

**GATIL PROPERTIES PRIVATE LIMITED**  
**(Wholly Owned Subsidiary of Ganesh Housing Corporation Limited)**

**CIN: U45201GJ2002PTC041354**

**23<sup>RD</sup> ANNUAL REPORT**  
**2024-2025**

## GATIL PROPERTIES PRIVATE LIMITED

**BOARD OF DIRECTORS** : Mr. Dipakkumar G. Patel - Chairman (DIN: 00004766)  
Mr. Shekhar G. Patel - Managing Director (DIN: 00005091)  
Ms. Palak Pancholi - Director (DIN: 09703392)  
Mr. Ajaysinh Vaghela - Director (DIN: 10713149)

**CHIEF FINANCIAL OFFICER:** Mr. Rajendra K. Shah

**COMPANY SECRETARY** : Mr. Sunil K. Artani

**AUDIT COMMITTEE** : Mr. Shekhar G. Patel - Chairman  
Mr. Ajaysinh P. Vaghela - Member  
Ms. Palak M. Pancholi - Member

**NOMINATION AND REMUNERATION COMMITTEE** : Ms. Palak M. Pancholi - Chairman  
Mr. Dipakkumar G. Patel - Member  
Mr. Ajaysinh P. Vaghela - Member

**CORPORATE SOCIAL RESPONSIBILITY COMMITTEE** : Mr. Dipakkumar G. Patel - Chairman  
Mr. Shekhar G. Patel - Member  
Ms. Palak M. Pancholi - Member

**AUDITORS** : M/s J.M. Parikh & Associates  
Chartered Accountants  
Ahmedabad

**REGISTERED OFFICE** : Ganesh Corporate House  
100 ft. Hebatpur – Thaltej Road,  
Nr. Sola Bridge, Off S. G. Highway,  
Ahmedabad – 380 054

**BANKERS** : Tamilnad Mercantile Bank Limited  
HDFC Bank Limited  
ICICI Bank Limited  
State Bank of India

**GATIL PROPERTIES PRIVATE LIMITED**

[CIN: U45201GJ2002PTC041354]

**DIRECTORS' REPORT**

To,  
The Members of  
**Gatil Properties Private Limited**

Dear Members,

Your Directors are pleased to present the Twenty Third Annual Report together with the Statement of Accounts for the year ended at 31<sup>st</sup> March, 2025.

**FINANCIAL HIGHLIGHTS:**

PARTICULARS	(Rs. in Lakhs)	
	Year Ended 31/03/2025	Year Ended 31/03/2024
Income/Revenue from operation	26488.96	27356.55
Other Income	1995.08	372.24
Total Income	<b>28484.04</b>	<b>27728.79</b>
Total Expenditure	1247.29	2656.37
<b>Profit/ (Loss) Before Tax</b>	<b>27236.75</b>	<b>25072.42</b>
<b>Tax Expenses:</b>		
Current Tax	(6861.62)	(6435.80)
Deferred Tax	0.00	0.00
<b>Profit/(Loss) After Tax</b>	<b>20375.13</b>	<b>18636.61</b>

**STATE OF COMPANY'S AFFAIRS:**

During the year under review, the Company bought various lands from the parties situated at village Godhavi Tal: Sanand District Ahmedabad. The Company has also sold some parcels of lands to strengthen the Cash flow.

**ANNUAL RETURN**

The Company does not have any website. Hence, the link of the website for viewing the Annual Return is not given.

**NUMBER OF BOARD MEETINGS**

During the year under review, seven (7) Board Meetings were held.

Sr. No.	Date of Board Meeting	No. of Directors who attended the meeting
1	16.04.2024	4
2	13.05.2024	4
3	01.08.2024	4
4	27.08.2024	6
5	16.09.2024	4
6	02.01.2025	4
7	29.03.2025	4

## **DIRECTORS' RESPONSIBILITY STATEMENT**

Pursuant to the provision contained in Section 134(5) of the Companies Act, 2013, the Directors of your Company state that:

- a) in the preparation of the annual accounts for the financial year 31<sup>st</sup> March, 2025 the applicable accounting standards had been followed. There are no material departures in the adoption of the applicable Accounting Standards.
- b) the Directors have selected such appropriate accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit of the company for that period;
- c) the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- d) the Directors had prepared the annual accounts on a "going concern" basis;
- e) the Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

## **HOLDING COMPANY**

The Company is a Wholly Owned Subsidiary of Ganesh Housing Corporation Limited w.e.f. May 24, 2023.

## **PARTICULARS OF LOANS, INVESTMENTS AND GUARANTEES UNDER SECTION 186 OF COMPANIES ACT, 2013**

During the year under review, the Company has neither made any Investments in the Securities of any body corporate. Further, particulars of loans given for business purpose are stated in financial statements. Please refer to the note no. 33 of the financial statements forming part of this Annual Report.

## **PARTICULARS OF CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES**

During the year under review, all related party transactions entered into by the Company, were approved by the Audit Committee and were on arm's length and in the ordinary course of business. Prior omnibus approval has been obtained for related party transactions which are of repetitive nature and entered in the ordinary course of business. During the year the Company had taken approval from members.

The Company has entered into contracts or arrangements in terms of Section 188 (1) of the Act which do not fall under the category of material related party transactions during the year under review. Accordingly, the disclosure of Related Party Transactions as required under Section 134 (3) (h) of the Act in Form AOC – 2 is not applicable.

Details of related party transactions entered into by the Company in terms of Ind AS – 24 have been disclosed to the note no. 35 of the financial statements forming part of this Annual Report.

## **DIVIDEND AND TRANSFER TO RESERVES**

During the year under review, Board has not recommend any dividend. The Company has not transferred any amount to the General Reserve during the financial year 2024-2025.

## **CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO**

The provisions of Section 134(3)(m) of the Companies Act, 2013 read with Rule 8(2) of Companies (Accounts) Rules, 2014 do not apply to our Company as the Company has not carried out any activities relating to conservation of energy and technology absorption. The Particulars regarding foreign exchange earnings and outgo as required to be disclosed in this regard is NIL.

## **RISK MANAGEMENT POLICY**

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence are very minimal.

## **INTERNAL FINANCIAL CONTROL**

The Company has in place Internal Financial Control system, with respect to financial statement commensurate with size and complexity of its operations to ensure proper recording of financial and operational information and compliance of various internal controls and other regulatory and statutory compliances.

During the year under review, no material or serious observation has been observed by the directors for inefficiency or inadequacy of such controls.

## **DETAILS OF DIRECTOR AND KEY MANAGEMENT PERSONNEL:**

Mr. Shekhar G. Patel, Director of the company will retire by rotation at the ensuing Annual General Meeting and being eligible has offered himself for re-appointment.

Mr. Tarang M. Desai (DIN 00005100) and Mr. Girish N. Kulkarni (DIN 00062382), independent directors of the Company, ceased as directors of the Company upon completion of their second term on September 07, 2024. The Board places on record their sincere thanks for the guidance and support provided during their tenure, which immensely benefitted the Company.

The Board of Directors of the Company, based on the recommendation of the Nomination and Remuneration Committee, recommended the appointment of Ms. Palak Manan Pancholi and Mr. Ajaysinh Vaghela as non-executive independent directors of the Company and the shareholders of the Company approved their appointment on September 07, 2024.

The Company has received declarations from all the Independent Directors of the Company confirming that they meet the criteria of independence as prescribed under Section 149(6) of the Companies Act, 2013. In terms of provisions of Section 134(3)(d) of the Companies Act, 2013, the Board of Directors of your Company have taken note of these declarations of independence received from all the Independent Directors and have undertaken due assessment of the veracity of the same. The Board of Directors is of the opinion that the Independent Directors of your Company possess requisite qualifications, experience, expertise (including proficiency) and they hold the highest standards of integrity that enables them to discharge their duties as the Independent Directors of Company. Further, in compliance with Rule 6(1) of the Companies (Appointment and Qualification of Directors) Rules, 2014, all Independent Directors of the Company have registered themselves with the Indian Institute of Corporate Affairs.

## **NOMINATION AND REMUNERATION COMMITTEE AND ITS POLICY**

The composition of the Nomination and Remuneration Committee is as follows:

- |                            |                                                  |
|----------------------------|--------------------------------------------------|
| 1. Dr. Tarang M. Desai     | - Chairman (Ceased w.e.f. September 07, 2024)    |
| 2. Mr. Girish Kulkarni     | - Member (Ceased w.e.f. September 07, 2024)      |
| 3. Mr. Dipakkumar G. Patel | - Member                                         |
| 4. Ms. Palak M. Pancholi   | - Chairman (Appointed w.e.f. September 16, 2024) |
| 5. Mr. Ajaysinh P. Vaghela | - Member (Appointed w.e.f. September 16, 2024)   |

The policy of the company on directors' appointment and remuneration, including criteria for determining qualifications, positive attributes, independence of a director and other matters provided under sub section (3) of Section 178 of the Companies Act, 2013, adopted by the Board, is appended as **Annexure - A** to the Director's report. We affirm that remuneration paid, if any, to the directors and key managerial personnel is as per the terms laid out in the Nomination and Remuneration policy of the company.

## **AUDIT COMMITTEE**

Pursuant to the provisions of Section 177(8) of the Companies Act, 2013, read with Rule 6 of the Companies (Meetings of Board & its Powers) Rules, 2014, the Company has constituted an Audit Committee of the Board of Directors.

The composition of the Audit Committee during the Financial Year 2024-25 was as under:

- |                            |                                                |
|----------------------------|------------------------------------------------|
| 1. Mr. Shekhar G. Patel    | - Chairman                                     |
| 2. Mr. Girish N. Kulkarni  | - Member (Ceased w.e.f. September 07, 2024)    |
| 3. Dr. Tarang M. Desai     | - Member (Ceased w.e.f. September 07, 2024)    |
| 4. Mr. Ajaysinh P. Vaghela | - Member (Appointed w.e.f. September 16, 2024) |
| 5. Ms. Palak M. Pancholi   | - Member (Appointed w.e.f. September 16, 2024) |

All the recommendations made by the Audit Committee were accepted by the Board.

## **CORPORATE SOCIAL RESPONSIBILITY COMMITTEE**

Pursuant to the provisions of Section 135 of the Companies Act, 2013, your Company has constituted a Corporate Social Responsibility Committee of the Board of Directors.

The composition of the Corporate Social Responsibility Committee during the Financial Year 2024-25 was as under:

- |                            |                                                |
|----------------------------|------------------------------------------------|
| 1. Mr. Dipakkumar G. Patel | - Chairman                                     |
| 2. Mr. Shekhar G. Patel    | - Member                                       |
| 3. Dr. Tarang M. Desai     | - Member (Ceased w.e.f. September 07, 2024)    |
| 4. Ms. Palak M. Pancholi   | - Member (Appointed w.e.f. September 16, 2024) |

During the year under review, the Board of Director has spent amount towards Corporate Social Responsibility as per Section 135 of Companies Act, 2013. The annual report on CSR showing initiatives undertaken by the Company containing particulars as specified under Rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 is as per **Annexure - B** to the Report.

## **REPORTING OF FRAUDS BY AUDITORS**

During the year under review, the Statutory Auditors, have not reported any instances of frauds committed in the Company by its Officers or Employees to the Board under section 143(12) of the Companies Act, 2013, details of which needs to be mentioned in this Report.

## **DETAILS OF AUDITORS**

### Statutory Auditor

M/s. J.M. Parikh & Associates, Chartered Accountants, Ahmedabad (Firm Registration No. 118007W) were appointed as Statutory Auditors of the Company for the period of five (5) consecutive years from the conclusion of 20<sup>th</sup> Annual General Meeting to the conclusion of 25<sup>th</sup> Annual General Meeting of the Company to be held in the calendar year 2027.

The Auditors' Report does not contain any qualification, reservation, adverse remark or disclaimer. The Notes on financial statement referred to in Auditors' Report are self-explanatory and do not call for any further comments. The Auditors' Report does not contain any qualification, reservation, adverse remark or disclaimer.

### Secretarial Auditor

Pursuant to Regulation 24A of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2018, your Company is a material subsidiary of Ganesh Housing Corporation Limited, a listed company on BSE Limited and National Stock Exchange of India Limited. For your Company it is compulsory to carry out Secretarial Audit by a qualified Practicing Company Secretary. Hence, your Company had appointed M/s. ALAP & CO. LLP, Company Secretary [LLPIN: ACA-1561] to carry out Secretarial Audit of the financial year 2024 – 2025 at a duly conveyed meeting of the Board held on 02<sup>nd</sup> January, 2025. The detailed report on the same is appended as an **Annexure – C** to the Report. There has been no qualification, reservation or adverse remark given by the Secretarial Auditor of the Company.

### Cost Auditor

M/s. J. B. Mistri and Co., Cost Accountants, Ahmedabad, were appointed by the Board of Directors as the Cost Auditors of the Company for all the applicable products pursuant to the provisions of Section 148 of the Companies Act, 2013 and the Companies (Cost Records and Audit) Rules, 2014, for the Financial Year 2024-25. They are required to submit the report within 180 (One Hundred and Eighty) days from the end of the accounting year.

Further, upon recommendation of the Audit Committee, the Board of Directors at their Meetings held on June 19, 2025, have approved re-appointment of M/s. J. B. Mistri and Co., Cost Accountants, being eligible, as the Cost Auditors of the Company for the Financial Year 2025-26 at a remuneration of Rs. 11000/- (Rupees Eleven Thousand Only) plus out of pocket expenses and applicable GST and that the payment of remuneration, subject to ratification of the said remuneration by the Members at the ensuing 23<sup>rd</sup> (Twenty Third) Annual General Meeting pursuant to Section 148 of the Companies Act, 2013.

The Company has maintained the necessary accounts and records as specified by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013 pertaining to Cost Audit.

### **COMPLIANCE OF SECRETARIAL STANDARDS**

The Directors have devised proper systems to ensure compliance with the provisions of all applicable Secretarial Standards and that such systems are adequate and operating effectively.

