the entity does not consider covenants that will need to be complied with in the future when considering the classification of the debt as current and non-current.

In addition an entity is required to disclose when a liability arising from a loan agreement is classified as non-current and the entity's right to defer settlement is contingent on compliance with future covenants within twelve months.

The amendments do not have a material impact on the Company's financial statements.

(iii) Amendments to Ind AS 7 and Ind AS 107 – Supplier finance arrangements

MCA via notification dated 13 August 2025 announced amendments to Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instrument: Disclosures and which introduced disclosure requirements with the objective to enable users of financial statements to assess how supplier finance arrangements affects an entity's liabilities, cashflows and exposure to liquidity risk.

The amendments do not have a material impact on the Company's financial statements.

(iv) Amendments to Ind AS 12 – International tax reform – pillar two model rules

MCA via notification dated 13 August 2025 announced amendments to Ind AS 12, Income taxes, which includes:

- A temporary exception to the recognition and disclosure of deferred taxes arising from the implementation of the pillar two model rules; and
- Additional disclosure requirements targeted at a reporting entity's exposure to income taxes in period in which the pillar two model legislation is enacted or substantively enacted but not yet in effect.

The amendments do not have a material impact on the Company's financial statements.

Standards notified but not yet effective

During the year ended 31 March 2026, MCA has notified following new standards or amendments to the existing standards applicable to the Company:

(i) Amendments to Ind AS 1 - Classification of liabilities as current or non-current liabilities with covenants

Paragraph 74 of Ind AS 1 currently effective for the year ended 31 March 2026 requires the entity not to classify the liability as current, if there is a breach of a material covenant of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, however, the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach.

MCA vide notification dated 13 August 2025, has introduced amendment under paragraph 74 of Ind AS 1 which required the entity to classify the liability under the aforementioned situation because, at the end of the reporting period, it does not have the right to defer its settlement for at least twelve months after that date. Such amendment has been made effective for annual reporting period beginning on or after 01 April 2026 retrospectively in accordance with Ind AS 8.

The amendment is not expected to have a material impact on the Company's financial statements.

SERVA ASSOCIATES Chartered Accountants CA INDIA FRN. 000272N New Delhi

Rose Building Solutions Limited

(d) Property, plant and equipment ('PPE')

Recognition, measurement and de-recognition

PPE are stated at cost; net of tax or duty credits availed, less accumulated depreciation and impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.

Subsequent expenditure related to an item of PPE is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing PPE, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Gains or losses arising from de-recognition of PPE are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is de-recognised.

Subsequent measurement (depreciation and useful lives)
Depreciation on PPE is provided on the written down value method, computed on the basis of useful life prescribed in Schedule II to the Act ('Schedule II').

Considering the applicability of Schedule II as mentioned above, in respect of certain class of assets – the Management has assessed the useful lives (as mentioned in the table below) lower than as prescribed in the Schedule II, based on the technical assessment.

Assets category	Useful life estimated by the management based on technical assessment (years)	Useful Life as per Schedule II (years)
Plant and machinery other than Mivon	15 Years	15 Years
Plant and machinery – Mivon	8 Years	
Office equipment	5 Years	5 Years
Computers	3-6 Years	3-6 Years
Furniture and fixture	10 Years	10 Years
Vehicle	8 Years	8 Years

Leasehold improvements are amortized on over the period of lease.

(e) Intangible assets

Intangible assets comprise softwares including accounting software, related licences and implementation cost of accounting software. Intangible assets are stated at cost of acquisition less impairment (if any) and include all attributable costs of bringing intangible assets to its working condition for its intended use. These are amortised over the estimated useful economic life, which are as follows:

Particulars	**Life**
Computer softwares	2-5 years
Brands/trademarks	4 years

(f) Capital work-in-progress

Property, plant and equipment under construction and cost of assets not ready for use before the year-end, are classified as capital work in progress.

(g) Intangible assets under development

Intangible assets under development represent expenditure incurred during development phase in respect of intangible asset under development and are carried at amortized cost. Cost includes computer software's cost and its related acquisition expenses.

(h) Impairment of non-financial assets

At each balance sheet date, the Company assesses whether there is an indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount and the reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost and impairment loss is accordingly reversed in the Statement of Profit and Loss.

(i) Leases

Company as a lessee – Right of use assets and lease liabilities

A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'.

Classification of leases
The Company enters into leasing arrangements for various assets. The assessment of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/purchase etc.

Recognition and initial measurement of right of use assets
At lease commencement date, the Company recognises a right-of-use asset and a lease liability in the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Company, an estimate of any costs to dismantle and remove the asset at the end of the lease (if any), and any lease payments made in advance of the lease commencement date (net of any incentives received).

Subsequent measurement of right of use assets
The Company depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Company also assesses the right-of-use asset for impairment when such indicators exist.

Lease liabilities
At lease commencement date, the Company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Company's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed payments) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is re-measured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset.

The Company has elected to account for short-term leases using the practical expedients. Instead of recognising a right-of-use asset and lease liability, the payments in relation to these short-term leases are recognised as an expense in statement of profit and loss on a straight-line basis over the lease term.

FRN. 000272N
New Delhi
Chartered Accountants

Rose Building Solutions Limited

Further, the Company has also elected to apply another practical expedient whereby it has assessed all the rent concessions occurring as a direct consequence of the COVID-19 pandemic, basis the following conditions prescribed under the standard:

a) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
b) any reduction in lease payments affects only payments originally due on or before the 30 June 2022; and
c) there is no substantive change to other terms and conditions of the lease.

If all the rent concessions meet the above conditions, then, the related rent concession has been recognised in statement of profit and loss.

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. The respective leased assets are included in the balance sheet based on their nature. Rental income is recognized on straight-line basis over the lease-term.

(j) Financial instruments

Recognition and initial measurement
Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs, except for those carried at fair value through profit or loss which are measured initially at fair value.

The classification depends on the Company's business model for managing the financial assets and the contractual terms of the cash flows. For assets measured at fair value, gains and losses will either be recorded in the statement of profit and loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income ('FVOCI').

Non-derivative financial assets

Subsequent measurement

Financial assets carried at amortised cost – a financial asset is measured at amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

Investments in other equity instruments – Investments in equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL). For all other equity instruments, the Company makes an irrevocable choice upon initial recognition, on an instrument by instrument basis, to classify the same either as at fair value through other comprehensive income (FVTOCI) or fair value through profit or loss (FVTPL). Amounts presented in other comprehensive income are not subsequently transferred to profit or loss. However, the Company transfers the cumulative gain or loss within equity. Dividends on such investments are recognised in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

SERVA ASSOCIATES Chartered Accountants FRN. 000272N New Delhi

Rose Building Solutions Limited

Investments in mutual funds – Investments in mutual funds are measured at fair value through profit and loss (FVTPL).

De-recognition of financial assets
A financial asset is de-recognised when the contractual rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

Non-derivative financial liabilities

Subsequent measurement
Subsequent to initial recognition, the measurement of financial liabilities depends on their classification, as described below:

De-recognition of financial liabilities
A financial liability is de-recognised 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 recognised in the statement of profit and loss.

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 recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

(k) Impairment of financial assets

The Company assesses on a forward-looking basis the expected credit losses associated with its financial assets and the impairment methodology depends on whether there has been a significant increase in credit risk.

Trade receivables
In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

Other financial assets
In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.
When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

SERVA ASSOCIATES ★ Chartered Accountants ★ FRN. 000272N New Delhi

Rose Building Solutions Limited ★

(l) Inventories

Inventories comprises of following: -

i. Projects in progress includes cost of land/development cost of land, internal development costs, external development charges, construction costs, development/construction materials, overheads, borrowing costs and other directly attributable expenses and is valued at cost or net realisable value ('NRV'), whichever is lower.

ii. Stock at site valued at cost or NRV, whichever is lower. Cost is determined on the basis of FIFO method. Cost includes purchase cost and expenses to bring it to current locations.

iii. Traded goods are valued at lower of cost or NRV. Cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on a weighted average basis.

iv. Land received under collaboration arrangements is measured at the fair value of the estimated revenue share to be transferred to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Company under the collaboration agreement is recognised as deposit under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress. Further, the amount of refundable deposit paid by the Company under the collaboration agreement is recognized as deposits under other financial assets.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

(m) Borrowing costs

Borrowing costs directly attributable to the acquisition and/or construction/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 charged to the statement of profit and loss as incurred. Borrowing costs consist of interest and other costs that the Company 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.

