

INDEPENDENT AUDITOR'S REPORT

To the Members of

Rockfirst Real Estate Limited

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements **Rockfirst Real Estate Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2026, and the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements including a summary of the material accounting policies and other explanatory information.

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the state of affairs (financial position) of the Company as at 31st March, 2026, and its loss (financial performance including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, 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.

Material Uncertainty Related to Going Concern

We draw attention to Note 8A to the financial statements, which indicates that the Company's net worth has been eroded, it has incurred a net loss of Rs. 12.30 Lacs during the year ended March 31, 2026, and, as of that date, the Company's current liabilities exceeded its total assets by Rs. 5916.85 lacs, which indicates that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. As stated in Note 8A, the Company has incurred losses during the previous years, resulting in the erosion of its net worth as at the reporting date. These circumstances indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. The management has received confirmation from the promoter group regarding their continued financial and strategic support to the Company. Additionally, the promoter has provided an undertaking to extend the necessary financial support to enable the Company to meet its obligations as and when they fall due. In view of the above, the financial statements have been prepared on a going concern basis, which contemplates the realization of assets and settlement of liabilities in the normal course of business.

Our Opinion is not modified in this regard.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context. We have determined the matters described below to be the key audit matters to be communicated in our report.

Key audit matters	How our audit addressed the key audit matter
<p>The company availed loan of Rs. 5,000 lacs from the HDFC Limited in earlier years and the same has been repaid fully by its holding company on June 26, 2023, however the lender has not provided closure letter for the same. As per our substantive audit procedure, we have asked for the balance confirmation as at March 31, 2026 and/or closure letter for the loan but the same has not been provided to us till the date of audit. We have been informed by the management that the company is continuously following up with the bank for the same.</p>	<p>We have performed the alternative audit procedure to conclude the audit such as</p> <ol style="list-style-type: none"> 1. Follow up communications of the company with the bank for the confirmations/ closure letter 2. Payments proof from the holding company 3. Verified ledger of loan account in the books of the company 4. Management Representation Letter

Information other than the financial statements and auditors’ report thereon

The Company’s board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board’s Report including Annexures to Board’s Report, Business Responsibility Report but does not include the financial statements and our auditor’s report thereon.

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

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

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 state of affairs(financial position), profit or loss (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)



prescribed under section 133 of the Act.

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

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

The board of directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility

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:

- a) 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.
- b) 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
- c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- d) Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our



auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. 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 auditor's 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 Section 143(3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books, back up on daily basis of books of accounts are maintained in electronic mode in a server located physically in India. Refer Note no. 32 of the Financial Statement.
- c) The Balance Sheet, the Statement of Profit and Loss, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act.

e) On the basis of written representations received from the directors as on March 31, 2026, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026, from being appointed as a director in terms of Section 164(2) of the Act.



- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in “Annexure A”.
- 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 company has not paid any remuneration to its directors during the year hence provisions of section 197 of the Act shall not be applicable.
- h) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements, wherever applicable.
 - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts wherever applicable.
 - iii. There are no amounts which are required to be transferred, to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
 - v. The company has not declared or paid any dividend during the year.

vi. As stated in Note No. 33 of the Financial Statement, the Company has implemented accounting software for maintaining its books of account for the financial year ended March



31, 2026, which has a feature of recording audit trail and maintaining log of creating and changes made and the same has been operated throughout the year at database level and for all relevant transactions recorded in the software. Based on our examination which included test check basis during the course of our audit we did not come across any instances of the audit trail feature being tampered with.

As per proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, is applicable from April 01, 2023, reporting under Rule 11(g) of the Companies (Audit & Auditors) Rules, 2014 on Preservation of audit trail as per statutory requirement for record retention, this being the first-year requirement for record retention is not applicable for the financial year ended March 31, 2026.

2. 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 Companies Act, 2013, we give in the Annexure "B", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

For **MAYUR KHANDELWAL & CO.**

Chartered Accountants

FRN: 134723W

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NAMANDEEP SINGH BHATIA

Partner

Membership No. 471597



Place: Mumbai

Date: May 12, 2026

UDIN: 26471597APWFKV2954

**Annexure “A”
To the independent auditor’s report**

(Referred to in paragraph 1 (f) under ‘Report on other legal and regulatory requirements’ section of our report to the Members of **Rockfirst Real Estate Limited** of even date)

Report on the internal financial controls over financial reporting under clause (i) of sub – section 3 of section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of **Rockfirst Real Estate Limited** (“the Company”) as at March 31, 2026, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s responsibility for internal financial controls

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement in 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 control 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 (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) 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 (iii) 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.