### **GENERAL**

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items or the same were not applicable to the Company during the year under review:

1. No material changes and commitments affecting Financial Position of the Company have taken place after completion of the financial period up to the date of this report which may have substantial effect on business and finances of the company and which are required to be disclosed in this Report.
2. The Company does not have any Subsidiary, Joint venture or Associate Company.
3. The Company has neither accepted nor renewed any deposits during the year under review.
4. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future.
5. There was no employee in receipt of salary for whom information as per Rule 5 of The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is required to be given in the Directors' Report.
6. The Company has not made application or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016)
7. The Company has not entered into one-time settlement with any bank or financial institution.

8. The Company does not have more than 10 employees therefore the disclosure under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and rules made there under or any other guidelines made there under is not Applicable.

#### APPRECIATION

Your Directors wish to place on record their appreciation for the co-operation and continued support extended to the Company by all Government Authorities, Bankers and Shareholders.

ON BEHALF OF THE BOARD OF DIRECTORS

PLACE: AHMEDABAD  
DATE: 19/06/2025



*Dipali*

DIPAKKUMAR G. PATEL  
CHAIRMAN  
[DIN: 00004766]

**GATIL PROPERTIES PRIVATE LIMITED**

**NOMINATION  
AND  
REMUNERATION  
POLICY**

Corporate Identification Number [CIN]: U45201GJ2002PTC041354  
Registered Office: Ganesh Corporate House, 100 Feet Hebatpur Thatltej Road,  
Near Sola Bridge, Off S. G. Highway, Ahmedabad 380 054

## 1. INTRODUCTION:

In pursuance of the Company's policy to consider human resources as its invaluable assets, to pay equitable remuneration to all Directors, Key Managerial Personnel (KMP) and senior management personnel of the Company, to harmonize the aspirations of human resources consistent with the goals of the Company and in terms of the provisions of the Companies Act, 2013, this policy on nomination and remuneration of Directors, Key Managerial Personnel and Senior Management has been formulated and recommended by the Committee and approved by the Board of Directors.

## 2. OBJECTIVE AND PURPOSE OF THE POLICY:

The objective and purpose of this policy are:

- To lay down criteria and terms and conditions with regard to identifying persons who are qualified to become Directors (Executive and Non-Executive) and persons who may be appointed in Senior Management and Key Managerial positions and to determine their remuneration.
- To determine remuneration based on the Company's size, financial position and trends and practices on remuneration prevailing in peer companies and also in the real estate industry.
- To carry out periodic evaluation of the performance of Directors, Key Managerial and Senior Management Personnel.
- To provide them reward linked directly to their effort, performance, dedication and achievement relating to the Company's operations.
- To attract, retain, motivate and promote talent and to ensure long term sustainability of talented managerial persons and create competitive advantage. In the context of the aforesaid criteria the following policy has been formulated by the Nomination and Remuneration Committee and adopted by the Board of Directors at its meeting held on 24<sup>th</sup> January, 2015.

## 3. EFFECTIVE DATE:

This policy shall be effective from 24<sup>th</sup> January, 2015.

## CONSTITUTION OF NOMINATION AND REMUNERATION COMMITTEE:

The Board had constituted Nomination and Remuneration Committee at its meeting held on 30<sup>th</sup> September, 2014. The Nomination and Remuneration Committee comprises of following Directors:

Sr. No.	Name	Position	Category
1.	Mr. Shekhar G. Patel	Chairman	Managing Director
2.	Mr. Girish N. Kulkarni	Member	Independent Non – Executive Director
3.	Dr. Tarang M. Desai	Member	Independent Non – Executive Director

The Board has the power to reconstitute the Committee consistent with the Company's policy and applicable statutory requirement.

## 4. DEFINITIONS:

- “Act” means Companies Act, 2013
- “Board” means Board of Directors of the Company.
- “Director” means Directors of the Company.
- “Committee” means Nomination and Remuneration Committee of the Company as constituted or reconstituted by the Board from time to time.

- **“Company”** means GATIL PROPERTIES PRIVATE LIMITED
- **“Independent Director”** means a director referred to in Section 149(6) of the Companies Act, 2013.
- **“Key Managerial Personnel” (KMP)** means-
  - (i) Managing Director;
  - (ii) Chief Executive Officer;
  - (iii) Manager;
  - (iv) Whole-time Director;
  - (v) Company Secretary;
  - (vi) Chief Financial Officer
  - (vii) Such other officer as may be prescribed under the applicable statutory provisions / regulations.
- **“Senior Management”** means personnel’s of the Company occupying the position of one level below the Board. Unless the context otherwise requires, words and expressions used in this policy and not defined herein but defined in the Companies Act, 2013 as may be amended from time to time shall have the meaning respectively assigned to them therein.

## 5. APPLICABILITY:

The Policy is applicable to all:

- Directors (Executive and Non-Executive)
- Key Managerial Personnel
- Senior Management

## 6. GENERAL:

- This Policy is divided in three parts:  
Part – A covers the matters to be dealt with and recommended by the Committee to the Board;  
Part – B covers the appointment and nomination and  
Part – C covers remuneration and perquisites etc.
- The key features of this Company’s policy shall be included in the Board’s Report.

### **PART – A:- Matters to be dealt with, perused and recommended to the Board by the Nomination and Remuneration Committee**

The Committee shall:

- Formulate the criteria for determining qualifications, positive attributes and independence of a director.
- Identify persons who are qualified to become Director and persons who may be appointed in Key Managerial Personnel and Senior Management positions in accordance with the criteria laid down in this policy.
- Recommend to the Board, appointment and removal of Director, KMP and Senior Management.

### **PART – B: - Policy for appointment and removal of Director, KMP and Senior Management**

#### **(a) Appointment criteria and Qualifications:**

1. The Committee shall identify and ascertain the integrity, qualification, expertise and experience of the person for appointment as Director, KMP or at Senior Management level and recommend to the Board his / her appointment.
2. A person should possess adequate qualification, expertise and experience for the position he/she is considered for appointment. The Committee has discretion to decide whether qualification, expertise and experience possessed by a person are sufficient / satisfactory for the concerned position.
3. The Company shall not appoint or continue the employment of any person as Managing Director or Whole-time Director or Manager who has attained the age of seventy years.

Provided that where any person has attained the age of seventy years and where his appointment or reappointment is approved by passing a special resolution in the General Meeting based on the explanatory statement annexed to the notice for such motion indicating the justification for extension of appointment beyond seventy years. In any other case the same shall be approved by Central Government.

**(b) Term / Tenure:**

1. Managing Director/Whole-time Director:

The Company shall appoint or re-appoint any person as its Managing Director or Whole-time Director or Manager for a term not exceeding five years at a time. No re-appointment shall be made earlier than one year before the expiry of term.

2. Independent Director:

- An Independent Director shall hold office for a term up to five consecutive years on the Board of the Company and will be eligible for re-appointment on passing of a Special Resolution by the Company and disclosure of such appointment in the Board's report.
- No Independent Director shall hold office for more than two consecutive terms, but such Independent Director shall be eligible for appointment after expiry of three years from cessation of Independent Director.

Provided that an Independent Director shall not, during the said period of three years, be appointed in or be associated with the Company in any other capacity, either directly or indirectly.

**(c) Evaluation:**

The Committee shall carry out evaluation of performance of every Director, KMP and Senior Management Personnel at regular interval (yearly).

**(d) Removal:**

Due to reasons for any disqualification mentioned in the Companies Act, 2013, rules made thereunder or under any other applicable Act, rules and regulations, the Committee may recommend, to the Board with reasons recorded in writing, removal of a Director, KMP or Senior Management Personnel subject to the provisions and compliance of the said Act, rules and regulations.

**(e) Retirement:**

The Director, KMP and Senior Management Personnel shall retire as per the applicable provisions of the Companies Act, 2013 and the prevailing policy of the Company, if any. The Board will have the discretion to retain the Director, KMP, Senior Management Personnel in the same position/remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

**PART – C: - Policy relating to the remuneration for the Whole-Time Director, KMP and Senior Management**

**(a) General:**

1. The committee will determine and recommend to Board the remuneration / compensation / commission etc. to the Managing Director, Whole-time Director, KMP and Senior Management Personnel for approval. The remuneration/compensation/ commission etc. shall be subject to the prior/post approval of the shareholders of the Company and Central Government, wherever required.
2. The remuneration and commission to be paid to the Managing Director or Whole-time Director shall be in accordance with the limits or conditions laid down in the Articles of Association of the Company and as per the provisions of the Companies Act, 2013, and the rules made thereunder as amended from time to time.
3. Increments to the existing remuneration/compensation structure may be recommended by the Committee to the Board which should be within the limits approved by the Shareholders in the case of Managing Director or Whole-time Director. Increments will be effective from the date mentioned in the respective resolutions in case of a Managing Director and Whole-time Director and 1st April in respect of other employees of the Company.
4. Where any insurance is taken by the Company on behalf of its Managing Director, Whole-time Director, Chief Executive Officer, Chief Financial Officer, the Company Secretary and any other employees for indemnifying them against any liability, the premium paid on such insurance shall not be treated as part of the remuneration payable to any such personnel. Provided that if such person is proved to be guilty, the premium paid on such insurance shall be treated as part of the remuneration.

**(b) Remuneration to Whole-time Director, Managing Director/ Manager, KMP and Senior Management:**

1. Fixed pay:

The Managing Director/Manager, Whole-time Director, KMP and Senior Management Personnel shall be eligible for a monthly remuneration as may be approved by the Board on the recommendation of the Committee. The breakup of the pay scale and quantum of perquisites including, employer's contribution to provident fund, superannuation or annuity fund, gratuity, pension scheme, medical expenses, club fees etc. shall be decided and approved by the Board on the recommendation of the Committee and approved by the shareholders and Central Government, wherever required.

2. Minimum Remuneration:

If, in any financial year, the Company has no profits or its profits are inadequate, the Company shall pay remuneration to its Managing Director or Whole-time Director or manager in accordance with the provisions of Section II of Part II of Schedule V of the Companies Act, 2013 and if it is not able to comply with such provisions, with the previous approval of the Central Government.

3. Provisions for excess remuneration:

If any Managing Director or Whole-time Director or manager draws or receives, directly or indirectly by way of remuneration any such sums in excess of the limits prescribed under the Companies Act, 2013 or without the prior sanction of the Central Government, where required, he / she shall refund such sums to the Company and until such sum is refunded, hold it in trust for the Company. The Company shall not waive recovery of such sum refundable to it unless permitted by the Central Government.

4. Stock Options:

In case, Managing Director, Whole-time Director, Company Secretary and Chief Financial Officer, are not being Promoter Director or Director holding either himself or along with his relatives more than 10% of outstanding equity shares of the company or Independent Director, they shall be entitled to any stock option of the Company as qualified by the normal employees of the Company. Provided the same shall be subject to the companies Act, 2013 and rule 12 of Companies (Share capital and Debentures) Rules, 2014.

Senior Management Personnel shall be eligible for stock options as normal employees of the Company.

**(c) Remuneration to Non- Executive / Independent Director:**

1. Remuneration / Commission:

The remuneration / commission shall be fixed as per the limits and conditions mentioned in the Articles of Association of the Company and the Companies Act, 2013 and the rules made thereunder.

2. Sitting Fees:

The Non- Executive / Independent Director may receive remuneration by way of fees for attending meetings of Board or Committee thereof. The sitting fees shall be decided by the Board of Directors of the Company at its meeting where quorum consists of disinterested directors. In case all the directors are interested, the same shall be decided by the Resolution passed by the Members of the Company.

Provided that the amount of such fees shall not exceed Rupees One lakh per meeting of the Board or Committee or such amount as may be prescribed by the Central Government from time to time.

3. Commission:

Commission may be paid within the monetary limit approved by shareholders, subject to the limit not exceeding 1% of the profits of the Company computed as per the applicable provisions of the Companies Act, 2013.

4. Stock Options:

An Independent Director shall not be entitled to any stock option of the Company

## ANNUAL REPORT ON

## CORPORATE SOCIAL RESPONSIBILITY (CSR) ACTIVITIES

1. A Brief outline of the Company's CSR policy, including overview of projects or programmes proposed to be undertaken and a reference to the web-link to the CSR Policy and Projects or programmes:

Longevity and success for a company comes from living in harmony with the context, which is the community and society. The main objective of spending CSR encompasses the ideas of corporate governance, sustainable wealth creation, corporate philanthropy and advocacy for the goals of the community. The projects undertaken are within the broad framework of Schedule VII of the Companies Act, 2013, as amended from time to time. Our CSR initiatives focus on education, environment protection, sports, healthcare, sanitation etc.

2. The Composition of CSR Committee as on March 31, 2025:

Sr. No.	Name of Director	Designation / Nature of Directorship
1.	Mr. Dipakkumar G. Patel	Chairman and Chairperson of the Committee
2.	Mr. Shekhar G. Patel	Managing Director and Member of the Committee
3.	Ms. Palak M. Pancholi	Independent Director and Member of the Committee

3. Provide the web-link where Composition of CSR committee and CSR Policy are disclosed on the website of the company: The Company does not have any website.
4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report): Not Applicable
5. (a) Average net profit of the Company as per sub-section (5) of section 135:

Net Profit	Rs.
2021-2022	(32,45,069)
2022-2023	12,61,90,322
2023-2024	2,50,72,41,609
<b>Average of last three years</b>	<b>87,67,28,954</b>

- (b) Two percent of average net profit of the company as per sub-section (5) of section 135:  
Rs. 1,75,34,579

- (c) Surplus arising out of the CSR projects or programmes or activities of the previous financial years:

Sr. No.	Financial Year	Amount available for set off from preceding financial years (Rs.)	Amount required to be set-off for the financial year, if any (Rs.)	Total CSR obligation for the financial year (Rs.)
1.	2023-2024	2,85,215	2,85,215	172,49,364

- (d) Amount required to be set-off for the financial year, if any: 2,85,215

(e) Total CSR obligation for the financial year [(b)+(c)-(d)]: Rs. 1,72,49,364

6. (a) Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project):  
Rs. 23,80,040

(b) Amount spent in Administrative Overheads: Nil

(c) Amount spent on Impact Assessment, if applicable: Not Applicable

(d) Total amount spent for the Financial Year [(a)+(b)+(c)]: Rs. 23,80,040

(e) CSR amount spent or unspent for the Financial Year:

Total Amount Spent for the Year. (in Rs.)	Total Amount transferred to Unspent CSR Account as per sub-section (6) of section 135.		Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135.		
	Amount (In Rs.)	Date of transfer	Name of the Fund	Amount (In Rs.)	Date of transfer
23,80,040	1,48,69,324	30/04/2025	NA	NA	NA

(f) Excess amount for set off, if any

Sr. No	Particulars	Amount (Rs.)
(i)	Two percent of average net profit of the company as per section 135(5)	1,75,34,579
(ii)	Total amount spent for the Financial Year	23,80,040
(iii)	Excess amount spent for the financial year [(ii)-(i)]	0
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	2,85,215
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	2,85,215

7. DETAILS OF UNSPENT CSR AMOUNT FOR THE PRECEDING THREE FINANCIAL YEARS:

Sr. No	Preceding Financial Year(s)	Amount transferred to Unspent CSR Account under sub-section (6) of section 135 (in Rs)	Balance Amount in Unspent CSR Account under subsection (6) of section 135 (in Rs)	Amount spent in the Financial Year (in Rs)	Amount transferred to a Fund as specified under Schedule VII as per second proviso to subsection (5) of section 135, if any		Amount remaining to be spent in succeeding Financial Years (in Rs)	Deficiency, if any
					Amount (In Rs.)	Date of transfer		
Not Applicable								

**8. WHETHER ANY CAPITAL ASSETS HAVE BEEN CREATED OR ACQUIRED THROUGH CORPORATE SOCIAL RESPONSIBILITY AMOUNT SPENT IN THE FINANCIAL YEAR:**

No, the Company do not have any capital assets created or acquired through CSR amount spent in the financial year.