(n) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods and services before transferring them to the customers.

Revenue from sale of properties and developed plots
Revenue from sale of properties is recognized when the performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession (possession request letter) of properties have been issued to the customers and substantial sales consideration is received from the customers.

The Company considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.
For each performance obligation identified, the Company determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time. A receivable is recognised by the Company when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

SERVA ASSOCIATES ★ Chartered Accountants ★ CA INDIA FRN. 000272N New Delhi

Rose Building Solutions Limited ★

When either party to a contract has performed, an entity shall present the contract in the balance sheet as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment.

The costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period in which such changes are determined. However, when the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

Construction projects
Construction projects where the Company is acting as contractor, revenue is recognised in accordance with the terms of the construction agreements. Under such contracts, assets created does not have an alternative use and the Company has an enforceable right to payment. The estimated project cost includes construction cost, development and construction material and overheads of such project.

The Company uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Company recognises revenue in proportion to the actual project cost incurred as against the total estimated project cost. The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately. As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognised only to the extent of costs incurred in the statement of profit and loss.

Sale of traded goods
Revenue from sale of goods is recognized when the control of goods is transferred to the buyer as per the terms of the contract, in an amount that reflects the consideration the Company expects to be entitled to in exchange for those goods. Control of goods refers to the ability to direct the use of and obtain substantially all of the remaining benefits from goods. The Company collects goods and services tax (GST) on behalf of the government and, therefore, they are excluded from revenue.

Royalty income and business support service income
Such income is recognized on an accrual basis in accordance with the terms of the relevant agreements.

Scrap sale
Scrap sales are recognised when control of scrap goods are transferred i.e. on dispatch of goods and are accounted for net of returns and rebates.

Interest on bank deposits
Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

Dividend income
Dividend income is recognized when the Company's right to receive dividend is established by the reporting date.

Commission income
Commission income is recognized on accrual basis in accordance with the terms of the agreement.

(o) Cost of sales in respect of properties and developed plots

Cost of constructed properties includes cost of land (including development rights), estimated internal development costs, external development charges, other related government charges, borrowing costs, overheads construction costs and development/construction materials, which is charged to the Statement of Profit and Loss proportionate to the revenue recognised as per accounting policy on revenue from sale of properties and developed plots.

SERVA ASSOCIATES
INDIA
FRN. 000272N
New Delhi
Chartered Accountants

Rose Building Solutions Limited

(p) Foreign currency transaction and balances

Functional and presentation currency
The standalone financial statements are presented in Indian Rupee (in millions) which is also the functional and presentation currency of the Holding Company.

Transactions and balances
Foreign currency transactions are recorded in the functional currency, by applying the exchange rate between the functional currency and the foreign currency at the date of the transaction. Foreign currency monetary items outstanding at the balance sheet date are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transactions.

Exchange differences arising on settlement of monetary items, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.

(q) Retirement and other employee benefits

i) Provident fund
The Company makes contributions to statutory provident fund in accordance with the Employee's Provident Funds and Miscellaneous Provisions Act, 1952, which is a defined contribution plan. The Company's contributions paid/payable under the scheme is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

ii) Gratuity
Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of gratuity is the present value of the defined benefit obligation at the balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit obligation is determined by actuarial valuation as on the balance sheet date, using the projected unit credit method.

Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income in the period in which they occur and are not reclassified to profit or loss in subsequent periods.

iii) *Compensated absences*
Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of undiscounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the statement of profit and loss in the year in which such gains or losses are determined.

iv) *Other short-term benefits*
Expense in respect of other short-term benefits is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

(r) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, share split, and any new equity issue. For the purpose of calculating diluted earnings per share, the net profit or loss 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.

SERVA ASSOCIATES * Chartered Accountants * FRN. 000272N New Delhi

Rose Building Solutions Limited

(s) Provisions, contingent assets and contingent liabilities

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

When the Company expects some or all of the provisions to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

Contingent liability is disclosed for:
- Possible obligations which will be confirmed only by future events not wholly within the control of the Company; or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

(t) Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statements comprise cash on hand, balances with bank and short-term bank deposits with an original maturity of three months or less.

(u) Income taxes

Tax expense comprises current and deferred tax. Current and deferred tax is recognised in statement of profit and loss except to the extent that it relates to items recognised directly in equity or other comprehensive income.

The current income-tax charge is calculated on the basis of the tax laws enacted at the balance sheet date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred tax is provided in full, on temporary differences arising between the tax base of assets and liabilities and their carrying amounts in the standalone financial statements. Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled. Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously. Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority.

Minimum Alternate Tax (MAT) paid in a year is charged to the statement of profit and loss as current tax for the year. The deferred tax asset is recognised for MAT credit available only to the extent that it is probable that the respective entity will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the entity recognizes MAT credit as an asset, it is created by way of credit to the statement of profit and loss and shown as part of deferred tax asset. The Company reviews

SERVA ASSOCIATES Chartered Accountants FRN. 000272N New Delhi

Rose Building Solutions Limited

the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent that it is no longer probable that it will pay normal tax during the specified period.

(v) Critical estimates and judgements

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

Impairment of non-financial assets
The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Impairment of financial assets
The Company estimates the recoverable amount of trade receivables and other financial assets where collection of the full amount is expected to be no longer probable. For individually significant amounts, this estimation is performed on an individual basis considering the length of time past due, financial condition of the counter- party, impending legal disputes, if any and other relevant factors.

Recognition of deferred tax assets
The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.

Provisions
At each balance sheet date, basis the management judgement, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

Contingencies
In the normal course of business, contingent liabilities may arise from litigation, taxation and other claims against the Company. A tax provision is recognized when the Company has a present obligation as a result of a past event; it is probable that the Company will be required to settle that obligation. Where it is management's assessment that the outcome cannot be reliably quantified or is uncertain the claims are disclosed as contingent liabilities unless the likelihood of an adverse outcome is remote. Such liabilities are disclosed in the notes but are not provided for in the financial statements. When considering the classification of a legal or tax cases as probable, possible or remote there is judgement involved. This pertains to the application of the legislation, which in certain cases is based upon management's interpretation of country specific tax law, in particular India, and the likelihood of settlement. Management uses in-house and external legal professionals to inform their decision. Although there can be no assurance regarding the final outcome of the legal proceedings, the Company does not expect them to have a materially adverse impact on the Company's financial position or profitability.

Leases
The Company evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. Identification of a lease requires significant judgement. The Company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate. The Company determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. In assessing whether the Company is reasonably certain to exercise an option to extend a lease, or not to exercise an option to terminate a lease, it considers all relevant facts and circumstances that create an economic incentive for the Company to exercise the option to extend the lease, or not to exercise the option to terminate the lease. The Company revises the lease term if there is a change in the non-cancellable period of a lease.

CA INDIA FRN. 000272N New Delhi Chartered Accountants

Rose Building Solutions Limited

Revenue and inventories
The estimates around total budgeted cost i.e., outcomes of underlying construction and service contracts, which further require estimates to be made for changes in work scopes, claims (compensation, rebates, etc.), the cost of meeting other contractual obligations to the customers and other payments to the extent they are probable, and they are capable of being reliably measured. For the purpose of making these estimates, the Company used the available contractual and historical information and also its expectations of future costs. The estimates of the saleable area are also reviewed periodically and effect of any changes in such estimates is recognised in the period such changes are determined.

Accounting for revenue and land cost for projects executed through joint development arrangements

For projects executed through joint development arrangements, the Group has evaluated that land owners are engaged in the same line of business as the Group.

The revenue from the development and transfer of constructed area/revenue sharing arrangement and the corresponding land/ development rights received under joint development arrangement is measured at the fair value of the estimated consideration payable to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the joint development arrangement. Such assessment is carried out at the launch of the real estate project and is reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

Useful lives of depreciable/ amortisable assets
Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utilisation of assets.

Fair value measurement
Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

Defined benefit obligation (DBO)
Management's estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

SERVA ASSOCIATES
CA INDIA
FRN. 000272N
New Delhi
Chartered Accountants

Rose Building Solutions Limited

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026
(All amounts are in millions (₹), unless otherwise specified)

3 Property, plant and equipment

Particulars	Plant and equipment	Office equipment	Computer	Furniture and fixtures	Total
Balance as at 1 April 2024	**0.46**	**0.77**	**0.13**	**0.56**	**1.93**
Additions	-	0.01	-	-	**0.01**
Disposals	-	-		-	-
Balance as at 31 March 2025	**0.46**	**0.78**	**0.13**	**0.56**	**1.94**
Additions	0.42	-	-	0.05	0.47
Disposals	(0.27)	(0.03)	-	-	(0.30)
Balance as at 31 March 2026	**0.61**	**0.75**	**0.13**	**0.61**	**2.11**
Accumulated depreciation					
Balance as at 1 April 2024	**0.29**	**0.69**	**0.09**	**0.28**	**1.35**
Charge for the year*	0.03	0.03	0.03	0.07	0.16
Disposals	-	-	-	-	-
Balance as at 31 March 2025	**0.32**	**0.72**	**0.12**	**0.35**	**1.51**
Charge for the year*	0.08	0.01	0.01	0.07	0.17
Disposals	(0.21)	(0.03)	-	-	(0.24)
Balance as at 31 March 2026	**0.19**	**0.69**	**0.13**	**0.41**	**1.44**
Net block as at 31 March 2025	**0.14**	**0.06**	**0.01**	**0.21**	**0.43**
Net block as at 31 March 2026	**0.42**	**0.06**	**-**	**0.20**	**0.67**

* Following amount of depreciation has been charged to inventory during the year

Particular	31 March 2026	31 March 2025
Depreciation charged to inventory	0.06	0.03
Depreciation charged to profit and loss	0.11	0.13
Depreciation incurred during the year	**0.17**	**0.16**

(This space has been intentionally left blank)

SERVA ASSOCIATES ★ Chartered Accountants ★ CA INDIA FRN. 000272N New Delhi

Rose Building Solutions Limited ★

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026
(All amounts are in millions (₹), unless otherwise specified)

4 Investments	**As at 31 March 2026**	**As at 31 March 2025**
Non-trade investment (amortized at cost)		
Signatureglobal Foundation Trust	0.00	0.00
	0.00	**0.00**
Aggregate amount of unquoted investments	0.00	0.00

5 Other non current financial assets	**As at 31 March 2026**	**As at 31 March 2025**
Margin money deposits (Include accrued interest) (a)	3.89	6.64
Performance security deposit	0.64	0.64
	4.53	**7.28**

(a) Margin money deposits have been pledged as security for bank guarantees issued by bank in favor of various statutory, and government authorities.

6 Deferred tax assets (net)	**As at 31 March 2026**	**As at 31 March 2025**
Deferred tax		
Property, plant and equipment	0.13	0.11
Unused business losses	38.75	85.13
Origination and reversal of temporary difference	1.09	0.80
Provision on impairment provisions	0.02	0.02
	39.99	**86.06**

Movement in deferred tax assets/(liabilities) (net)

Particulars	**1 Apr 2025**	**Recognised/ reversed through profit and loss**	**Recognised in other comprehensive income**	**As at 31 March 2026**
Assets				
Property, plant and equipment	0.11	0.02	-	0.13
Unused business losses	85.13	(46.38)	-	38.75
Effect of expenditure debited to statement of profit and loss account but allowed for tax purposes	0.80	0.32	(0.03)	1.09
Provision on impairment provisions	0.02	-	-	0.02
Total	**86.06**	**(46.04)**	**(0.03)**	**39.99**

Particulars	**1 Apr 2024**	**Recognised/ reversed through profit and loss**	**Recognised in other comprehensive income**	**As at 31 March 2025**
Assets				
Property, plant and equipment	0.10	0.01	-	0.11
Unused business losses	84.69	0.44	-	85.13
Effect of expenditure debited to statement of profit and loss account but allowed for tax purposes	0.17	0.50	0.13	0.80
Provision on impairment provisions	0.02	0.00	-	0.02
Total	**84.98**	**0.95**	**0.13**	**86.06**

7 Income tax assets	**As at 31 March 2026**	**As at 31 March 2025**
Advance tax paid (net of provision for taxation)	37.51	13.96
	37.51	**13.96**

8 Inventories	**As at 31 March 2026**	**As at 31 March 2025**
(Valued at lower of cost or net realisable value, unless otherwise stated)		
Projects-in-progress* #	961.50	1,728.56
	961.50	1,728.56
Less: Provision for inventory valued at net realisable value	(0.07)	(0.07)
	961.43	**1,728.49**

*Inventory have been pledged/mortgaged as security for borrowing taken by Holding Company & fellow subsidiary companies as follow:

As at 31 March 2026

(a)That the Group has availed multiple credit facilities from various financial institutions which have created multiple charges across the Holding Company , fellow subsidiary companies . As at 31st March 2026, there are two charges created on the Company's project land, customer collections and future receivables by two financial institutions for credit facilities granted to Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited) ("Company") , or it's fellow subsidiary companies .

(b) During the previous year, Signatureglobal (India) Limited (Holding company) have availed term loan facility of 250.00 million from Arka Fincap limited with Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited) & Sternal Buildcon Private Limited(formerly known as Sternal Buildcon Private Limited) (fellow subsidiary company) as Co-borrowers and term loan fully disbursable to "Signatureglobal (India) Limited (Holding company). Interest rate for term loan is 11.50% as on 31st March 2025 (Fully payable by holding company). The loan is repayable in 11 structured quarterly instalments after a moratorium period of 2 quarters from the date of first disbursement and shall contain RERA escrow collection distribution waterfall. To secure the said facility the Company has provided the following security:

1. First Pari Passu charge by way of mortgage over land and buildings & structures thereon on the project Signature Global Millennia IV residential project located at Sector 37D, Gurugram, Haryana
2. First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global Millennia IV residential project located at Sector 37D, Gurugram, Haryana.
3. First Pari Passu charge by way of mortgage over land and buildings & structures thereon on the project Signature Global 37D II residential project located at sector 37D, Gurugram, Haryana.
4. Personal Guarantee of Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Devender Aggarwal and Mr. Ravi Aggarwal.

SERVA ASSOCIATES ★ Chartered Accountants ★ FRN. 000272N New Delhi

Rose Building Solutions Limited

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

(All amounts are in millions (₹), unless otherwise specified)

(C) During the previous years ended 31 March 2024, the Signatureglobal (India) Limited (Holding company) had availed term loan facility of 700.00 million from Arka Finacap Limited for a tenure of 48 months from date of first disbursement, carrying floating interest rate of 11.50 % to 12.00% per annum linked to 3 months MCLR of ICICI Bank with Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited) & Sternal Buildcon Limited (formerly known as Sternal Buildcon Private Limited) (fellow subsidiary Companies) as Co-borrowers. During the previous year ended 31 March 2025, Arka Fincap Limited downsell the said loan facility to SBM Bank (India) Limited amounting to 180.00 millions.

The Loan facility was secured by the way of following:-
(i) First ranking pari passu charge by way of mortgage over land and buildings & structures thereon on the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon
(ii) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon
(iii) First pari passu charge by way of mortgage over land and buildings & structures thereon on the project Signature Global 37D II residential project at Sector 37D, Gurgaon
(iv) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global 37D II residential project at Sector 37D, Gurgaon
(v) Personal guarantee of Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Devender Aggarwal and Mr. Ravi Aggarwal.

As at 31 March 2025

(a)That the Group has availed multiple credit facilities from various financial institutions which have created multiple charges across the Holding Company & fellow subsidiary companies. As at 31st March 2025, there are two charges created on the Company's project land, customer collections and future receivables by two financial institutions for credit facilities granted to Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited) ("Company") & fellow subsidiary companies.

(b) During the year, Signatureglobal (India) Limited (Holding company) have availed term loan facility of 250.00 millions from Arka Fincap limited with Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited) & Sternal Buildcon Private Limited(formerly known as Sternal Buildcon Private Limited) as Co-borrower and term loan fully disbursable to "Signatureglobal (India) Limited (Holding company). Interest rate for term loan is 11.50% as on 31st March 2025 (Fully payable by holding company). The loan is repayable in 11 structured quarterly installments after a moratorium period of 2 quarters from the date of first disbursement and shall contain RERA escrow collection distribution waterfall. To secure the said facility the Company has provided the following security:
1. First Pari Passu charge by way of mortgage over land admeasuring 5.176 sector 37D (Millennia-IV), gurugram, first pari passu charge by hypothecation over receivables (both present and future) (owned by Sternal Buildcon Private Limited (fellow subsidiary company))
2. First Pari Passu charge by way of mortgage over land admeasuring 5.59 sector 37D (SG City 37D-II), gurugram, first pari passu charge by hypothecation over receivables (both present and future) (owned by Rose Building Solutions Private Limited)
3. Personal guarantee of Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Devender Aggarwal and Mr. Ravi Aggarwal.