**9. SPECIFY THE REASON(S), IF THE COMPANY HAS FAILED TO SPEND TWO PER CENT OF THE AVERAGE NET PROFIT AS PER SUB-SECTION (5) OF SECTION 135:**

Pursuant to ongoing CSR projects for the financial year 2024-25, an amount of Rs. 1,48,69,324 remains unutilised/ unspent. Hence, as per regulatory requirements, the said unspent amount has been transferred to a separate designated current account with the Tamilnad Mercantile Bank Limited, Ahmedabad, bearing the nomenclature "GATIL PROPERTIES PRIVATE LIMITED – UNSPENT CSR ACCOUNT - 2024-25"

**For GATIL PROPERTIES PRIVATE LIMITED**

*Dipali*

**DIPAKKUMAR G. PATEL  
CHAIRMAN OF THE COMMITTEE  
(DIN: 00004766)**

*Shekhar*

**SHEKHAR G. PATEL  
MANAGING DIRECTOR  
(DIN: 00005091)**

**Date: 19/06/2025  
Place: Ahmedabad**



**SECRETARIAL AUDIT REPORT**

Form No. MR-3

For the financial year ended March 31, 2025

[Pursuant to section 204(1) of the Companies Act, 2013 and

Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,  
The Members,

**GATIL PROPERTIES PRIVATE LIMITED**

Ganesh Corporate House, 100 Feet Hebatpur - Thaltej Road,  
Near Sola Bridge, off S.G. Highway,  
Ahmedabad - 380 054, Gujarat, India

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **GATIL PROPERTIES PRIVATE LIMITED** (hereinafter called 'the Company'). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that, in our opinion, read with our letter of even date which is annexed as **Annexure I** forming part of this report, the Company has, during the audit period covering the financial year ended on March 31, 2025, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter.

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2025 according to the provisions of:

- i. The Companies Act, 2013 ('the Act') and the rules made there under as applicable;
- ii. The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;
- iii. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
  - a. The Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018 and circulars/ guidelines/ Amendments issued there under; and
  - b. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and circulars/ guidelines/ Amendments issued there under to the extent of Regulation 24 and Regulation 24A; and
- iv. Applicable clauses of Revised Secretarial Standards issued by the Institute of Company Secretaries of India.



A Limited Liabilities Partnership Firm (LLPIN: ACA-1561)

Regd. Off. 416, 4th Floor, Shreenathji Staff Co.Op.Soc.Ltd, Pushpam Complex, Opp. Seema Hall, 100 feet Ring Road, Satellite Jodhpur  
Char Rasta, Ahmedabad, Gujarat - 380015;

Email: alapandcollp@gmail.com; Phone: +91 7935789144; Mobile No.: +91 94270 49481 / 9727018426

During the period under review, the Company has complied with the provisions of the Act, Rules made there under, Regulations, Guidelines etc. mentioned above.

Further company being engaged in the business of Construction, there are few specific applicable acts/rules to the Company, which requires approvals or compliances under the respective acts/rules, as list out in the Annexure II. We have relied on the representation made by the Company and its officers for system and mechanism framed by the Company for compliances of the said specific acts/rules.

During the Period under review, provisions of the following Acts, Rules, Regulations etc. were not applicable to the Company;

- i. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under;
- ii. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
  - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and circulars/ guidelines/ Amendments issued there under;
  - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 and circulars/ guidelines/ Amendments issued there under;
  - c) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 and circulars/ guidelines/ Amendments issued there under;
  - d) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and circulars/ guidelines/ Amendments issued there under except Regulation 24 and Regulation 24A;
  - e) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and circulars/ guidelines/ Amendments issued there under;
  - f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; - the Company is not registered as Registrar to an Issue & Share Transfer Agent. However, the Company has appointed MCS Share Transfer Agent Limited as its Registrar & Share Transfer Agent under the provisions of the Companies Act, 2013;
  - g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 and circulars/ guidelines/ Amendments issued there under;
  - h) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and circulars/ guidelines/ Amendments issued there under; and
  - i) The Securities and Exchange Board of India (Buy-back of Securities) Regulations, 2018 and circulars/ guidelines/ Amendments issued there under; and
- iii. The Foreign Exchange Management Act, 1999 and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings.

We further report that -



A Limited Liabilities Partnership Firm (LLPIN: ACA-1561)

Regd. Off. 416, 4th Floor, Shreenathji Staff Co.Op.Soc.Ltd, Pushpam Complex, Opp. Seema Hall, 100 feet Ring Road, Satellite Jodhpur  
Char Rasta, Ahmedabad, Gujarat - 380015;

Email: alapandcollp@gmail.com; Phone: +91 7935789144; Mobile No.: +91 94270 49481 / 9727018426

The Board of Directors of the Company is duly constituted with proper balance of Executive Director, Non-Executive Directors, Independent Directors and Woman Director. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all Directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent in advance and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions at Board Meetings and Committee Meetings were carried out unanimously as recorded in the minutes of the meetings of the Board of Directors or Committees of the Board, as the case may be.

**We further report that -**

There are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

**We further report that -**

During the year under review,

- The Company had passed Specials resolutions for appointment of Ms. Palak Manan Pancholi (DIN: 09703392) and Mr. Ajaysinh Vaghela (DIN: 10713149) as Independent Directors;
- Mr. Anjan Pareshkuimar Trivedi, had resigned from the post of Company Secretary of the Company with effect from August 09, 2024 and
- Mr. Sunil Kishorkumar Artani had been appointed as Company Secretary of the Company with effect from September 01, 2024.

**We further report that -**

Since the company has not commenced any new projects during the audit period, it does not require to obtain an approval under Real Estate (Regulations and Development) Act, 2016.

For, ALAP & Co. LLP

Company Secretaries

Firm Registration Number: L2023GJ013900

Peer Review Number: 5948/2024



*(Signature)*

Anand Lavingia

Designated Partner

DIN: 05123678

M. No.: A26458; COP: 11410

UDIN: A026458G000626961

Date: 18/06/2025

Place: Ahmedabad

To,  
The Members,

**GATIL PROPERTIES PRIVATE LIMITED**

Ganesh Corporate House, 100 Feet Hebatpur - Thaltej Road,  
Near Sola Bridge, off S.G. Highway,  
Ahmedabad - 380 054, Gujarat, India

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of secretarial records. The verification was done on test basis, on the records and documents provided by the Management of the Company, to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices followed by us provide a reasonable basis for our opinion.
3. In respect of laws, rules and regulations other than those specifically mentioned in our report above, We have limited our review, analysis and reporting up to process and system adopted by the Company for compliance with the same and have not verified detailed compliance, submissions, reporting under such laws etc. nor verified correctness and appropriateness thereof including financial records and books of accounts of the Company.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, Rules, Regulations, standards and its proper and adequate presentation and submission in prescribed formats is the responsibility of management. Our examination was limited to the verification of procedures on test basis and not its one to one contents.
6. The Secretarial Audit report is neither an assurance as to compliance in totality or the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For, ALAP & Co. LLP  
Company Secretaries  
Firm Registration Number: L2023GJ013900  
Peer Review Number: 5948/2024





Anand Lavingia  
Designated Partner  
DIN: 05123678

M. No.: A26458; COP: 11410  
UDIN: A026458G000626961

Date: 18/06/2025  
Place: Ahmedabad

**List of major Specific Acts/Rules applicable to the Company**

1. The Gujarat Town Planning and Urban Development Act, 1976
2. The Environment (Protection) Act, 1986
3. The Gujarat Land Revenue Code, 1879
4. The Gujarat Tenancy & Agricultural Lands Act, 1948
5. The Registration Act, 1908
6. The Indian Stamp Act, 1899
7. The Transfer of Property Act, 1882
8. The Gujarat Stamp Act, 1958
9. The Gujarat Ownership Flats Act, 1973
10. The Indian Contract Act, 1872
11. The Contract Labour (Regulation and Abolition) Act, 1970
12. The Gujarat Shops and Establishments Act, 1948
13. The Building and other construction worker (Regulation of Employment and Conditions of Services) Act, 1996

For, ALAP & Co. LLP  
Company Secretaries  
Firm Registration Number: L2023GJ013900  
Peer Review Number: 5948/2024





Anand Lavingia  
Designated Partner  
DIN: 05123678

M. No.: A26458; COP: 11410  
UDIN: A026458G000626961

Date: 18/06/2025  
Place: Ahmedabad

**GATIL PROPERTIES PRIVATE LIMITED**  
(WHOLLY OWNED SUBSIDIARY OF GANESH HOUSING CORPORATION LIMITED)

**CIN: U45201GJ2002PTC041354**

**23<sup>RD</sup> ANNUAL REPORT**  
**2024-2025**

# GATIL PROPERTIES PRIVATE LIMITED

**BOARD OF DIRECTORS** :

Mr. Dipakkumar G. Patel	-	Chairman
Mr. Shekhar G. Patel	-	Managing Director
Mr. Ajaysinh Vaghela	-	Independent Director
Mrs. Palak Pancholi	-	Independent Director

**AUDITORS** :

J M Parikh & Associates  
Chartered Accountants  
Ahmedabad

**REGISTERED OFFICE** :

Ganesh Corporate House  
100 ft. Hebatpur – Thaltej Road,  
Nr. Sola Bridge, S. G. Highway,  
Ahmedabad – 380 054

**BANKER** :

Tamilnad Mercantile Bank Ltd, Ahmedabad.  
HDFC Bank Limited, Ahmedabad.  
State Bank of India, Ahmedabad.



# J M PARIKH & ASSOCIATES

CHARTERED ACCOUNTANTS

B – 705, 7<sup>TH</sup> FLOOR, NIRMAN COMPLEX, OPP: HAVMOR RESTAURANT,  
NAVRANGPURA, AHMEDABAD-380 009. PHONE: 26563949  
E-mail: jvparikh@yahoo.com

## INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF:  
GATIL PROPERTIES PRIVATE LIMITED,

### Opinion

We have audited the financial statements of GATIL PROPERTIES PRIVATE LIMITED ("the company"), which comprise the Balance Sheet as at 31st March 2025, and the Statement of Profit and Loss (including other Comprehensive Income), and the Statement of changes in Equity, and the Statement of Cash Flow for the year then ended, and notes to the financial statements, including summary of material accounting policies and other explanatory information (hereinafter referred to as "Financial statement").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and its **profit** (including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

### Basis for opinion

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

### Information Other than the Financial Statements and Auditor's Report Thereon

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report but does not include the financial statements and our auditors' report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the 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 responsibility for the financial statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with relevant rules issued there under. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management and Board of Directors are 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.

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

## **Auditor's responsibilities for the audit of the financial statements**

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### Report on other legal and regulatory requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, We give in the Annexure – A, a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by section 143(3) of the Act, we report that:
  - a. We have sought and obtained all the information and explanations which to the best of our knowledge and beliefs were necessary for the purposes of our audit;
  - b. In our opinion proper books of accounts as required by Law have been kept by the Company so far as it appears from our examinations of those books;
  - c. The Balance Sheet, Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this report are in agreement with the relevant books of account;
  - d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under section 133 of the Act, read with relevant rules issued there under;
  - e. On the basis of written representations received from the directors and on record by the Board of Directors, none of the directors is disqualified as on 31st March 2025 from being appointed as a director in terms of Section 164(2) of the Act.
  - f. 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 – B.
  - 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, the clause is not applicable, as section 197(16) of the Act, is dealing with remuneration to its directors as no remuneration has been paid to any director during the year under review.
  - 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, in our opinion and to the best of our information and according to the explanations given to us:
    - i. There are litigations by or against the company as at 31st March 2025 but they shall have no effect on its financial position in its financial statements. (Referred to in Note No.49 to the financial statements)
    - ii. The company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
    - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the company.



iv.