Includes inventory of completed units

9 Trade receivables	**As at 31 March 2026**	**As at 31 March 2025**
Unsecured, considered good	43.11	0.21
Unsecured, considered doubtful	-	-
	43.11	**0.21**

Trade receivables ageing schedule as at 31 March 2026

Particulars		**Outstanding for following periods from due date of payment**					
	Unbilled	**0-6 months**	**6-12 months**	**1-2 years**	**2-3 years**	**above 3 years**	**Total**
Undisputed trade receivables– considered good	0.12	42.99	-	-	-	-	43.11
Undisputed trade receivables– considered doubtful	-	-	-	-	-	-	-
	0.12	**42.99**	**-**	**-**	**-**	**-**	**43.11**

Trade receivables ageing schedule as at 31 March 2025

Particulars		**Outstanding for following periods from due date of payment**					
	Unbilled	**0-6 months**	**6-12 months**	**1-2 years**	**2-3 years**	**above 3 years**	**Total**
Undisputed trade receivables– considered good	0.11	-	0.10	-	-	-	0.21
Undisputed trade receivables– considered doubtful	-	-	-	-	-	-	-
	0.11	**-**	**0.10**	**-**	**-**	**-**	**0.21**

10 Cash and cash equivalents	**As at 31 March 2026**	**As at 31 March 2025**
Cash on hand	0.97	0.94
Balances with banks*	59.52	56.60
Fixed deposits with original maturity of less than 3 months (include accrued interest)	20.15	49.06
	80.64	**106.60**

* Includes Rs. 31.13 million (31 March 2025: Rs.13.59 million) held in escrow account for a project under Real Estate (Regulation and Development) Act, 2016 ("RERA"). The money can be utilized for payments of the specified projects.

11 Other bank balances	**As at 31 March 2026**	**As at 31 March 2025**
Balance with bank in deposit account having maturity of more than three months but are due for maturity within twelve months from balance sheet date (including accrued interest) (a & b)	298.32	173.95
	298.32	**173.95**

(a) Includes bank guarantee/lien with IndusInd Bank Limited
(b) Includes fixed deposits under lien with bank for furnishing bank guarantee to Sales tax Department & Deposit with Director General Town & Country Planning Haryana.

SERVA ASSOCIATES ★ Chartered Accountants ★ CA INDIA FRN. 000272N New Delhi

Rose Building Solutions Limited ★

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026
(All amounts are in millions (₹), unless otherwise specified)

12 Loans	**As at 31 March 2026**	**As at 31 March 2025**
(Unsecured, considered good)		
- Loans to related party (refer note 31)*	411.18	-
	411.18	**-**

Loan & Advances Schedule for 31th March 2026

Type of Borrower	**As at 31 March 2026** Amount of loan or advances in the nature of loan outstanding	**As at 31 March 2026** Percentage to the total Loans and Advances in the nature of loans	**As at 31 March 2025** Amount of loan or advances in the nature of loan outstanding	**As at 31 March 2025** Percentage to the total Loans and Advances in the nature of loans
Promotors	-	-	-	-
Directors	-	-	-	-
KMPs	-	-	-	-
Related Parties	411.18	100%	-	-
	411.18	**100%**	**-**	**-**

*The loan is repayable on demand and carries an interest rate ranging from 12.51% to 12.76% per annum to be used for general corporate purpose (include accrued interest of Rs.11.18 million).

13 Other current assets	**As at 31 March 2026**	**As at 31 March 2025**
Prepaid expenses #		
Unsecured, considered good	108.69	167.50
Unsecured, considered doubtful	0.01	0.01
Advances to contractors and material suppliers		
Unsecured, considered good	86.56	161.37
Other advances recoverable	0.16	1.15
Balances with government authorities	0.82	1.75
	196.24	331.78
Less : Allowance for impairment (net)	(0.01)	(0.01)
	196.23	**331.77**

Includes prepaid expenses for corporate social responsibility, Refer note 37

14 Equity share capital	**As at 31 March 2026**		**As at 31 March 2025**	
Authorized shares	**Number***	**Amount**	**Number***	**Amount**
Equity shares of ₹ 10 each with voting rights	40,00,000	40.00	40,00,000	40.00
	40,00,000	**40.00**	**40,00,000**	**40.00**
Issued, subscribed and				
Equity share capital of face value of ₹ 10 each	40,00,000	40.00	40,00,000	40.00
	40,00,000	**40.00**	**40,00,000**	**40.00**

a. Reconciliation of number of equity shares outstanding at the beginning and at the end of the year

	As at 31 March 2026 Number*	**Amount**	**As at 31 March 2025** Number*	**Amount**
Balance at the beginning of the year	40,00,000	40.00	40,00,000	40.00
Issued during the year	-	-	-	-
Balance at the end of the year	**40,00,000**	**40.00**	**40,00,000**	**40.00**

b. Rights, preferences and restrictions attached to equity shares
The Company has only one class of equity share having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors in any financial year is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

c. Details of shares held by Holding Company and shareholders holding more than 5% shares in the Company

Name of the equity shareholder (Promoter)	**As at 31 March 2026** Number*	**%**	**As at 31 March 2025** Number*	**%**
Signatureglobal (India) Limited**	40,00,000	100.00%	40,00,000	100.00%

** The Company is a wholly-owned subsidiary of Signatureglobal (India) Limited . Out of the total 4,000,000 Equity Shares, 15 Equity Shares are held by nominee shareholders of Signatureglobal (India) Limited as on 31 March 2026 and 15 Equity Share was held by nominee shareholder as on 31 March 2025.

* These are in absolute numbers

d. There are no equity shares which have been issued for consideration other than cash. Also there are no equity shares which are reserve for issue under any option.

15 Other equity	**As at 31 March 2026**	**As at 31 March 2025**
Deficit in the statement of profit and loss		
Opening balance	(256.63)	(253.16)
Add: Profit/(loss) for the year	134.37	(3.08)
Add: Other comprehensive income/(loss) for the year (net of tax impact)	0.10	(0.40)
Closing balance	**(122.16)**	**(256.63)**
Total	**(122.16)**	**(256.63)**

SERVA ASSOCIATES * Chartered Accountants * FRN. 000272N New Delhi CA INDIA

Rose Building Solutions Limited *

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026
(All amounts are in millions (₹), unless otherwise specified)

16 Provisions	**As at 31 March 2026**	**As at 31 March 2025**
Provision for employee benefits*		
Gratuity	1.44	1.08
Compensated absences	1.69	1.33
	3.13	**2.41**

*Refer Note 33

17 Trade payables	**As at 31 March 2026**	**As at 31 March 2025**
Due to micro and small enterprises	8.54	10.15
Due to others	185.43	70.43
	193.97	**80.58**

On the basis of confirmation obtained from suppliers who have registered themselves under the Micro, Small and Medium Enterprise Development Act, 2006 (MSMED Act, 2006) and based on the information available with the Company, the following are the details:

Particulars	**As at 31 March 2026**	**As at 31 March 2025**
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	8.54	10.15
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	-	-
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-
	8.54	**10.15**

Trade payables ageing schedule as at 31 March 2026

Particulars	**Outstanding for following periods from due date of payment**						
	Not due	**Unbilled dues**	**Less then 1 year**	**1-2 years**	**2-3 years**	**above 3 years**	**Total**
Micro and small enterprises ("MSME")	0.15	4.71	2.41	0.70	0.55	0.02	8.54
Others	20.39	35.08	119.73	0.21	9.44	0.58	185.43
	20.54	**39.79**	**122.14**	**0.91**	**9.99**	**0.60**	**193.97**