- (a) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, 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, other than as disclosed in the notes to the accounts, 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, and based on the test checks carried out by the auditor, 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. (Refer Note No. 40 & 41)

v. During the year, the company has not declared or paid any interim or final dividend. Hence, the question of payment of dividends in accordance with section 123 of the Companies Act, 2013 does not arise.

vi. Based on our examination, which included test checks, the Company has used accounting software systems for maintaining its books of accounts for the financial year ended March 31, 2025 which have the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

PLACE:- AHMEDABAD  
DATE :- 13/05/2025



FOR, J M PARIKH & ASSOCIATES  
CHARTERED ACCOUNTANTS  
FRN:- 118007W

*Jatin Parikh*

JATIN PARIKH  
PARTNER  
MEMBERSHIP NO.:- 033811  
UDIN: 25033811BMKRYG5715

**ANNEXURE - A TO THE INDEPENDENT AUDITORS' REPORT  
TO THE MEMBERS OF  
GATIL PROPERTIES PRIVATE LIMITED**

Referred to in paragraph (1) under the heading of "Report on Other Legal and Regulatory requirements" of our Report of even date to the financial statements of the company for the year ended 31<sup>st</sup> March, 2025:

- (i) In respect of the Company's Property, Plant and Equipment and Intangible Assets: The Company does not have any Property, Plant and Equipment and Intangible Assets. Accordingly, reporting clauses 3(i)(a) to (e) of the order are not applicable to the Company.
- (ii)
- (a) The inventory has been physically verified during the year by the management. In our opinion, the frequency of verification is reasonable. The major inventory of the company consists of land which is held as a stock of raw material by the company. No discrepancies were noticed on verification between the physical stocks and book records.
- (b) The Company has not been sanctioned working capital limits in excess of Rs. 5.00 crore, in aggregate, at any point of time during the year, from banks or financial institutions based on security of current assets. Accordingly, reporting under clause 3(ii)(b) of the Order is not applicable to the Company.
- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments. The company has provided security and bank guarantees to one company during the year. The company has granted unsecured loans to four companies during the year. The company has not granted loans or advance in the nature of loan to other Party, Firm and Limited Liability Partnership during the year.

- (a)
- A. Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company has not provided any loan, guarantee & security to subsidiaries, joint ventures, and associates.
- B. Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company has provided unsecured loans & guarantees to parties other than subsidiaries, joint ventures, and associates as below:

Particulars	Amt. Rs. In Lakh		
	Loans	Security	Guarantee
Gross aggregate amount during the year – Others	38760.19	0.00	0.00
Balance outstanding as of balance sheet date – Others	11792.99	12593.00	12593.00

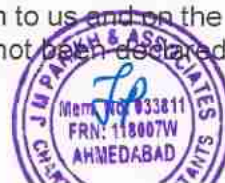
- (b) According to the information and explanations given to us and based on the audit procedures conducted by us, we are of the opinion that the terms and conditions of the loans given can be said to be, prima facie, prejudicial to the interest of the Company, as the said loans are unsecured and repayable on demand. However, the loans were given to group companies and hence in our opinion, the terms of the loans are not, prima facie, prejudicial to the interest of the company.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in the case of unsecured loans given are repayable on demand. Hence, the question of the repayment of principal and payment of interest does not arise.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, unsecured loans given are repayable on demand. Hence, the question of the overdue amount for more than ninety days and reasonable steps taken by the company for recovery of the principal and interest does not arise.



- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company is given unsecured loans repayable on demand. Hence, the question of loan given falling due during the year, which has been renewed or extended, or fresh loans given to settle the over dues of existing loans given to the same party, does not arise.
- (f) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has given unsecured loans repayable on demand without specifying any terms or period of repayment. The company has not granted any loans to Promoters but the company has granted unsecured loans to related party as defined in clause (76) of section 2 of the Companies Act, 2013. The details of loans granted to related party and others as below:

Particulars	Amt. Rs. In	% of Total Loans granted
	Lakh Loans	
Gross aggregate amount during the year – Related party	9571.40	81.16
Aggregate amount during the year – Others	2221.59	18.84

- (iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 with respect to the loans, guarantees, securities, and investments made.
- (v) The company has not accepted any public deposit within the meaning of provisions of sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed there under. No order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any court or any other tribunal. Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.
- (vi) The company is not covered under the limit specified for the maintenance of cost records by the Central Government of India under sub-section (1) of section 148 of the Companies Act, 2013 read with the Companies (Cost Records & Audit) Rules, 2014. Accordingly, reporting under clause 3(vi) of the Order is not applicable to the Company.
- (vii) In respect of statutory dues:
- (a) According to the information and explanations given to us and based on our examination of the records of the company, undisputed statutory dues including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess, and other material statutory dues applicable to it with the appropriate authorities, have been generally regularly deposited.
- There were no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess, and other material statutory dues in arrears as at March 31, 2025, for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no dues of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues, which have not been deposited on account of any dispute.
- (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) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company is generally regular and has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or other lender.



- (c) According to the information and explanations given to us and based on our examination of the records of the Company, the company has not borrowed any money by way of a term loan. Accordingly, reporting under clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, funds raised on a short-term basis have, prima facie, not been used during the year for long-term purposes by the Company. The company has received term loans from its holding company which are repayable on demand and hence, shown in the notes to the accounts as short-term loans. However, the management of the lender company has orally informed the auditor that they intend to keep this loan for a long period with the company. Hence, for the restricted purpose of this clause, we are considering the loans taken as long-term loans.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, we report that the company does not have any subsidiaries, joint ventures or associates, therefore, the question of taking any funds from any entity or person on account of or to meet the obligations of its subsidiaries, joint venture or associates does not arise. Accordingly, reporting under clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) According to the information and explanations given to us and on the basis of our examination of the records of the Company, we report that the company does not have any subsidiaries, joint ventures or associates, therefore, the question of raising loans during the year on the pledge of securities held in its subsidiaries, joint venture or associates does not arise. Accordingly, reporting under clause 3(ix)(f) of the Order is not applicable to the Company.
- (x)
- (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments). Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) According to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- (xi)
- (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- (b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Companies Act, 2013 has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government during the year and up to the date of this report.
- (c) There were no complaints by the whistle-blower received by the Company during the year. Accordingly, reporting under clause 3(xi) (c) of the Order is not applicable to the Company.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties comply with Sections 177 and 188 of the Companies Act, 2013, where applicable, and the details of the related party transactions have been disclosed in the financial statements as required by the applicable Indian Accounting Standards.



- (xiv)
- (a) In our opinion and according to the information and explanations given to us, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We have considered the internal audit reports of the Company issued till date for the period under audit.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Companies Act, 2013 are not applicable to the Company.
- (xvi)
- (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clause 3(xvi) (a), (b), and (c) of the Order are not applicable to the Company.
- (b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016). Accordingly, reporting under clause 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) The Company has not incurred cash losses in the financial year covered by our audit and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause (xviii) of the Order is not applicable to the Company.
- (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 is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx)
- (a) The unspent amounts towards Corporate Social Responsibility (CSR) is not transferred to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act.
- (b) The unspent amounts towards Corporate Social Responsibility (CSR) on ongoing projects under subsection (5) of section 135 of the Companies Act, has been transferred to special bank account in compliance with the provision of sub-section (6) of section 135 of the said Act.

PLACE:- AHMEDABAD

DATE :- 13/05/2025



FOR, J M PARIKH & ASSOCIATES  
CHARTERED ACCOUNTANTS  
FRN:- 118007W

*Jatin Parikh*

JATIN PARIKH

PARTNER

MEMBERSHIP NO.:- 033811

UDIN: 25033811BMKRYG5715

**J M PARIKH & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
B-705, 7th Floor, Nirman Complex,  
Opp. Hocco Restaurant,  
Nr. Stadium Cross Road, Navrangpura,  
AHMEDABAD-380009.

**ANNEXURE - B TO THE INDEPENDENT AUDITORS' REPORT  
TO THE MEMBERS OF  
GATIL PROPERTIES PRIVATE LIMITED,**

Report on the Internal Financial Controls 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 GATIL PROPERTIES PRIVATE LIMITED ("the Company") as of March 31, 2025, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls 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 ("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 the 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 Companies Act, 2013.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 judgment, 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 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, the Company has, in all material respects, an adequate internal financial control system over financial reporting, and such internal financial controls over financial reporting were operating effectively as at March 31, 2025, 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.

FOR, J M PARIKH & ASSOCIATES  
CHARTERED ACCOUNTANTS  
FRN:- 118007W

*Jatin Parikh*

JATIN PARIKH  
PARTNER  
MEMBERSHIP NO.:- 033811  
UDIN: 25033811BMKRYG5715

PLACE:- AHMEDABAD

DATE :- 13/05/2025



**J M PARIKH & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
E-705, 7th Floor, Nirman Complex,  
Opp. Hocco Restaurant,  
Nr. Stadium Cross Road, Navrangpura,  
AHMEDABAD-380009.

GATIL PROPERTIES PRIVATE LIMITED.  
BALANCE SHEET AS AT 31ST MARCH 2025

(AMT. RS. IN LAKH)

PARTICULARS	NOTE	AS AT THE END	
		OF CURRENT REPORTING PERIOD 31-03-2025	OF PREVIOUS REPORTING PERIOD 31-03-2024
<b>ASSETS</b>			
<b>Non-current assets</b>			
<b>Financial Assets</b>			
Loans	1	0.00	702.50
			0.00
<b>Current assets</b>			
Inventories	2	20941.50	21274.76
<b>Financial Assets</b>			
Trade Receivables	3	17767.06	659.89
Cash and cash equivalents	4	9293.35	3871.65
Bank balances other than above	5	17.69	9070.69
Loans	6	30792.99	15329.92
Current Tax Assets (Net)	7	0.00	139.64
Other current assets	8	30.06	27.98
			78842.65
			50374.53
<b>TOTAL ASSETS</b>		<b>78842.65</b>	<b>51077.03</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity Share capital	9	1295.91	1295.91
Other Equity	10	68756.44	48381.30
Total Equity			70052.34
<b>Liabilities</b>			
<b>Non-current Liabilities</b>			
<b>Financial Liabilities</b>			
Trade Payables	11		
-Total outstanding dues of micro enterprises and small enterprises		0.00	0.00
-Total outstanding dues of creditors other than micro enterprises and small enterprises		1.19	2.09
			1.19
			2.09
<b>Current liabilities</b>			
<b>Financial Liabilities</b>			
Borrowings	12	1920.16	924.25
Trade payables	13		
-Total outstanding dues of micro enterprises and small enterprises		0.99	0.00
-Total outstanding dues of creditors other than micro enterprises and small enterprises		6.33	7.39
Other current liabilities	14	896.26	466.10
Current Tax Liabilities (Net)	15	5965.37	0.00
			8789.11
			1397.73
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>78842.65</b>	<b>51077.03</b>

Material Accounting Policies & Notes Forming Part of Accounts

1 to 50

AS PER OUR REPORT OF EVEN DATE ATTACHED  
FOR J M PARIKH & ASSOCIATES  
CHARTERED ACCOUNTANTS  
FRN:- 118007W

ON BEHALF OF THE BOARD OF DIRECTORS

*Jatin Parikh*  
JATIN PARIKH  
PARTNER  
MEM. NO. 033811  
UDIN:- 25033811BMKRYG5715



*Dipakkumar G. Patel*  
DIPAKKUMAR G. PATEL  
CHAIRMAN  
[DIN: 00004766]

*Shekhar Patel*  
SHEKHAR PATEL  
MANAGING DIRECTOR  
[DIN: 00005091]

*Rajendra Shah*  
RAJENDRA SHAH  
CHIEF FINANCIAL OFFICER

*Sunil Artani*  
SUNIL ARTANI  
COMPANY SECRETARY

PLACE : AHMEDABAD  
DATE : 13/05/2025

**J M PARIKH & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**

PLACE : AHMEDABAD  
DATE : 13/05/2025

**B-705, 7th Floor, Nirman Complex,**  
**Opp. Hocco Restaurant,**  
**Nr. Stadium Cross Road, Navrangpura,**  
**AHMEDABAD-380009.**

## GATIL PROPERTIES PRIVATE LIMITED.

## STATEMENT OF PROFIT &amp; LOSS FOR THE YEAR ENDED ON 31ST MARCH 2025.

[AMT. RS. IN LAKH]

PARTICULARS	NOTE	FOR THE CURRENT	FOR THE PREVIOUS
		REPORTING PERIOD 2024-2025	REPORTING PERIOD 2023-2024
<b>I REVENUE:-</b>			
Revenue from Operations	16	26488.96	27356.55
Other Income	17	1995.08	372.24
<b>TOTAL INCOME</b>		<b>28484.04</b>	<b>27728.79</b>
<b>II EXPENSES :-</b>			
Cost of Material Consumed	18	868.42	3294.01
Changes in Inventories	19	333.26	(953.30)
Employee Benefit Expenses	20	10.01	9.67
Finance Cost	21	0.02	19.92
Other Expenses	22	35.58	286.08
<b>TOTAL EXPENSES</b>		<b>1247.29</b>	<b>2656.37</b>
III Profit / (Loss) for the period Before Tax		27236.75	25072.41
<b>IV Tax Credit / (Expenses):</b>			
Current Tax	(6861.62)		(6435.80)
Deferred Tax	0.00		0.00
		(6861.62)	(6435.80)
V Profit / (Loss) for the period After Tax		20375.13	18636.61
VI Other Comprehensive Income		0.00	0.00
Total of Other Comprehensive Income		0.00	0.00
VII Total Comprehensive Income for the period		20375.13	18636.61
<b>VIII Basic &amp; Diluted Earning Per share [In Rs.]</b>			
- Basic EPS Before & after extra ordinary items	25	157.23	143.81
- Diluted EPS Before & after extra ordinary items		157.23	143.81
<b>IX Material Accounting Policies &amp; Notes Forming Part of Accounts</b>			
	1 to 50		

AS PER OUR REPORT OF EVEN DATE ATTACHED  
FOR J M PARIKH & ASSOCIATES  
CHARTERED ACCOUNTANTS  
AS PER OUR REPORT OF EVEN DATE ATTACHED

ON BEHALF OF THE BOARD OF DIRECTORS

*Jatin Parikh*

JATIN PARIKH  
PARTNER  
MEM. NO. 033811  
UDIN:- 25033811BMKRYG5715

*Dhruv*  
DIPAKKUMAR G. PATEL  
CHAIRMAN  
[DIN: 00004766]

*[Signature]*  
SHEKHAR PATEL  
MANAGING DIRECTOR  
[DIN: 00005091]



PLACE : AHMEDABAD  
DATE : 13/05/2025

*Rajendra Shah*  
RAJENDRA SHAH  
CHIEF FINANCIAL OFFICER

*S. K. Artemi*  
SUNIL ARTANI  
COMPANY SECRETARY

PLACE : AHMEDABAD  
DATE : 13/05/2025

**J M PARIKH & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
B-705, 7th Floor, Nirman Complex,  
Opp. Hocco Restaurant,  
Nr. Stadium Cross Road, Navrangpura,  
AHMEDABAD-380009.

GATIL PROPERTIES PRIVATE LIMITED.  
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2025.

[AMT. RS. IN LAKH]

PARTICULARS		NOTE	YEAR ENDED 31/03/2025	YEAR ENDED 31/03/2024		
A	CASH FLOW FROM OPERATING ACTIVITIES:					
	NET PROFIT / (LOSS) BEFORE TAX		27236.75	25072.42		
	ADJUSTMENTS FOR:					
	INTEREST EXPENSES		0.02	19.92		
	INTEREST INCOME		(1995.08)	(372.24)		
	ADJUSTMENTS OF SHORT/EXCESS IT PROVISION W/OFF.		(0.62)	(56.80)		
			(1995.69)	(409.13)		
	OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES		25241.06	24663.29		
	CHANGES IN ASSETS & LIABILITIES:					
	INVENTORIES		333.26	(953.30)		
	TRADE RECEIVABLES		(17107.17)	(659.89)		
	OTHER CURRENT ASSETS		137.55	10013.66		
	TRADE PAYABLES		(0.96)	(4.14)		
	OTHER CURRENT LIABILITIES		430.16	(354.89)		
			(16207.15)	8041.45		
	INCOME TAXES PAID		(895.63)	(6518.64)		
	CASH GENERATED FROM OPERATIONS		8138.28	26186.10		
B	CASH FLOW FROM INVESTING ACTIVITIES :					
	MOVEMENT IN LOANS & ADVANCES		(14760.57)	(14524.33)		
	INTEREST RECEIVED		1995.08	372.24		
	NET CASH USED IN INVESTING ACTIVITIES		(12765.49)	(14152.09)		
C	CASH FLOW FROM FINANCING ACTIVITIES :					
	PROCEEDS FROM SHORT TERM BORROWING		995.92	(354.85)		
	INTEREST EXPENSES		(0.02)	(19.92)		
	NET CASH USED IN FINANCING ACTIVITIES		995.90	(374.78)		
	NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		(3631.31)	11659.23		
	OPENING BALANCE OF CASH AND CASH EQUIVALENTS		12942.34	1283.11		
	CLOSING BALANCE OF CASH AND CASH EQUIVALENTS		9311.03	12942.34		
<b>Components of Cash and Cash Equivalents</b>						
	Cash on hand		0.25	0.07		
	Balances with a Banks		9310.78	12942.27		
	<b>Total</b>		<b>9311.03</b>	<b>12942.34</b>		
	Material Accounting Policies	23				
Note: "The above Cash Flow Statement has been prepared under the "indirect method" as set out in "Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows."						
Reconciliation of liabilities arising from financing activities			31-03-2024	Net Cash Flow	Non Cash Changes	31-03-2025
Non Current Borrowings			0.00	0.00	0.00	0.00
Current Borrowings			924.25	995.92	0.00	1920.16
<b>Total</b>			<b>924.25</b>	<b>995.92</b>	<b>0.00</b>	<b>1920.16</b>

AS PER OUR REPORT OF EVEN DATE ATTACHED  
FOR J M PARIKH & ASSOCIATES  
CHARTERED ACCOUNTANTS  
FRN:- 118007W

ON BEHALF OF THE BOARD OF DIRECTORS

*Jatin Parikh*

JATIN PARIKH  
PARTNER  
MEM. NO. 033811  
UDIN:- 25033811BMKRYG5715



PLACE : AHMEDABAD  
DATE : 13/05/2025

*Dhish*

DIPAKKUMAR G. PATEL  
CHAIRMAN  
[DIN: 00004766]

*Rajendra Shah*  
RAJENDRA SHAH  
CHIEF FINANCIAL OFFICER

PLACE : AHMEDABAD  
DATE : 13/05/2025

*Shekhar Patel*

SHEKHAR PATEL  
MANAGING DIRECTOR  
[DIN: 00005091]

*S. K. Artani*  
SUNIL ARTANI  
COMPANY SECRETARY

**J M PARIKH & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
B-705, 7th Floor, Nirman Complex,  
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GATIL PROPERTIES PRIVATE LIMITED.  
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED ON 31/03/2025

PARTICULARS	[AMT. RS. IN LAKH]	
	AS AT 31/03/2025	AS AT 31/03/2024
Balance at the beginning of the year	1295.91	1295.91
Changes in Equity Share capital During the year	0.00	0.00
Balance at the end of the reporting period	<u>1295.91</u>	<u>1295.91</u>

B. OTHER EQUITY

PARTICULARS	Reserves and Surplus		Total
	Securities Premium	Retained Earnings	
Balance as at 01.04.2023	28785.65	959.04	29744.69
Total Comprehensive Income for the year	0.00	18636.61	18636.61
Balance as at 31.03.2024	28785.65	19595.66	48381.30
Total Comprehensive Income for the year	0.00	20375.13	20375.13
Balance as at 31.03.2025	28785.65	39970.79	68756.44



PARTICULARS

AS AT 31/03/2025 AS AT 31/03/2024

NOTE - 1

LOANS [NON CURRENT]  
[UNSECURED, CONSIDERED GOOD]

Advance for purchase of land to :-

-Others:-

Rajnikant Kanubhai Patel	0.00	375.00
Sandip Kanubhai Patel	0.00	327.50

0.00 702.50

TOTAL

0.00 702.50

NOTE - 2

INVENTORIES

Stock of Land - R.M.	20548.80	20948.18
Stock of WIP	392.70	326.58

20941.50 21274.76

TOTAL

2.1 There are no goods in transit at the end of the year.

2.2 Valuation of the inventory is disclosed in note no. 23(1.14).

NOTE - 3

TRADE RECEIVABLES [CURRENT]  
[CONSIDERED GOOD]

-Considered Good - Secured	0.00	0.00
-Considered Good - Unsecured	17767.06	659.89

[Refer Note No. 36 ]

TOTAL 17767.06 659.89

NOTE - 4

CASH & CASH EQUIVALENTS

Cash on hand	0.25	0.07
Balances with Banks:		
In Current Account	9293.09	3871.58

9293.35 3871.65

TOTAL

4.1 There are no bank accounts with repatriation restriction.

4.2 There are no bank accounts with margin money or escrow right.

NOTE - 5

OTHER BANK BALANCES

Balances with Banks :		
Balances in FD Accounts with Bank < 12 months	17.69	9070.69

TOTAL

17.69 9070.69



GATIL PROPERTIES PRIVATE LIMITED.  
NOTES FORMING PART OF ACCOUNTS  
PARTICULARS

[AMT. RS. IN LAKH]

AS AT 31/03/2025 AS AT 31/03/2024

NOTE - 6

LOANS [CURRENT]  
[UNSECURED, CONSIDERED GOOD]

SHORT TERM LOANS & ADVANCES:-

Loans given to:

-Related Party

9571.40

13266.21

-Others

2221.59

2063.72

11792.99

15329.92

Advance for purchase of land to :-

-Others:-

Gavendu Land Developers Pvt. Ltd.

19000.00

0.00

19000

0

[Refer Note No. 33]

TOTAL

30792.99

15329.92

NOTE - 7

CURRENT TAX ASSETS [NET]

Advance payment of Income Tax, TDS & WT

0.00

6518.64

Less:-

Provision for Income Tax

0.00

6379.00

0.00

139.64

TOTAL

0.00

139.64

NOTE - 8

OTHER CURRENT ASSETS

Income Tax & TDS

1.05

0.00

Less:- Provision for Income Tax

0.00

0.00

1.05

0.00

Interest receivable

1.18

2.33

GST Receivable

26.79

24.65

Tds refund receivable

1.05

1.00

TOTAL

30.06

27.98



GATIL PROPERTIES PRIVATE LIMITED.  
NOTES FORMING PART OF BALANCE SHEET

[AMT. RS. IN LAKH]

PARTICULARS

AS AT 31/03/2025 AS AT 31/03/2024

NOTE - 9

EQUITY SHARE CAPITAL :

AUTHORISED:-

20000000 ( Previous Year 20000000 ) Equity Shares  
of Rs 10/- each

2000.00	2000.00
<u>2000.00</u>	<u>2000.00</u>

ISSUED, SUBSCRIBED AND PAID UP CAPITAL:-

12959083 ( Previous year 12959083) Equity Shares  
of Rs. 10/- each.

1295.91	1295.91
---------	---------

**TOTAL**

<u>1295.91</u>	<u>1295.91</u>
----------------	----------------

9.1. The reconciliation of number of shares at the beginning of the year and at the end of the year is not given as there is no change in the paid up capital.

9.2. The Statement of Shareholders Holding More Than 5% Equity Shares of The Company:-

PARTICULARS	AS AT 31/03/2025		AS AT 31/03/2024	
	NO. OF SHARES	% OF HOLDING	NO. OF SHARES	% OF HOLDING
Ganesh Housing Corporation Limited - Holding Company	12959083	100.00	12959083	100.00

9.3. The Statement of Shareholding of Promoters Equity Shares & change in percentage during the year of the Company:-

PARTICULARS	AS AT 31/03/2025		AS AT 31/03/2024		% OF CHANGE DURING THE YEAR
	NO. OF SHARES	% OF HOLDING	NO. OF SHARES	% OF HOLDING	
Ganesh Housing Corporation Limited - Holding Company	12959083	100.00	12959083	100.00	0.00

9.4. The entire shareholding of the company is held by Ganesh Housing Corporation Limited which is its holding company.

10 equity shares are held by Ganesh Housing Corporation Limited as per provisions of section 89 of the Companies Act, 2013.

9.5. Right, Preferences and Restrictions attached to shares:

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

**NOTE - 10**

**OTHER EQUITY**

**RESERVES & SURPLUS:**

Security Premium

Balance as per last Balance Sheet

28785.65	28785.65
----------	----------

**TOTAL - A**

<u>28785.65</u>	<u>28785.65</u>
-----------------	-----------------

Profit and Loss A/c

Opening Balance

19595.66	959.04
----------	--------

Add : Profit / (Loss) during the year

20375.13	18636.61
----------	----------

TOTAL - B

<u>39970.79</u>	<u>19595.66</u>
-----------------	-----------------

**TOTAL - (A+B)**

<u>68756.44</u>	<u>48381.30</u>
-----------------	-----------------

**NOTE - 11 [NON CURRENT]**

**TRADE PAYABLES**

-Total outstanding dues of micro enterprises and small enterprises

0.00	0.00
------	------

-Total outstanding dues of creditors other than micro enterprises and small enterprises

1.19	2.09
------	------

[Refer Note No. 37 & 38]

**TOTAL**

<u>1.19</u>	<u>2.09</u>
-------------	-------------

**NOTE - 12**

**CURRENT BORROWINGS**

Unsecured Business Advances by way of Inter Corporate Deposit:-

-Related Party

1920.16	924.25
---------	--------

[Refer Note No. 34]

**TOTAL**

<u>1920.16</u>	<u>924.25</u>
----------------	---------------

NOTE :-

Note:- All unsecured business advances are interest free and repayable on demand. As they are repayable on demand, they are shown as current borrowing.



GATIL PROPERTIES PRIVATE LIMITED.  
NOTES FORMING PART OF ACCOUNTS

[AMT. RS. IN LAKH]

PARTICULARS

AS AT 31/03/2025 AS AT 31/03/2024

NOTE - 13 [CURRENT]

TRADE PAYABLES

-Total outstanding dues of micro enterprises and small enterprises	0.99	0.00
-Total outstanding dues of creditors other than micro enterprises and small enterprises	6.33	7.39
[Refer Note No. 37 & 38]		
<b>TOTAL</b>	<b>7.32</b>	<b>7.39</b>

NOTE - 14

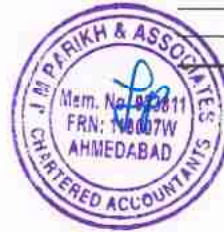
OTHER CURRENT LIABILITIES

Statutory Liabilities	190.28	2.46
<u>Advance From Customers for sale of land:-</u>		
-From Others	705.98	463.64
	705.98	463.64
<b>TOTAL</b>	<b>896.26</b>	<b>466.10</b>

NOTE - 15

CURRENT TAX LIABILITY [NET]

Provision for Income Tax	6861.00	0.00
Less:-		
Advance payment of Income Tax, TDS & WT	895.63	0.00
	5965.37	0.00
<b>TOTAL</b>	<b>5965.37</b>	<b>0.00</b>



PARTICULARS

YEAR ENDED 31/03/2025 YEAR ENDED 31/03/2024

NOTE:- 16

REVENUE FROM OPERATIONS

Sale of Land	26488.96	27356.55
[Refer Note No. 32]		
<b>TOTAL</b>	<b>26488.96</b>	<b>27356.55</b>

NOTE:- 17

OTHER INCOME

Interest income from:

- Bank	7.65	283.44
- Others	1987.43	88.80
	1995.08	372.24

<b>TOTAL</b>	<b>1995.08</b>	<b>372.24</b>
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NOTE:- 18

COST OF MATERIAL CONSUMED

Project Expenses:-

Purchase of Land	802.30	3270.13
Security Expenses	3.12	3.12
Site Expense	0.00	0.76
Water usage charges	63.00	20.00

<b>TOTAL</b>	<b>868.42</b>	<b>3294.01</b>
--------------	---------------	----------------

NOTE:- 19

CHANGES IN INVENTORIES

CLOSING STOCK:-

Rawmaterial - Land	20548.80	20948.18
WIP	392.70	326.58
	20941.50	21274.76

LESS: OPENING STOCK:-

Rawmaterial - Land	20948.18	20018.75
WIP	326.58	302.70
	21274.76	20321.46

(Increase) / Decrease in stock	333.26	(953.30)
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<b>TOTAL</b>	<b>333.26</b>	<b>(953.30)</b>
--------------	---------------	-----------------

NOTE - 20

EMPLOYEE BENEFIT EXPENSES

Salary, Petrol, Mobile & Uniform Allowances,  
Bonus & Staff Welfare Expenses

10.01 9.67

<b>TOTAL</b>	<b>10.01</b>	<b>9.67</b>
--------------	--------------	-------------

NOTE - 21

FINANCE COST

Bank Charges  
Interest to Bank on OD

0.02 0.02  
0.00 19.90

<b>TOTAL</b>	<b>0.02</b>	<b>19.92</b>
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PARTICULARS

YEAR ENDED 31/03/2025 YEAR ENDED 31/03/2024

NOTE - 22

OTHER EXPENSES

ADMINISTRATIVE & OTHER EXPENSES:-

Audit Fee	1.10	1.05
Clerkage Expenses	0.33	0.00
CSR Expenses	23.80	11.00
Custody Fees	0.45	0.45
Electricity Exp.	0.32	0.34
GST Expenses	0.09	0.00
Land Revenue & Survey Exp.	0.00	9.99
Miscellaneous Expenses	0.25	0.26
Legal & Professional Fees	9.12	1.12
Professional Tax	0.03	0.03
Roc Filing Fees	0.10	0.10
Site Maintenance Expenses	0.00	1.00
Sundry Debit Balances W/off	0.00	260.75
<b>TOTAL</b>	<b>35.58</b>	<b>286.08</b>



NOTE-23 MATERIAL ACCOUNTING POLICIES:  
COMPANY OVERVIEW:

1.1 NATURE OF OPERATIONS:

The Company was incorporated in 2002. The company is a private limited company incorporated and domiciled in India. And has its registered office at Ganesh Corporate House, 100 feet Hebatpur-Thaltej Road, Nr. Sola Bridge, Ahmedabad, Gujarat, India. The company's main business is real estate promotion and development in the residential and commercial segment.