Trade payables ageing schedule as at 31 March 2025

Particulars	**Outstanding for following periods from due date of payment**						
	Not due	**Unbilled dues**	**Less then 1 year**	**1-2 years**	**2-3 years**	**above 3 years**	**Total**
Micro and small enterprises ("MSME")	0.22	7.90	0.91	0.66	0.46	-	10.15
Others	12.61	22.01	25.78	9.33	0.70	-	70.43
	12.83	**29.91**	**26.69**	**9.99**	**1.16**	**-**	**80.58**

18 Other financial liabilities	**As at 31 March 2026**	**As at 31 March 2025**
Payable to employees	1.52	0.67
Interest free deposit from customers	25.57	20.24
Refundable to customers	0.66	0.66
	27.75	**21.57**

19 Other current liabilities	**As at 31 March 2026**	**As at 31 March 2025**
Advance received from customers (net) (a)	1,925.97	2,560.17
Statutory dues payable	4.89	0.62
	1,930.86	**2,560.79**

(a) (i) Reconciliation of income received in advance:		
Balance at the beginning of the year	**2,560.17**	**1,991.59**
Add: Advances received during the year	763.42	570.40
Less: Revenue recognized during the year	(1,397.62)	(1.82)
Balance at the end of the year	**1,925.97**	**2,560.17**

20 Short term provisions	**As at 31 March 2026**	**As at 31 March 2025**
Provision for employee benefits*		
Gratuity	0.02	0.01
Compensated absences	0.04	0.02
	0.06	**0.03**

*Refer Note 33

(This space has been intentionally left blank)

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

(All amounts are in millions (₹), unless otherwise specified)

21 Revenue from operations	**For the year ended 31 March 2026**	**For the year ended 31 March 2025**
Operating revenue		
Revenue from real estate projects	1,366.20	1.82
Administrative charges from customers	31.42	-
Other operating revenue		
Forfeiture income	1.37	3.99
	1,398.99	**5.81**

22 Other income	**For the year ended 31 March 2026**	**For the year ended 31 March 2025**
Interest income on:		
Bank deposits	27.13	11.52
Loan given	25.59	-
Delay payment by customers	0.95	4.35
Income tax refunds	0.06	0.05
Excess liabilities/provision written back	0.10	2.19
Miscellaneous income	0.06	0.02
	53.89	**18.13**

23 Cost of sale	**For the year ended 31 March 2026**	**For the year ended 31 March 2025**
Project expenses incurred during the year		
Cost of material and contract service charges	390.91	282.87
Direct labour expenses	9.14	7.55
Other construction expenses	7.67	4.22
Finance & incidental cost	0.13	27.45
Depreciation on property, plant and equipment	0.06	0.03
Total (a)	407.91	322.12
Cost transfer to inventory work in progress out of (a) above	406.93	321.02
Cost transfer to profit and loss out of (a) above	0.98	1.10
Change in inventory		
Inventory at the beginning of the year	1,728.49	1,408.87
Add: Project expenses incurred	406.93	321.02
Less: Cost against revenue recognized	(1,173.99)	(1.40)
Inventory at the end of the year	961.43	1,728.49
Total (b)	767.06	(319.62)
Total (a+b)	**1,174.97**	**2.50**

24 Employee benefits expense	**For the year ended 31 March 2026**	**For the year ended 31 March 2025**
Salaries, wages and bonus	13.54	9.80
Contribution to provident and other funds	0.21	0.19
Gratuity expense	0.50	0.30
Staff welfare expenses	0.28	0.43
Less : Amount transferred to projects in progress	(9.14)	(7.55)
	5.39	**3.17**

25 Finance costs	**For the year ended 31 March 2026**	**For the year ended 31 March 2025**
Interest cost	-	17.55
Other borrowing costs	-	9.90
Less : Amount transferred to projects in progress	-	(27.45)
	-	**-**

25.1 Total finance cost charged to profit and loss statement	**For the year ended 31 March 2026**	**For the year ended 31 March 2025**
Finance cost as disclosed above	-	-
Finance cost written off through cost of sales (apportioned) (Refer note 23)	60.82	0.30
	60.82	**0.30**

SERVA ASSOCIATES ★ CA INDIA FRN. 000272N New Delhi ★ Chartered Accountants

Rose Building Solutions Limited ★

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026
(All amounts are in millions (₹), unless otherwise specified)

26 Depreciation and amortization expense	For the year ended 31 March 2026	For the year ended 31 March 2025
Depreciation on tangible assets	0.17	0.16
Less : Amount transferred to projects in progress	(0.06)	(0.03)
	0.11	**0.13**

27 Other expenses	For the year ended 31 March 2026	For the year ended 31 March 2025
Rates and taxes	2.88	1.18
Repair and maintenance - office	1.15	0.06
Advertisement and publicity	3.35	9.48
Business promotion expense	0.00	0.38
Business support services (#)	5.58	6.57
Commission and brokerage	76.28	-
Project management cost	0.71	2.48
Travelling and conveyance	0.04	0.08
Legal and professional fees	0.92	1.01
Payments to auditors*	0.22	0.22
Donation	-	0.28
Bank charges	0.00	0.00
Printing and stationery	0.03	0.04
Miscellaneous expenses	0.84	0.39
	92.00	**22.17**

Includes reimbursement of expense against Rent, Maintenance, It, Electricity, Guarantee charges, Security, Housekeeping charges & Meal voucher.

	For the year ended 31 March 2026	For the year ended 31 March 2025
***Remuneration to auditors comprises of:**		
Audit fees	0.17	0.17
Tax audit	0.05	0.05
	0.22	**0.22**

28 Income tax	For the year ended 31 March 2026	For the year ended 31 March 2025
Tax expense comprises of:		
Current tax	-	-
Deferred tax credit	46.04	(0.95)
Income tax expense reported in the statement of profit and loss	**46.04**	**(0.95)**
Deferred tax credit	(0.03)	0.13
Income tax expense reported in the statement of other comprehensive income	**(0.03)**	**0.13**

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company and the reported tax expense in profit or loss are as follows:

Effective income tax rate	25.1680%	25.1680%
Accounting profit before income tax	**180.41**	**(4.03)**
At India's statutory income tax rate	45.41	(1.01)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Item on which deferred tax has not been created	-	-
Tax impact of expenses which will never be allowed	0.63	0.06
Others	0.00	-
Income tax expense	**46.04**	**(0.95)**

29 Earnings per share	For the year ended 31 March 2026	For the year ended 31 March 2025
Net profit attributable to equity shareholders	134.37	(3.08)
Nominal value of equity share in ₹	10.00	10.00
Total number of equity shares outstanding at the beginning of the year*	40,00,000	40,00,000
Total number of equity shares outstanding at the end of the year*	40,00,000	40,00,000
Weighted average number of equity shares *	40,00,000	40,00,000
Basic and diluted	33.59	(0.77)

* These are in absolute numbers

SERVA ASSOCIATES ★ Chartered Accountants ★ CA INDIA FRN. 000272N New Delhi

Rose Building Solutions Limited ★

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026
(All amounts are in millions (₹), unless otherwise specified)

30 Financial instruments

i) Financial assets and liabilities

The carrying amounts of financial instruments by category are as follows:

Particulars	As at 31 March 2026	As at 31 March 2025
	Amortised cost	Amortised cost
Financial assets*		
Investments	0.00	0.00
Trade receivables	43.11	0.21
Loans	411.18	-
Cash and cash equivalents	80.64	106.60
Other bank balances	298.32	173.95
Other financial assets	4.53	7.28
Total financial assets	**837.78**	**288.04**
Financial liabilities*		
Trade payables	193.97	80.58
Other financial liabilities	27.75	21.57
Total financial liabilities	**221.72**	**102.15**

*There are no financial assets and liabilities which are measured at fair value through profit or loss or fair value through other comprehensive income.

ii) Fair value hierarchy

Financial assets and financial liabilities are measured at fair value in the Financial Statements and are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: Quoted prices (unadjusted) in active markets for Financial instruments.

Level 2: Directly (i.e. as prices) or indirectly (i.e. derived from prices) observable market inputs, other than Level 1 inputs; and

Level 3: Inputs which are not based on observable market data (unobservable inputs).The input factors considered are estimated Cash Flows and other assumptions.