1.2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS:

Statement of Compliance:

These financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) as specified under section 133 of the Companies Act 2013 read together with the Rules notified there under to the extent applicable and the other relevant provisions of the Act, pronouncements of the regulatory bodies applicable to the company.

The financial statements have been prepared on a going concern and accrual basis. The accounting policies are applied consistently to all the periods presented in the financial statements.

The financial statements of the Company for the year ended **31<sup>st</sup> March 2025**, were approved by the Board of Directors on **13/05/2025**.

1.3. BASIS OF MEASUREMENT:

The Ind AS Financial Statements have been prepared on a going concern basis using historical cost convention and fair value measurement, wherever applicable and on an accrual method of accounting, except for certain financial assets and liabilities that are measured at fair value. Employee share based payment measured at fair value and defined benefit plans which have been measured at actuarial valuation as explained in the material accounting policies below.

1.4 BASIS FOR CLASSIFICATION OF ASSETS & LIABILITIES:

All the assets and liabilities have been classified as current or noncurrent as per the Company's normal operating cycle and other criteria set out in Schedule III to the Companies Act, 2013. Based on the nature of products and the time between the acquisition of assets or processing and their realization in cash and cash equivalent, project-related assets and liabilities have been classified into current and non-current based on the operating cycle of respective projects. The Company has ascertained its operating cycle to be 12 months for the purpose of current – noncurrent classification for all other assets and liabilities.

1.5 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS:

The preparation of financial statements in conformity with Generally Accepted Accounting Principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period. Although these estimates are based on management's best knowledge of current events and actions, actual results could differ from these estimates. Revisions to accounting estimates are recognised prospectively.

The areas involving critical estimates or judgments are:

- Estimation of Useful life of Property, plant and equipment, and intangibles (Note 6/1.7)
- Estimation of taxes (Note 1.10)
- Estimation of cost of the project for revenue recognition (Note 1.11)
- Estimation of impairment (Note 1.9, 1.13)
- Estimation of provision and contingent liabilities (Note 1.17)



**GATIL PROPERTIES PRIVATE LIMITED**  
**NOTES FORMING PART OF ACCOUNTS**

MATERIAL ACCOUNTING POLICIES:

1.6. PROPERTY, PLANT & EQUIPMENT:

- A. Property, Plant & Equipment shall be stated at the cost of acquisition or construction net of accumulated depreciation and accumulated impairment losses, if any. Cost comprises the purchase price and other directly attributable costs. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.
- B. Depreciation on fixed assets:  
Depreciation shall be provided based on a pro-rata basis on the useful life of the assets as prescribed in Schedule II of the Companies Act, 2013 on the "Written down value" method in respect of all assets.
- C. The company had elected to consider the carrying value of all its property, plant, and equipment appearing in the financial statements prepared in accordance with Accounting Standards notified under section 133 of the Companies Act 2013 read together with the Rules notified there under and used the same as deemed cost on transition to Ind AS.

1.7. INTANGIBLE ASSET

Intangible Assets shall be recognized when it is probable that the future economic benefits that are attributable to the assets will flow to the company and the cost of the asset can be measured reliably.

Intangible Assets shall be stated at cost, net of accumulated amortization and accumulated impairment loss, if any. Cost includes any expenditure directly attributable to making the asset ready for its intended use.

Intangible assets with finite lives are amortized over their useful economic life. The amortisation period and the amortisation method for finite-life intangible assets shall be reviewed at each financial year end and adjusted prospectively, if appropriate.

1.8. BORROWING COST:

Borrowing costs attributable to the acquisition, construction, or production of qualifying assets (i.e. assets that necessarily take a substantial period of time to get ready for their intended use or sale) are capitalised as part of the cost of such assets up to the date when such asset is ready for its intended use or sale. Other borrowing costs are recognised as expense in the period in which they are incurred. Further, interest earned out of borrowed funds from temporary investments is reduced from the borrowing cost.

1.9. FINANCIAL INSTRUMENT:

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

I) Financial Asset:-

Initial recognition and measurement:

Financial instruments are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through Profit & Loss, transaction costs that are attributable to the acquisition of the financial asset, purchase or sale of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place are recognized on the trade date i.e. the date that the company commits to purchase or sell the asset.



Subsequent Measurement:

For the purpose of subsequent measurement financial assets are classified as measured at:

- Amortised cost
- Fair value through profit and loss (FVTPL)
- Fair value through other comprehensive income (FVOCI).

(a) Financial Asset measured at amortized cost:

Financial Assets held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding are measured at amortized cost using effective interest rate (EIR) method. The EIR amortization is recognized as finance income in the statement of Profit & Loss. The company while applying the above criteria has classified the following at amortized cost:

- (a) Trade receivables
- (b) Loans
- (c) Other financial assets

(b) Financial Assets Measured at fair value through other comprehensive income:

Financial assets that are held within a business model whose objective is achieved by both, selling financial assets and collecting contractual cash flows that are solely payments of principal and interest, are subsequently measured at fair value through other comprehensive income. Fair value movements are recognized in the other comprehensive income (OCI). Interest income is measured using the EIR method and impairment losses, if any, are recognized in the Statement of Profit and Loss. On derecognition, cumulative gain or loss previously recognised in OCI is reclassified from the equity to 'other income' in the Statement of Profit and Loss.

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

Financial assets are measured at Fair value through Profit & Loss if it does not meet the criteria for classification as measured at amortized cost or FVOCI. All fair value changes are recognized in the statement of Profit & Loss.

Equity Instruments:-

All investments in equity instruments classified under financial assets are initially measured at fair value, the group may, on initial recognition, irrevocably elect to measure the same either at FVOCI or FVTPL.

De-recognition of Financial Assets:-

Financial assets are derecognized when the contractual rights to the cash flows from the financial asset expire or the financial asset is transferred, and the transfer qualifies for Derecognition. On Derecognition of a financial asset in its entirety, the difference between the carrying amount (measured on the date of recognition) and the consideration received (including any new asset obtained less any new liability assumed) shall be recognized in the statement of Profit & Loss.

Impairment of Financial Assets:-

In accordance with Ind AS 109, the company applies the expected credit loss (ECL) model by adopting the simplified approach using a provision matrix reflecting current conditions and forecasts of future economic conditions for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:



**GATIL PROPERTIES PRIVATE LIMITED**  
**NOTES FORMING PART OF ACCOUNTS**

- (a) Financial Assets that are debt instruments, and are measured at amortized cost e.g. loans, debt securities, deposits, trade receivables, and bank balance
- (b) Financial Assets that are debt instruments and are measured at FVTOCI.
- (c) Lease receivables under Ind AS 116.
- (d) Trade receivables or any contractual right to receive cash or another financial asset
- (e) Loan commitments which are not measured at FVTPL
- (f) Financial guarantee contracts which are not measured at FVTPL

(II) Financial Liability

Initial recognition and measurement:

Financial liabilities are recognized initially at fair value plus any transaction costs that are attributable to the acquisition of the financial liability except financial liabilities at FVTPL that are measured at fair value.

Subsequent measurement:

Financial liabilities are subsequently measured at amortised cost using the EIR method. Financial liabilities carried at fair value through profit or loss are measured at fair value with all changes in fair value recognised in the Statement of Profit and Loss.

Financial Liabilities at amortised cost:

The amortised cost for financial liabilities represents the amount at which financial liability is measured at initial recognition minus the principal repayments, plus or minus the cumulative amortization using the effective interest method of any difference between the initial amount and the maturity amount.

The company is classifying the following under amortized cost.

- Borrowings from banks
- Borrowings from others
- Trade payables
- Other Financial Liabilities

Derecognition:

A financial liability shall be derecognized when, and only when, it is extinguished i.e. when the obligation specified in the contract is discharged or cancelled or expires.

1.10. INCOME TAXES:

Income tax expense for the year comprises of current tax and deferred tax. Provision for Current Tax is computed as per Total Income Returnable under the Income Tax Act, 1961 taking into account available deductions and exemptions.

Deferred tax is recognised in respect of temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date. Deferred tax assets are recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. As there are no fixed assets, there is no deferred tax liability and no timing difference, there is no deferred tax assets.



**GATIL PROPERTIES PRIVATE LIMITED**  
**NOTES FORMING PART OF ACCOUNTS**

**1.11. REVENUE RECOGNITION:**

- A. The Company derives revenues primarily from the sale of properties comprising both commercial and residential units. The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time and subsequently over time when the Company has an enforceable right for payment for performance completed to date. Revenue is recognised at the point in time with respect to sale of real estate units, including land plots, apartments, commercial units, development rights including development agreements upon transfer of control of promised products to customer which coincides with handing over of possession to the customer, in an amount that reflects the consideration which the Company expects to receive in exchange for those products.

In arrangements for the sale of units, the Company has applied the guidance given in IND AS 115, on "Revenue from contracts with customers", by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering the sale of units as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative standalone selling price. The price that is regularly charged for an item when sold separately is the best evidence of its standalone selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price unless it is a payment for a distinct product or service from the customer.

The full revenue is recognized on the sale of property when the company has transferred to the buyer all significant risks & rewards of ownership and when the seller has not to perform any substantial acts to complete the contract.

- B. Interest income is recognized on an accrual basis using the effective interest rate (EIR) method.

**1.12. RETIREMENT & OTHER EMPLOYEE BENEFITS:-**

**Defined Contribution Plans:-**

The company's contribution is paid / payable for the year to Provident Fund & ESI shall be recognised in the Profit & Loss Statement. At present the company has no obligation for Provident Fund & ESI contribution payable to the Government.

**1.13. IMPAIRMENT OF NON-FINANCIAL ASSETS:**

At each reporting date, the Company assesses whether there is any indication based on internal/external factors, that an asset may be impaired. An asset is treated as impaired when the carrying cost of the asset exceeds its recoverable value. Recoverable value is higher of value in use and net selling price. Value in use is computed at the net present value of cash flow expected over the balance useful life of the assets. An impairment loss is recognized in the year in which an asset is identified as impaired as an expense in the Profit and Loss Account.

**1.14. INVENTORY:**

Inventories are valued at the lower of cost and net realisable value.

In the case of the inventory of Raw-materials, the cost is ascertained using the FIFO basis. Cost for this purpose includes cost of land, transferrable development rights, premium for development rights, borrowing costs, construction / development cost and other overheads incidental to the projects undertaken. Net realizable value is the estimated selling price in the ordinary course of business, less estimated cost of completion and the estimated cost necessary to make the sale.



**GATIL PROPERTIES PRIVATE LIMITED**  
**NOTES FORMING PART OF ACCOUNTS**

1.15. TRANSACTIONS IN FOREIGN CURRENCY:

- A. Foreign currency transactions are recorded in the functional currency using exchange rates at the date of the transaction.
- B. Monetary items denominated in foreign currencies at the period end are restated at year-end rates.
- C. Nonmonetary foreign currency items which are carried at historical cost are reported using the exchange rate at the date of the transactions.
- D. 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..

1.16 LEASES:

At the inception of a contract, the Company assesses whether a contract is or contains, a lease. A contract is or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a Lessee:

Right of use Asset

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. At the commencement date, a lessee shall measure the right-of-use asset at cost which comprises the initial measurement of the lease liability, any lease payments made at or before the commencement date, less any lease incentives received, any initial direct costs incurred by the lessee; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Lease Liability:

At the commencement date, a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

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

The Company has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of less than 12 months or less and leases of low-value assets, including IT Equipment. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

The election for short-term leases shall be made by the class of underlying asset to which the right of use relates. A class of underlying assets is a grouping of underlying assets of a similar nature and use in the Company's operations. The election for leases for which the underlying asset is of low value can be made on a lease-by-lease basis.

At present there is no lease contract in the company.



**GATIL PROPERTIES PRIVATE LIMITED**  
**NOTES FORMING PART OF ACCOUNTS**

**1.17. PROVISIONS, CONTINGENT LIABILITIES, AND CONTINGENT ASSETS:**

Provisions involving a substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events, it is probable that there will be an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date. If the effect of the time value of money is material, provisions are discounted to reflect its present value using a current pre-tax rate that reflects the current market assessments of the time value of money and the risks specific to the obligation.

Contingent liabilities are disclosed when there is a possible obligation arising from past event, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arise from past event where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

**1.18. CASH AND CASH EQUIVALENTS:**

Cash and cash equivalents in the balance sheet comprise cash at banks and in hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of unrestricted cash and short-term deposits, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management. Cash flows are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments, and items of income or expenses associated with investing or financing cash flows. The cash flows from the operating, investing, and financing activities of the company are segregated.