Fair value of instruments measured at amortised cost

Fair value of instruments measured at amortised cost for which fair value is disclosed is as follows, these fair values are calculated using Level 3 inputs:

Particulars	As at 31 March 2026		As at 31 March 2025	
	Carrying value	Fair value*	Carrying value	Fair value*
Financial assets				
Investments	0.00	0.00	0.00	0.00
Trade receivables	43.11	43.11	0.21	0.21
Loans	411.18	411.18	-	-
Cash and cash equivalents	80.64	80.64	106.60	106.60
Other bank balances	298.32	298.32	173.95	173.95
Other financial assets	4.53	4.53	7.28	7.28
Total financial assets	**837.78**	**837.78**	**288.04**	**288.04**
Financial liabilities				
Trade payables	193.97	193.97	80.58	80.58
Other financial liabilities	27.75	27.75	21.57	21.57
Total financial liabilities	**221.72**	**221.72**	**102.15**	**102.15**

*Carrying value of these financial assets and financial liabilities represents the best estimated values.

Financial risk management

The Company's activities expose it to credit risk, liquidity risk and market risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement	Management
Credit risk	Cash and cash equivalents, loans and other financial assets measured at amortised cost	Ageing analysis	Diversification of bank deposits and regular monitoring
Liquidity risk	Borrowings, lease liabilities and other financial liabilities	Cash flow forecasts	Availability of funds and credit facilities.
Market risk - interest rate	Variable rate borrowings	Sensitivity analysis	Negotiation of terms that reflect the market factors

SERVA ASSOCIATES ★ Chartered Accountants ★ CA INDIA FRN. 000272N New Delhi

Rose Building Solutions Limited ★

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

(All amounts are in millions (₹), unless otherwise specified)

A) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial asset fails to meet its contractual obligations. The Company's exposure to credit risk is influenced mainly by the individual characteristics of each financial asset. The carrying amounts of financial assets represent the maximum credit risk exposure. The Company monitors its exposure to credit risk on an ongoing basis.

a) Credit risk management

i) Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk
B: Moderate credit risk
C: High credit risk

The Company provides for expected credit loss based on the following:

Asset groups	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, loans, and other financial assets	12 months expected credit loss

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

Credit rating	Particulars	As at 31 March 2026	As at 31 March 2025
Low credit risk	Cash and cash equivalents, loans and other financial assets	837.78	288.04

Cash and cash equivalents and other bank balances

Credit risk related to cash and cash equivalents and bank deposits is managed by only diversifying bank deposits and accounts in different banks. Credit risk is considered low because the Company deals with reputed banks.

Loans and other financial assets

Loans and other financial assets measured at amortized cost includes security deposits and other receivables. Credit risk related to these financial assets is managed by monitoring the recoverability of such amounts continuously. Credit risk is considered low because the Company is in possession of the underlying asset. Further, the Company creates provision by assessing individual financial asset for expectation of any credit loss basis expected credit loss model.

ii) Concentration of financial assets

The Company carries on the business as a real estate developer. Loans and other financial assets majorly represents loans to related parties and deposits given for business purposes.

b) Credit risk exposure

i) Provision for expected credit losses

The Company provides for 12 months expected credit losses for following financial assets:

As at 31 March 2026

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	80.64	-	80.64
Other bank balances	298.32	-	298.32
Trade receivables	43.11	-	43.11
Loans	411.18	-	411.18
Other financial assets	4.53	-	4.53

As at 31 March 2025

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	106.60	-	106.60
Other bank balances	173.95	-	173.95
Trade receivables	0.21	-	0.21
Loans	-	-	-
Other financial assets	7.28	-	7.28

SERVA ASSOCIATES ★ Chartered Accountants ★ CA INDIA FRN. 000272N New Delhi

Rose Building Solutions Limited ★

(All amounts are in millions (₹), unless otherwise specified)

B) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities.

31 March 2026	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Non-derivatives					
Trade payables*	193.97	-	-	-	193.97
Other financial liabilities	27.75	-	-	-	27.75
Total	**221.72**	**-**	**-**	**-**	**221.72**

31 March 2025	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Non-derivatives					
Trade payables*	80.58	-	-	-	80.58
Other financial liabilities	21.57	-	-	-	21.57
Total	**102.15**	**-**	**-**	**-**	**102.15**

*That trade payables includes, retention withheld, unbilled construction provisions etc whose maturity shall fall over project life cycle and hence not classifiable as above.

C) Market risk

Interest rate risk

i) Liabilities

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 debt obligations with floating interest rates. The Company manages its interest rates by selecting appropriate type of borrowings and by negotiation with the bankers.

Interest rate risk exposure

Particulars	As at 31 March 2026	As at 31 March 2025
Variable rate borrowings	-	-
Fixed rate borrowings	-	-
Total borrowings	**-**	**-**

Sensitivity

Following shall be the impact of variation in interest rate

Particulars	As at 31 March 2026	As at 31 March 2025
Increase in borrowing rate by 1%	-	-
Decrease in borrowing rate by 1%	-	-

ii) Assets

The Company's fixed deposits are carried at amortized cost and are fixed rate deposits. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

SERVA ASSOCIATES * Chartered Accountants * FRN. 000272N New Delhi

Rose Building Solutions Limited

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

(All amounts are in millions (₹), unless otherwise specified)

31 Related party transactions

In accordance with the requirements of Ind AS 24, 'Related Party Disclosures', the names of the related parties where control exists/able to exercise significant influence along with the transactions and period-end balances with them as identified and certified by the management are given below:

a) Details of related parties:

Names of related parties	Description of relationship
Lalit Kumar Aggarwal	Director & Key Managerial Personnel (KMP)
Ravi Aggarwal	Director & Key Managerial Personnel (KMP)
Garvit Aggarwal	Director & Key Managerial Personnel (KMP) (w.e.f. 04.06.2024)
Signatureglobal (India) Limited	Holding company
JMK Holdings Limited (formerly known as JMK Holdings Private Limited)	Fellow Subsidiary
Forever Buildtech Limited (formerly known as Forever Buildtech Private Limited)	Fellow Subsidiary
Signature Builders Limited (formerly known as Signature Builders Private Limited)	Fellow Subsidiary
Maa Vaishno Net - Tech Limited (formerly known as Maa Vaishno Net - Tech Private Limited)	Fellow Subsidiary
Fantabulous Town Developers Limited (formerly known as Fantabulous Town Developers Private Limited)	Fellow Subsidiary
Signatureglobal Developers Limited (formerly known as Signatureglobal Developers Private Limited)	Fellow Subsidiary
Signatureglobal Homes Limited (formerly known as Signatureglobal Homes Private Limited)	Fellow Subsidiary
Sternal Buildcon Limited (formerly known as Sternal Buildcon Private Limited)	Fellow Subsidiary
Signature Infrabuild Limited (formerly known as Signature Infrabuild Private Limited)	Fellow Subsidiary
Signatureglobal Business Park Limited (formerly known as Signatureglobal Business Park Private Limited)	Fellow Subsidiary
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited)	Fellow Subsidiary (till 29 March 2026)
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited)	Joint Venture of Holding Company (w.e.f. 30 March 2026)
Indeed Fincap Private Limited	Fellow Subsidiary
Signatureglobal Securities Private Limited	Enterprise over which KMP having significant influence
Signatureglobal Securities (IFSC) Private Limited	Enterprise over which KMP having significant influence
Southern Gurugram Farms Private Limited	Enterprise over which KMP having significant influence
Signatureglobal Marketing Solutions Private Limited	Enterprise over which KMP having significant influence (strike off w.e.f. 16.02.2026)
Sarvpriya Securities Private Limited	Enterprise over which KMP having significant influence
Skyfull Maintenance Services Private Limited	Enterprise over which KMP having significant influence
Signatureglobal Foundation Trust	Trustee

b) Statement of transactions with related parties -

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Loan given		
Signatureglobal (India) Limited	400.00	-
Interest income on loan given		
Signatureglobal (India) Limited	25.59	-
Business support services expense		
Signatureglobal (India) Limited	5.58	6.57
Construction cost		
Signatureglobal (India) Limited	379.09	268.67
Project management expense		
Signatureglobal (India) Limited	0.71	2.48
Project maintenance expense		
Skyfull Maintenance Services Private Limited	0.79	0.10
Branding fees expense		
Signatureglobal (India) Limited	2.36	9.44
Expenses paid on behalf of		
Signatureglobal (India) Limited	1.06	0.02
Skyfull Maintenance Services Private Limited	1.82	1.57
Purchase of switching station rights		
Signatureglobal (India) Limited	1.09	-

SERVA ASSOCIATES ★ Chartered Accountants ★ FRN. 000272N New Delhi

Rose Building Solutions Limited

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026
(All amounts are in millions (₹), unless otherwise specified)

Expenses paid on behalf of the company by		
Signatureglobal (India) Limited	0.29	0.70
Other borrowing charges		
Signatureglobal (India) Limited	0.13	0.30
Business promotion expense		
Signatureglobal (India) Limited	-	0.07
Corporate social responsibility contribution		
Signatureglobal Foundation Trust	3.00	-

c) Statement of balances outstanding -

Particulars	As at 31 March 2026	As at 31 March 2025
Loan given		
Signatureglobal (India) Limited	400.00	-
Interest accrued on loan given (net of TDS)		
Signatureglobal (India) Limited	11.18	-
Trade payables #		
Signatureglobal (India) Limited	176.49	60.76
Skyfull Maintenance Private Limited	0.01	0.01
# Includes unbilled provisions and retention liabilities		
Trade receivables		
Skyfull Maintenance Services Private Limited	0.26	0.21
Advance to supplier & mobilisation advances		
Signatureglobal (India) Limited	85.88	159.89
Investments		
Signatureglobal Foundation Trust	0.00	0.00

Note: Above figures include non inputable GST expense wherever applicable
Note: All transactions with related parties are made on the terms equivalent to those that prevail in arm's length transections and within the ordinary course of business.

(This space has been intentionally left blank.)

SERVA ASSOCIATES ★ Chartered Accountants ★ FRN. 000272N New Delhi

Rose Building Solutions Limited ★

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

(All amounts are in millions (₹), unless otherwise specified)

32 Capital management

The Company's capital includes issued share capital and all other distributable reserves. The primary objective of the Company's capital management is to maximise shareholder value and to maintain an optimal capital structure to reduce the cost of capital. The Company has short term borrowings.

Company's Debt Equity ratio is:

Particulars	As at 31 March 2026	As at 31 March 2025
Debt*	(80.64)	(106.60)
Equity	40.00	40.00
Debt to equity ratio	-	-

* Debt includes short term borrowings + interest accrued - cash and cash equivalents

33 Employee benefits

The Company has adopted Indian Accounting Standard (Ind AS) - 19 on Employee Benefit as under :

Defined contribution plans

	For the year ended 31 March 2026	For the year ended 31 March 2025
The company makes contribution towards employee's provident fund and employee's state insurance. The company has recognised following as contribution towards these schemes.	0.21	0.19

Defined benefit plans

Gratuity

The Company has a defined benefit gratuity plan. Every employee is entitled to gratuity as per the provisions of the Payment of Gratuity Act, 1972. The liability of gratuity is recognized on the basis of actuarial valuation.

Salary increases	Actual salary increases will increase the plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
Discount rate	Reduction in discount rate in subsequent valuations can increase the plan's liability.
Mortality & disability	Actual deaths and disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
Withdrawals	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact plan's liability.

Amounts recognized in the Balance Sheet:

Particulars	As at 31 March 2026	As at 31 March 2025
Present value of the obligation	1.46	1.09
Current liability (amount due within one year)	0.02	0.01
Non-current liability (amount due over one year)	1.44	1.08

Gain recognized in other comprehensive income:

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Actuarial gain recognized during the year	(0.13)	0.53

Expenses recognized in Statement of Profit and Loss

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Current service cost	0.43	0.28
Interest cost	0.07	0.02
Cost recognized during the year	**0.50**	**0.30**

Movement in the liability recognized in the Balance Sheet is as under:

	As at 31 March 2026	As at 31 March 2025
Present value of defined benefit obligation at the beginning of the year	1.09	0.26
Current service cost	0.43	0.28
Interest cost	0.07	0.02
Actuarial (gain)/loss net		
Actuarial loss on arising from change in demographic assumption		
Actuarial gain on arising from change in financial assumption	(0.17)	0.06
Actuarial loss on arising from experience adjustment	0.04	0.47
Benefits paid	-	-
Present value of defined benefit obligation at the end of the year	**1.46**	**1.09**

For determination of the liability of the Company the following actuarial assumptions were used:

Particulars	As at 31 March 2026	As at 31 March 2025
Discount rate	7.55%	6.80%
Salary escalation rate	10.00%	10.00%
Retirement age (Years)	60 Years	60 Years
Withdrawal rate		
Less than 30 years	5.00% to 4.10%	5.00% to 4.10%
From 30 to less 44 years	4.00% to 2.70%	4.00% to 2.70%
44 years and above	2.60% to 1.00%	2.60% to 1.00%
Weighted average duration of PBO	15 Years	17 Years

Mortality rates inclusive of provision for disability -100% of IALM (2012 – 14)

SERVA ASSOCIATES ★ Chartered Accountants ★ CA INDIA FRN. 000272N New Delhi

Rose Building Solutions Limited ★

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

(All amounts are in millions (₹), unless otherwise specified)

Maturity profile of defined benefit obligation:

Particulars	As at 31 March 2026	As at 31 March 2025
1 year	0.02	0.01
2 to 5 years	0.15	0.09
6 to 10 years	0.49	0.24
10 years onwards	4.55	3.52

Sensitivity analysis for gratuity liability:

Particulars	As at 31 March 2026	As at 31 March 2025
a) Impact of the change in discount rate		
Present value of obligation at the end of the year		
Impact due to increase of 1 %	1.26	0.93
Impact due to decrease of 1 %	1.69	1.29
b) Impact of the change in salary increase		
Present value of obligation at the end of the year		
Impact due to increase of 1 %	1.62	1.21
Impact due to decrease of 1 %	1.32	0.95

Sensitivities due to mortality and withdrawals are not material .Hence impact of change is not calculated

Sensitivities as to rate of inflation, rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable being a lump sum benefit on retirement

Compensated absences (unfunded)

The leave obligations cover the Company's liability for sick and earned leaves. The Company does not have an unconditional right to defer settlement for the obligation shown as current provision balance above. However based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current.

	For the year ended 31 March 2026	For the year ended 31 March 2025
Amount of compensated absences recognized in the statement of profit and loss.	0.40	1.10

34 Segment information

The company operates in a single reportable segment i.e. "real estate developer", for the purpose of Ind AS 108 "Operating Segment", is considered to be the only reportable business segment. The Company derives its major revenues from the activities related to real estate construction and its customers are in India only.

35 Contingent liabilities and commitments (As represented & certified by the management)

	As at 31 March 2026	As at 31 March 2025
(a) Contingent liabilities		
Disputed demands of customers excluding amounts not ascertainable	-	-
Bank guarantees given on behalf of group companies	-	-
Disputed taxation Matter#	4.62	4.46
Disputed land related legal cases (on account of stamp duty matter)***	3.01	3.01
	7.63	**7.47**
(b) Commitments		
Estimated amount of contracts remaining to be executed on capital account and not provided for	-	-
	-	-

Further, the company has certain litigations involving customers and some vendors. The management carried out an estimation of the financial impact of such litigations and the management believes that no material liability will devolve on the company in respect of such litigations. As represented, there is no amount refundable/ payable over & above the amount accrued in the books.

***Company got notice u/s 47-A of Indian Stamp Act for deficiency of Stamp duty from DRO collector vide case number 283/DRO for the stamp duty paid on purchase of Agricultural land as per the valuation, however later on changed the land to residential for which the collector of Stamps,Karnal imposed increased stamp duty which is calculated at higher valuation. The deficiency in the stamp duty as calculated by authority is Rs. 3.01 million and the matter is currently pending disposal.

#For assessment year 2016-17, an income tax demand has been raised against the Company during the year ended 31 March 2024. Appeal has been filed before CIT(A) and which is currently pending disposal. The company has a strong likelihood of succeeding in the matter and therefore, no adjustments are required in the financial statements.