**NOTE-24** Details of Auditors' Remuneration are as follows:

PARTICULARS	[AMT.RS. IN LAKH]	
	2024-2025	2023-2024
Audit fees	1.10	1.05
<b>Total</b>	<b>1.10</b>	<b>1.05</b>

**NOTE-25** Earnings per share:-

Earnings per Share ('EPS') is determined based on the net profit attributable to the shareholders of the Company. Basic EPS amounts are calculated by dividing the profit for the year attributable to Equity Shareholders by the weighted average number of Equity Shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit for the year attributable to Equity Shareholders by the weighted average of Equity Shares outstanding during the year plus potential Equity Shares. However, there are no dilutive potential equity shares.

The following reflects the earning and weighted average number of equity share used in the Basic and Diluted EPS computation:

SR. NO.	PARTICULARS	2024-2025	2023-2024
A	Profit/(Loss) for the year (Rs. In Lakh)	20375.13	18636.61
B	Weighted average number of shares used as the denominator in the calculation of Basic EPS	12959083	12959083
C	Basic and Diluted EPS (In Rs.)	157.23	143.81



**GATIL PROPERTIES PRIVATE LIMITED**  
**NOTES FORMING PART OF ACCOUNTS**

**NOTE-26 Financial Instrument by Category:**

PARTICULARS	[AMT.RS. IN LAKH]					
	2024-2025			2023-2024		
	FVTPL	FVTOCI	AMORTISED COST	FVTPL	FVTOCI	AMORTISED COST
<b>Financial Assets</b>						
-Loans	0	0	30792.99	0	0	16032.42
Trade Receivables			17767.06			659.89
-Cash & cash equivalents	0	0	9293.35	0	0	3871.65
-Bank balances other than above	0	0	17.69	0	0	9070.69
<b>Financial Liabilities</b>						
-Borrowings	0	0	1920.16	0	0	924.25
-Trade Payables	0	0	8.51	0	0	9.48

\* Since all the financial Assets and Financial liabilities are measured at amortised cost, disclosure of fair value hierarchy is not being made

**NOTE-27 Fair Value of Financial Assets & Liabilities measured at amortized cost:**

Particulars	[AMT.RS. IN LAKH]			
	2024-2025		2023-2024	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
<b>Financial Assets:</b>				
Loans	30792.99	30792.99	16032.42	16032.42
Trade Receivables	17767.06	17767.06	659.89	659.89
Cash & cash equivalents	9293.35	9293.35	3871.65	3871.65
Other bank balances	17.69	17.69	9070.69	9070.69
<b>Financial Liabilities:</b>				
Borrowings	1920.16	1920.16	924.25	924.25
Trade Payables	8.51	8.51	9.48	9.48

- A. The carrying amounts of trade receivables, trade payables, current loans, capital creditors and cash and cash equivalents, and other financial liabilities are considered to be the same as their fair values, due to their short-term nature.
- B. The fair values of non-current borrowings and non-current Loans are the same as their amortised cost since the borrowings are interest-bearing at the prevalent market rate.

**NOTE-28 Financial Risk Management:-**

The Company's activities expose it to liquidity risk and credit risk.

This note explains the sources of risk to which the entity is exposed and how the entity manages the risk and the impact of hedge accounting in the financial statements

Risk	Exposure	Measurement	Management
Credit Risk	Financial Assets measured at amortised cost	-Ageing Analysis -Credit Ratings	Diversification, Credit Limits
Liquidity Risk	Borrowing and other liabilities	Rolling Cash flow forecasts	Availability of committed borrowing facilities



**Credit Risk Management**

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company under a financial instrument or customer contract leading to a financial loss. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables including contract assets and financial assets measured at amortised cost.

The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls. Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits. Other financial assets measured at amortized cost includes loans to employees, security deposits and other credit risk related to other financial assets is managed by monitoring the recoverability of such amounts continuously, while at the same time internal control system in place ensure the amounts are within defined limits.

The Company has entered into contracts for the sale of residential and commercial units on an installment basis. The installments are specified in the contracts. The Company is exposed to credit risk in respect of installments due. However, the possession of residential and commercial units is handed over to the buyer only after all the installments are recovered.

In addition, installment dues are monitored on an ongoing basis with the result that the Company's exposure to credit risk is not significant. The Company evaluates the concentration of risk with respect to trade receivables as low, as none of its customers constitutes significant portions of trade receivables as at the year end.

**Liquidity Risk**

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and to close out market positions. Due to the dynamic nature of the underlying businesses, the company treasury maintains flexibility in funding by maintaining availability under committed credit lines.

Management monitors rolling forecasts of the company's liquidity position and cash and cash equivalents based on expected cash flows. This is generally carried out at the local level in the operating companies of the company in accordance with practice and limits set by the company. These limits vary by location to take into account the liquidity of the market in which the entity operates. In addition, the company's liquidity management policy involves projecting cash flows in major currencies and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements, and maintaining debt financing plans.

Maturities of financial liabilities (except current maturity of long-term debts) as on:

<b>[AMT.RS. IN LAKH]</b>										
Financial Liabilities	31/03/2025					31/03/2024				
	<3 month	3 to 12 month	1 to 5 years	More than 5 Years	Total	<3 month	3 to 12 month	1 to 5 years	More than 5 Years	Total
<b>Non Derivative</b>										
Borrowings	0.00	1920.16	0.00	0.00	1920.16	0.00	924.25	0.00	0.00	924.25
Trade payable	0.00	8.51	0.00	0.00	8.51	0.00	9.48	0.00	0.00	9.48



**Market Risk Management**

**Interest rate risk**

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 investment in bank deposits. The interest rates for the tenure of the fixed deposits are fixed. However, with the continuous decrease in the returns on fixed deposits, the income earned on such deposits may change in the future based on the interest rates.

The sensitivity analysis has been carried out based on the exposure to interest rates for bank deposits. [RS. IN LAKH]

Particulars	Impact on PAT		Impact on other Components of Equity	
	31.03.2025	31.03.2024	31.03.2025	31.03.2024
Bank Deposit	17.69	9070.69	0	0
Interest Rate increase by 0.50%	0.09	45.35	0	0

NOTE-29

**Capital Management:**

The Company's objectives when managing capital are to

- A. safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and
- B. Maintain an optimal capital structure to reduce the cost of capital. Consistent with others in the industry, the Company monitors capital on the basis of the following gearing ratio:  
Net debt (total borrowings net of cash and cash equivalents & other bank balances.) divided by Total 'equity'

Particulars	[AMT.RS. IN LAKH]	
	2024-2025	2023-2024
Net Debt	(7390.87)	(12018.10)
Total Equity	70052.34	49677.21
Debt Equity Ratio*	0.00	0.00

\*From debt Cash & Cash Equivalent and other Bank balances are deducted. Hence, the result is negative. Thus, the Debt-Equity Ratio is Zero.

NOTE-30

**Income Taxes:**

**A. Tax (Credit)/Expense recognised in profit or loss**

Particulars	[AMT.RS. IN LAKH]	
	2024-2025	2023-2024
Current Tax	(6861.62)	(6435.80)
Deferred Tax	0.00	0.00
Total Income Tax Expenses	(6861.62)	(6435.80)

**B. Reconciliation of tax expenses and the accounting profit multiplied by Tax Rate**

Particulars	[AMT.RS. IN LAKH]	
	2024-2025	2023-2024
Profit Before Tax	27236.75	25072.42
Statutory Tax Rate (%)	25.17%	25.17%
Tax at statutory tax rate	6855.49	6310.73
Tax effects of not deductible Expenses	6.13	125.08
Tax effects of change in deferred tax rate	0	0
Tax effects of difference between current tax rate and deferred tax rate	0	0
Income Tax Expense	6861.62	6435.80



**C. Current Tax Asset/ (Liability)**

Particulars	[AMT.RS. IN LAKH]	
	2024-2025	2023-2024
Income Tax asset at the beginning of the reporting period	139.64	0.00
Income Tax liability at the beginning of the reporting period	0.00	(288.41)
Increase in liability as per income tax adjustment	0.38	(35.17)
Income Tax & Interest paid	0.00	(323.57)
Income Tax Refund	140.02	0.00
Current income tax payable for the year	(6861.62)	(6435.80)
<b>Income Tax Asset at the end of the period</b>	<b>0.00</b>	<b>139.64</b>
<b>Income Tax Liability at the end of the period</b>	<b>(5965.37)</b>	<b>0.00</b>

**D. Deferred Tax Assets/ (Liabilities)**

Particulars	[AMT.RS. IN LAKH]	
	2024-2025	2023-2024
The balances comprise temporary differences attributable to :	<b>0.00</b>	<b>0.00</b>
<b>Deferred Tax Assets</b>		
	0.00	0.00
<b>Deferred Tax Liabilities</b>		
	0.00	0.00
<b>Net Deferred Tax Asset/(liability)</b>	<b>0.00</b>	<b>0.00</b>

**MOVEMENT IN DEFERRED TAX**

[AMT.RS. IN LAKH]

For the year ended on March 31, 2024				
Particulars	As at April 1, 2023	Credit/(charge) in the Statement of Profit and Loss	Credit/(charge) in Other Comprehensive Income	As at March 31, 2024
Deferred tax assets/(liabilities)				
Deferred tax assets/(liabilities)	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
For the year ended on March 31, 2025				
Particulars	As at March 31, 2024	Credit/(charge) in the Statement of Profit and Loss	Credit/(charge) in Other Comprehensive Income	As at March 31, 2025
Deferred tax assets/(liabilities)	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>



**GATIL PROPERTIES PRIVATE LIMITED**  
**NOTES FORMING PART OF ACCOUNTS**

**NOTE-31**

**Segment information:**

Factors used to identify the entity's reportable segments, including the basis of organization: For management purposes, the Company has only one reportable segment namely, Development of real estate property. The Managing Director of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.

1. Information about Products and Services:

Product/Service	Revenue from the product [AMT.RS. IN LAKH]	
	2024-2025	2023-2024
Real Estate Promotion & Development	26488.96	27356.55

2. Information about Geographical Areas:

Particulars	Within India [AMT.RS. IN LAKH]	
	2024-2025	2023-2024
Revenues	26488.96	27356.55
Non Current Assets	0.00	0.00

Note: Non-current assets contain Property, plant and equipment, Capital work in progress and other Intangible assets.

3. Information about Major Customers:

One single customer represents 10% or more of the total revenue during the year ended March 31, 2025, and one single customer represents 10% or more of the total revenue during the year ended March 31, 2024. The details are as given below:

Customer	[AMT.RS. IN LAKH]	
	31/03/2025	31/03/2024
A	27148.96	0.00
B	0.00	24556.92

**NOTE-32**

**Revenue from Contracts with Customers:**

**Disaggregated Revenue Information:**

Particulars	Revenue from the product [AMT.RS. IN LAKH]	
	2024-2025	2023-2024
<b>Types of Product/Service</b>		
Real Estate Promotion & Development	0.00	0.00
Miscellaneous Revenue	26488.96	27356.55
<b>Geographical Disaggregation:</b>		
Revenues within India	26488.96	27356.55
<b>Timing of revenue recognition-wise</b>		
-At a point in time	26488.96	27356.55
-Over the period of time	0.00	0.00

**Contract balances:**

The following table provides information about receivables, contracts assets and contract liabilities from contracts with customers:

Particulars	[AMT.RS. IN LAKH]	
	2024-2025	2023-2024
<b>Contract assets</b>		
Trade Receivables	17767.06	659.89
<b>Contract liabilities</b>		
Booking advance received from customers	705.98	463.64



**GATIL PROPERTIES PRIVATE LIMITED**  
**NOTES FORMING PART OF ACCOUNTS**

**Revenue recognised in relation to contract liabilities**

Particulars	[AMT.RS. IN LAKH]	
	2024-2025	2023-2024
Revenue recognised that was included in the contract liability balance at the beginning of the period	0.00	61.00

NOTE-33

Disclosure as per Section 186(4) of companies act, 2013. The details of business advances & loans given for business purposes are as follows:-

NAME OF COMPANY	[AMT.RS. IN LAKH]					
	BALANCE AS ON 31/03/2025	% OF TOTAL LOAN	MAXIMUM AMOUNT OUTSTANDING DURING THE YEAR	BALANCE AS ON 31/03/2024	% OF TOTAL LOAN	MAXIMUM AMOUNT OUTSTANDING DURING THE YEAR
<b>CURRENT</b>						
<b>Loan given to Related Party:</b>						
Madhukamal Real Estate Investments Pvt. Ltd.	9571.40	31.08	23987.93	13266.21	82.75	13266.21
<b>Loan given to Others:</b>						
Magnetic Infrastructure Pvt. Ltd.	2221.59	7.21	221.59	2063.72	12.87	2063.72
Unmesh Complex Pvt. Ltd.	0.00	0.00	7200.00	0.00	0.00	0.00
Vibhor Realty Pvt. Ltd.	0.00	0.00	5000.00	0.00	0.00	0.00
Jayeshkumar T. Kotak	0.00	0.00	0.00	0.00	0.00	500.00
Siddharth B. Bagadia	0.00	0.00	0.00	0.00	0.00	500.00
<b>TOTAL</b>	<b>11792.99</b>			<b>15329.92</b>		

NOTE-34

The details of unsecured loan taken are as follows:-

NAME OF COMPANY	[AMT.RS. IN LAKH]	
	BALANCE AS ON 31/03/2025	BALANCE AS ON 31/03/2024
<b>From Related Party:-</b>		
Ganesh Housing Corporation Limited	1920.16	924.25
<b>TOTAL</b>	<b>1920.16</b>	<b>924.25</b>

NOTE-35

Related party disclosures:-

1. **HOLDING COMPANY**

PARTICULARS
Ganesh Housing Corporation Limited

2. **ENTITIES OVER WHICH THE COMPANY OR SUBSIDIARY COMPANY OR KEY MANAGERIAL PERSONNEL OR THEIR RELATIVES EXERCISE SIGNIFICANT INFLUENCE**

PARTICULARS
Madhukamal Real Estate Investments Pvt. Ltd.
Mr. Dr. Tarang M. Desai
Mrs. Palak Pancholi