SERVA ASSOCIATES ★ Chartered Accountants ★ CA INDIA FRN. 000272N New Delhi

Rose Building Solutions Limited ★

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

(All amounts are in millions (₹), unless otherwise specified)

36 Disclosure under Ind AS 115 - Revenue from contracts with customers

Disclosures with respect to Ind AS 115 are as follows:

(a) Contract assets and contract liabilities

Particulars	31 March 2026	31 March 2025
Trade receivable	43.11	0.21
Contract Assets - Accrued revenue	-	-
Contract Liabilities - Advance from customers	1,925.97	2,560.17

(b) Movement of contract liabilities

Particulars	31 March 2026	31 March 2025
Amounts included in contract liabilities at the beginning of the year	2,560.17	1,991.59
Amount received during the year	763.42	570.40
Performance obligations satisfied in current year	(1,397.62)	(1.82)
Amounts included in contract liabilities at the end of the year	1,925.97	2,560.17

(c) Closing balances of assets recognised from costs incurred to obtain a contract with a customer

Particulars	31 March 2026	31 March 2025
Closing balances of assets recognised	1,070.12	1,896.00
Amortization recognized during the year	(1,250.27)	(1.40)

37 Corporate social responsibility activities*

In accordance with the provisions of section 135 of the Act, Schedule VII and Companies (Corporate Social Responsibility Policy) Rules, 2014, the Company was not required to spend any amount towards corporate social responsibility activities. The Company has voluntarily incurred corporate social responsibility expenditure of Rs. 3.00 million during the current financial year (31 March 2025: Rs. Nil) for promotion of education , healthcare & animal welfare. The details of corporate social responsibility activities are as follows:

Particulars	31 March 2026	31 March 2025
(a) Gross amount required to be spent by the Company during the year	-	-
(b) Previous year brought forward	-	-
(c) Adjustment from previous years	-	-
(c) Amount spent during the year on the following:		
(i) Construction / acquisition of any asset	-	-
(ii) On purposes other than (i) above	3.00	-

**Company does not meet the criteria as specified under sub-section (1) of section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014.*

(i)The Company has opted to carry forward the excess amount Rs.3.00 million (31 March 2025: Rs. Nil) which is spent over and above the gross amount required to be spent by the Company as per the provision of Act. This balance has been presented as part of short-term prepaid expenses under other current assets. .

(ii)The Company is not required to deposit any amount in scheduled bank.

(iii)The Company does not carry any provisions for corporate social responsibility expenses for the current year and in any previous year.

SERVA ASSOCIATES * Chartered Accountants * CA INDIA FRN. 000272N New Delhi

Rose Building Solutions Limited *

(This space has been intentionally left blank.)

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026
(All amounts are in millions (₹), unless otherwise specified)

38 Financial Ratios

Ratio	Measurement Unit	Numerator	Denominator	As at 31 March 2026	As at 31 March 2025	As at 1 April 2024	% Change March 2026	% Change March 2025
Current ratio	Times	Current assets	Current liabilities	0.92	0.88	0.95	5.21%	-7.80%
Debt equity ratio	Times	Total debt (non-current borrowings + current borrowings)	Total equity	-	-	(1.02)	0.00%	-100.00%
Debt service coverage ratio	Times	Earnings before depreciation and amortisation and interest (Profit & loss after tax + depreciation & amortisation expense+ finance costs (excluding interest on lease liabilities))	Interest expenses (Including capitalised) + principal repayments (including prepayments)	-	(0.01)	(0.03)	0.00%	-57.53%
Return on equity ratio	%	Profit after tax	Average of total equity	-89.94%	1.43%	8.29%	-6389.75%	-82.72%
Inventory turnover ratio	Times	Cost of material consumed	Average inventories	NA	NA	NA	NA	NA
Trade receivables turnover ratio	Times	Revenue from operations	Average trade receivables	NA	NA	NA	NA	NA
Trade payables turnover ratio	Times	Purchase + other expenses	Average trade payables	3.57	3.85	1.87	-7.17%	106.10%
Net capital turnover ratio	Times	Revenue from operations	Working capital (current assets-current liabilities)	(8.65)	(0.02)	(0.22)	47844.34%	-91.87%
Net profit ratio	%	Profit after tax	Revenue from operations	9.60%	-53.02%	-81.45%	-118.12%	-34.90%
Return on capital employed	%	Earnings before depreciation and amortisation and interest (Profit & loss before tax + depreciation & amortisation expense+ finance costs)	Capital employed (total equity + borrowing - intangible assets-deferred tax assets)	(1.48)	0.01	0.26	-11560.31%	-95.00%
Return on investment	%	Earnings before interest & tax	Total investment	26853.67%	-939.59%	-3591.04%	-2958.02%	-73.84%

Reasons for changes in ratio above 25%:

Ratio	Reason
Current ratio	Not applicable
Debt equity ratio	Not applicable
Debt service coverage ratio	Not applicable
Return on equity ratio	Due to increase in profit before tax
Inventory turnover ratio	Not applicable
Trade receivables turnover ratio	Not applicable
Trade payables turnover ratio	Not applicable
Net capital turnover ratio	Increase in revenue from operation and also increase in working capital lead to increase in net capital turnover ratio
Net profit ratio	Due to change in profit/(loss) before tax.
Return on capital employed	Profit before depreciation and amortization and interest reduced due to increase in commission & brokerage expense which lead to change in return on capital employed
Return on investment	Due to earning before interest and tax reduced due to increase in commission & brokerage expense.

39 "The Ministry of Corporate Affairs (MCA) has prescribed requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted by the Companies (Accounts) Amendment Rules 2021 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.

The accounting software used for maintaining accounting records of the Company has a feature of recording audit trail (edit log) facility and the same has been enabled and operated throughout the year for all relevant transactions recorded in the software at the application level. The 'Independent Service Auditor's Assurance Report on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report' issued in accordance with ISAE 3402, Assurance Reports on Controls at a Service Organization') was available for part of the year. This report does not provide information on audit trail (edit logs) for any direct changes made at the database level.

Further, the accounting software used for maintaining accounting records of the customer and channel partner master has a feature of recording audit trail (edit log) facility and the same has been enabled and operated throughout the year for all relevant transactions recorded in the software at the application level. The 'Independent Service Auditor's Assurance Reports on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report' issued in accordance with ISAE 3402, Assurance Reports on Controls at a Service Organization') was available. However, the audit trail logs are retained for six months for any direct data changes made at the database level. Furthermore, the accounting software used for maintenance of payroll related records has a feature of recording audit trail (edit log) facility and the same has been enabled and operated throughout the year for all relevant transactions recorded in the software. However, the audit trail logs from 1 August 2023 (date of implementation of software) to 31 March 2024 have not been preserved for the details of who made the changes i.e., User Id and when the changes were made i.e., timestamp at the application level by the Company as per the statutory requirements for record retention."

SERVA ASSOCIATES
CA INDIA
FRN. 000272N
New Delhi
Chartered Accountants

Rose Building Solutions Limited

Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)
Corporate identification number: U70109DL2013PLC257303

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

(All amounts are in millions (₹), unless otherwise specified)

40"The Government of India has recently consolidated 29 existing labour legislations into a united framework comprising four Labour Code viz Code on Wages 2019, Code on Social Security, 2020, Industrial Relations Code, 2020, and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the New Labour Codes). These New Labour Codes have been notified on 21 November 2025.

The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has assessed the impact of these changes with the best available information and guidance provided by the Institute of Chartered Accountants of India ('ICAI'). The impact of these changes is not material on the financial statements . The Company continues to monitor the finalisation of Central/ State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect as and when such clarifications are issued/ rules are notified."

41 Other information

(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
(ii) The Company did not have any transactions with Companies struck off.

(iii)The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

(iv) The Company has not traded or invested in Crypto currency or Virtual currency during the respective financial years / period.

(v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the intermediary shall:
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(vii) The Company does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

(viii) The Company has not been declared wilful defaulter by any bank or financial Institution or other lender.

(ix) The Company does not have any Scheme of Arrangements which have been approved by the Competent Authority in terms of sections 230 to 237 of the Act.
(x) The Company has complied with the the number of layers prescribed under of Section 2(87) of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

(xi) The Company does not have any working capital loan and it is not filing any statement of inventories and trade receivables as per covenants stated in sanction letter to the banks for working capital loan.

For Serva Associates
Chartered Accountants
Firm's Registration No.: 000272N

SERVA ASSOCIATES Chartered Accountants FRN. 000272N New Delhi

Nitin Jain
Partner
Membership No.: 506898

For and on behalf of the Board of Directors of
Rose Building Solutions Limited
(Formerly known as Rose Building Solutions Private Limited)

Lalit Kumar Aggarwal
Director
DIN-00203664

Garvit Aggarwal
Director
DIN-07996404

Place: Gurugram
Date: 11 May 2026