3. **KEY MANAGEMENT PERSONNEL**

PARTICULARS
Shri Dipakkumar G. Patel
Shri Shekhar G. Patel

4. **RELATIVE OF KEY MANAGEMENT PERSONNEL**

Smt. Sapnaben D. Patel
Smt. Archanaben S. Patel



**GATIL PROPERTIES PRIVATE LIMITED**  
**NOTES FORMING PART OF ACCOUNTS**

Nature of transactions with related parties and aggregate amount of such transactions for each class of related party during the F.Y.:

PARTICULARS	[AMT.RS. IN LAKH]					
	2024-2025			2023-2024		
	HOLDING	OTHER RELATED PARTIES	KEY MANAGERIAL PERSON	HOLDING	OTHER RELATED PARTIES	KEY MANAGERIAL PERSON
<b>Loan Given By Company</b>						
Madhukamal Real Estate Investments Pvt. Ltd.		25973.20			13528.00	
<b>Loan Given Received Back By Company</b>						
Madhukamal Real Estate Investments Pvt. Ltd.		29668.00			261.80	
<b>Business Advances Taken By Company</b>						
Ganesh Housing Corporation Limited	32226.92			51875.17		
<b>Business Advances Repaid By Company</b>						
Ganesh Housing Corporation Limited	31231.00			52230.03		

Nature of transactions with related parties and the aggregate amount of such transactions for each class of related party balance outstanding as on:

PARTICULARS	[AMT.RS. IN LAKH]					
	31/03/2025			31/03/2024		
	HOLDING	OTHER RELATED PARTIES	KEY MANAGERIAL PERSON	HOLDING	OTHER RELATED PARTIES	KEY MANAGERIAL PERSON
<b>Loan Given By Company</b>						
Madhukamal Real Estate Investments Pvt. Ltd.		9571.40			13266.21	
<b>Business Advances Taken By Company</b>						
Ganesh Housing Corporation Limited	1920.16			924.25		
<b>Interest Income</b>						
Madhukamal Real Estate Investments Pvt. Ltd.		1335.22			18.01	



NOTES FORMING PART OF ACCOUNTS

NOTE-36 Trade receivables ageing Schedule: [AMT. RS. IN LAKH]

As at 31/03/2025								
SR.NO.	PARTICULARS	NOT DUE FOR PAYMENT	OUTSTANDING FOR					TOTAL
			LESS THAN 06 MONTHS	06 MONTHS TO 01 YEAR	1-2 YEARS	2-3 YEARS	MORE THAN 03 YEARS	
<b>A</b>	<b>NON CURRENT:</b>							
1	Undisputed-Considered Good	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Undisputed- which have significant increase in credit risk	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Undisputed- credit impaired	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Disputed- considered good	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Disputed- which have significant increase in credit risk	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>B</b>	<b>CURRENT:</b>							
1	Undisputed-Considered Good	0.00	17767.06	0.00	0.00	0.00	0.00	17767.06
2	Undisputed- which have significant increase in credit risk	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Undisputed- credit impaired	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Disputed- considered good	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Disputed- which have significant increase in credit risk	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>As at 31/03/2024</b>								
<b>A</b>	<b>NON CURRENT:</b>							
1	Undisputed-Considered Good	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Undisputed- which have significant increase in credit risk	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Undisputed- credit impaired	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Disputed- considered good	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Disputed- which have significant increase in credit risk	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>B</b>	<b>CURRENT:</b>							
1	Undisputed-Considered Good	0.00	659.89	0.00	0.00	0.00	0.00	659.89
2	Undisputed- which have significant increase in credit risk	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Undisputed- credit impaired	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Disputed- considered good	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Disputed- which have significant increase in credit risk	0.00	0.00	0.00	0.00	0.00	0.00	0.00

\* There are no unbilled Trade receivables.



**NOTES FORMING PART OF ACCOUNTS**

**NOTE-37**

Details of dues to micro and small enterprises as defined under the Micro, Small and Medium Enterprises Development Act, 2006\* [AMT.RS. IN LAKH]

SR.NO.	PARTICULARS	2024-2025	2023-2024
A	The principal amount and the interest due thereon remaining unpaid to any supplier at the end of each accounting year.		
	Principal amount due to micro and small enterprises (Not overdue)	0.99	0.00
	Interest due on above	0.00	0.00
B	The amount of interest paid by the buyer in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	0.00	0.00
C	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 Micro, Small and Medium Enterprises Development Act, 2006.	0.00	0.00
D	The amount of interest accrued and remaining unpaid at the end of each accounting year.	0.00	0.00
E	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 of Micro, Small and Medium Enterprises Development Act, 2006.	0.00	0.00

\* This information has been determined to the extent such parties have been identified on the basis of intimation received from the "suppliers" regarding their status under the Micro, Small and Medium Enterprises Development by the management.

**NOTE-38**

Trade payables ageing Schedule: [AMT.RS. IN LAKH]

As at 31/03/2025							
SR. NO.	PARTICULARS	OUTSTANDING FOR					TOTAL
		NOT DUE FOR PAYMET	LESS THAN 01 YEAR	1-2 YEARS	2-3 YEARS	MORE THAN 03 YEARS	
<b>A</b>	<b>NON CURRENT:</b>						
1	MSME	0.00	0.00	0.00	0.00	0.00	0.00
2	Others	0.00	0.00	0.00	1.19	0.00	1.19
3	Disputed dues MSME	0.00	0.00	0.00	0.00	0.00	0.00
4	Disputed dues Others	0.00	0.00	0.00	0.00	0.00	0.00
<b>B</b>	<b>CURRENT:</b>						
1	MSME	0.00	0.99	0.00	0.00	0.00	0.99
2	Others	0.00	3.63	2.70	0.00	0.00	6.33
3	Disputed dues MSME	0.00	0.00	0.00	0.00	0.00	0.00
4	Disputed dues Others	0.00	0.00	0.00	0.00	0.00	0.00
As at 31/03/2024							
<b>A</b>	<b>NON CURRENT:</b>						
1	MSME	0.00	0.00	0.00	0.00	0.00	0.00
2	Others	0.00	0.00	2.09	0.00	0.00	2.09
3	Disputed dues MSME	0.00	0.00	0.00	0.00	0.00	0.00
4	Disputed dues Others	0.00	0.00	0.00	0.00	0.00	0.00
<b>B</b>	<b>CURRENT:</b>						
1	MSME	0.00	0.00	0.00	0.00	0.00	0.00
2	Others	0.00	4.69	2.70	0.00	0.00	7.39
3	Disputed dues MSME	0.00	0.00	0.00	0.00	0.00	0.00
4	Disputed dues Others	0.00	0.00	0.00	0.00	0.00	0.00

\* There are no unbilled Trade payables.



NOTES FORMING PART OF ACCOUNTS

NOTE-39 Ratios:

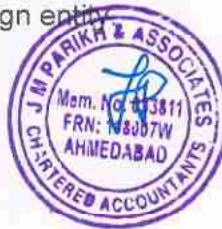
SR. NO.	RATIOS	AS AT 31/03/2025	AS AT 31/03/2024	VARIANCE IN %	EXPLANATION	NUMERATOR	DENOMINATOR
1	Current Ratio	8.97	36.04	(75.11)	Due to increase in current liabilities	Current assets	Current liabilities
2	Debt-Equity Ratio	0.13	0.03	345.31	Due to increase in equity	Total debt	Shareholders' equity
3	Debt Service Coverage Ratio	NA	NA	NA	NA	Earning available for debt service	Debt service
4	Return on Equity Ratio	0.3404	0.4618	(26.29)	Due to increase in profit after tax	Net profit after tax less preference dividend	Average shareholders' equity
5	Inventory Turnover Ratio	0.06	0.11	(49.42)	Due to decrease in Inventory	Cost of goods sold for sales	Average inventory
6	Trade Receivables Turnover Ratio	2.88	82.91	(96.53)	Due to increase in turnover	Net credit sales	Average trade receivables
7	Trade Payables Turnover Ratio	5.07	25.62	(80.21)	Due to increase in turnover	Net credit purchase	Average trade payables
8	Net Capital Turnover Ratio	0.38	0.56	(32.30)	Due to increase in Current Liability & Equity	Net sales	Average working capital
9	Net Profit Ratio	0.77	0.68	12.91	Due to increase in profit	Net profit after tax	Net sales
10	Return on Capital Employed	0.2584	0.3649	(29.17)	Due to increase in Equity	Earning before interest and tax	Capital employed
11	Return on Investments	43.24	3.12	1283.88	Due to interest income	Income from Investments	Cost of investments

NOTE-40 Information under Rule 11(e) (i) of the Companies (Audit and Auditors) Rules, 2014:

SR. NO.	PARTICULARS	DATE OF PAYMENT	AMT. PAID Rs. IN LAKH	NAME OF INTERMEDIARY	NAME OF ULTIMATE BENEFICIARIES
1	Loan given	March'2025	9571.40	Madhukamal Real Estate Investments Pvt. Ltd.	Samir Ramanlal Shah Rs. 10978.29 Lakh
2	Loan given	01/11/2023	2063.72	Magnetic Infrastructure Pvt. Ltd.	Refer Note – A

Notes:-

- A. In the case of all the entities shown as ultimate intermediaries, the data regarding further utilisation was not made available and hence they are treated as ultimate beneficiaries
- B. The promoters hereby declare that the question does not arise that the relevant provision of the Foreign Exchange Management Act, 1999 (42 of 1999) and Company's Act has been complied with for such transactions and the transactions are not violative of the prevention of Money-laundering Act, 2002 (15 of 2003) as there are no transactions with any foreign entity



**NOTES FORMING PART OF ACCOUNTS**

**NOTE-41** Information under Rule 11(e) (ii) of the Companies (Audit and Auditors) Rules, 2014:

SR. NO.	PARTICULARS	DATE OF PAYMENT	AMT. PAID Rs. IN LAKH	NAME OF FUNDING PARTY	NAME OF ULTIMATE BENEFICIARIES
1	Unsecured loan	During F.Y. 2024-2025	1920.16	Ganesh Housing Corporation Limited	None

Notes:

- A. In the case of all the entities shown as ultimate intermediaries, the data regarding further utilization was not given and hence they are treated as ultimate beneficiaries.
- B. The promoters hereby declare that the question does not arise that the relevant provision of the Foreign Exchange Management Act, 1999 (42 of 1999) and Company's Act has been complied with for such transactions and the transactions are not violative of the prevention of Money-laundering Act, 2002 (15 of 2003) as there are no transactions with any foreign entity.

**NOTE-42** Corporate Social Responsibility:

The Company has spent Rs. 23.80 lakh during the year (Previous Year: Rs. 11.00 lakh) as per the provisions of Section 135 of the Companies Act, 2013 towards Corporate Social Responsibility (CSR) activities grouped under 'Other Expenses'.

- (a) Gross amount required to be spent by the Company during the year Rs. 172.49 Lakh (Previous Year: Rs. 8.15 Lakh)
- (b) Amount spent during the year on:

Particulars	[AMT. RS. IN LAKH]		
	Amount Spent in Cash	Amount yet to be paid in Cash	Total Amount
<b>Year ended March 31, 2025</b>			
(i) Construction / Acquisition of any Asset	0.00	0.00	0.00
(ii) On purposes other than (i) above	23.80	148.69	172.49
<b>Year ended March 31, 2024</b>			
(i) Construction / Acquisition of any Asset	0.00	0.00	0.00
(ii) On purposes other than (i) above	11.00	0.00	11.00

**NOTE-43** There are no proceedings initiated or pending against the Company for holding any Benami Property under the Benami Transactions (Prohibitions) Act, 1988.

**NOTE-44** There are no transactions recorded in the books of accounts but disclosed as income during the income tax assessment or survey which have now been recovered in the books of accounts during the year.

**NOTE-45** During the year the Company has not traded or invested in Crypto Currency.

**NOTE-46** The company has no subsidiaries Company and hence section 2(87) read with Companies (Restriction on Number of Layers) Rules, 2017 is complied with.

**NOTE-47** There is no transaction with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 by the company.

**NOTE-48** The Company does not have any immovable property in Property, Plant & Equipment for which the title deeds of immovable property not held in name of the company.



## NOTES FORMING PART OF ACCOUNTS

NOTE-49

Contingent Liability:

- A. The Company has given security & guarantee for term loan and GECL loan facility of Rs. 12593.00 lakh taken by Iconic Fashion Retailing Private Limited. The loan given by the Punjab National Bank Limited with consortium member banks in whose favour the guarantee & security is given.
- B. There are several cases filed by the company and against the company pertains to land disputes which are being fought at various statutes level. The numbers of cases keep on changing.

NOTE-50

Standard issued but not yet effective:

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. During the year ended March 31, 2025, MCA has notified Ind AS 117 - Insurance Contracts and amendments to Ind As 116 – Leases, relating to sale and lease back transactions, applicable from April 1, 2024. The Company has assessed that there is no significant impact on its financial statements.

On May 9, 2025, MCA notifies the amendments to Ind AS 21 - Effects of Changes in Foreign Exchange Rates. These amendments aim to provide clearer guidance on assessing currency exchangeability and estimating exchange rates when currencies are not readily exchangeable. The amendments are effective for annual periods beginning on or after April 1, 2025. The Company has assessed that there is no significant impact on its financial statements.

AS PER OUR REPORT OF EVEN DATE ATTACHED

FOR, J M PARIKH & ASSOCIATES

CHARTERED ACCOUNTANTS

FRN:- 118007W

*Jatin Parikh*

JATIN PARIKH

PARTNER

MEM. NO. 033811

UDIN:- 25033811BMKRYG5715



ON BEHALF OF THE BOARD OF DIRECTORS

*Dipakumar G. Patel*

DIPAKKUMAR G. PATEL

CHAIRMAN

[DIN: 00004766]

*Shekhar G. Patel*

SHEKHAR G. PATEL

MANAGING DIRECTOR

[DIN: 00005091]

*Rajendra Shah*

RAJENDRA SHAH

CHIEF FINANCIAL OFFICER

*S. K. Artani*

SUNIL ARTANI

COMPANY SECRETARY

PLACE : AHMEDABAD

DATE : 13/05/2025

PLACE : AHMEDABAD

DATE : 13/05/2025

**J M PARIKH & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
B-705, 7th Floor, Nirman Complex,  
Opp. Hocco Restaurant,  
Nr. Stadium Cross Road, Navrangpura,  
AHMEDABAD-380009.