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 of 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 and according to the information and explanations given to us, 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, 2026, 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. As per MCA records, the registered address of the company has not been updated despite filing of the relevant application form by the company with MCA and follow ups.

For **MAYUR KHANDELWAL & CO.**

Chartered Accountants

FRN: 134723W



NAMANDEEP SINGH BHATIA

Partner

Membership No. 471597



Place: Mumbai

Date: May 12, 2026

UDIN: 26471597APWFKV2954

Annexure 'B'
To the independent auditor's report

[Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report of even date to the members of **Rockfirst Real Estate Limited** on the Financial statements for the year ended 31st March, 2026]

- (i) The company does not hold any Property, Plant and Equipment, accordingly, paragraph 3 (i) of the order is not applicable.
- (ii) (a) Physical verification of inventory has been conducted at reasonable intervals by the management and, in our opinion, the coverage and procedure of such verification by the management is appropriate.

(b) During any point of time of the year, the company has not been sanctioned working capital limits from banks or financial institutions on the basis of security of current assets.
- (iii) During the year the company has not made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties.
- (iv) In our opinion and according to information and explanation given to us, the company has not granted any loans or provided any guarantees or given any security or made any investments to which the provision of section 185 and 186 of the Companies Act, 2013 applies.
- (v) According to our opinion and according to the information and explanations given to us, the company has not accepted any deposits and accordingly paragraph 3 (v) of the order is not applicable.
- (vi) The Central Government of India has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Act for any of the activities of the company and accordingly paragraph 3 (vi) of the order is not applicable.
- (vii) (a) The Company is regular in depositing undisputed statutory dues including income-tax and any other statutory dues as applicable to the Company to the appropriate authorities.

(b) There are no dues of income tax which have not been deposited on account of any disputes.
- (viii) As per information produced before us and audit procedure performed, we are of the opinion that, there are no unrecorded transactions in the books of accounts which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- (ix) (a) In our opinion, based on our examination and according to information and explanation given to us, all the loans are repayable on demand. We are informed that the lender has not demanded repayment nor charged any interest from the company of any such loans during the year, and also redemption of 0% Redeemable Optionally Fully Convertible Debentures



has been extended till March 30, 2027, thus, there has been no default on the part of the Company.

(b) The company is not a declared willful defaulter by any bank or financial institution or other lender.

(c) During the year the company has not availed term loan and hence reporting on paragraph 3(ix)(c) of the order is not applicable.

(d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.

(e) The Company does not have any subsidiary, associate or joint venture, hence reporting under the paragraph 3(ix)(e) of the order is not applicable to the Company.

(f) The Company does not have any subsidiary, associate or joint venture, hence reporting under the paragraph 3(ix)(f) of the order is not applicable to the Company.

(x) (a) According to the information and explanations given to us and based on our examination of the records of the company, the company has not raised any money by way of initial public offer or further public offer (including debt instruments).

(b) The company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.

(xi) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no material fraud on the Company by its officers or employees has been noticed or reported during the year.

(b) No report under sub section (12) of Section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with central government.

(c) There is no whistle-blower complaints received during the year by the company.

(xii) The Company is not a Nidhi Company and accordingly, paragraph 3(xii) of the Order is not applicable to the Company.

(xiii) According to the information and explanations given to us and based on our examination of the records of the company, transactions with the related parties are in compliance with section 188 of the Act. Where applicable, the details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards. Further provisions of section 177 of the Act are not applicable to the company.

(xiv) Internal audit is not applicable to the Company; hence paragraph 3(xiv) of the Order is not applicable to the Company.



- (xv) According to the information and explanation given to us, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- (xvi) (a) In our opinion, the Company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions stated in paragraph clause 3 (xvi)(a) of the Order are not applicable to the Company.
- (b) In our opinion, the Company has not conducted any Non-Banking Financial or Housing Finance activities without any valid Certificate of Registration from Reserve Bank of India. Hence, the reporting under paragraph clause 3 (xvi)(b) of the Order are not applicable to the Company.
- (c) The Company is not a Core investment Company (CIC) as defined in the regulations made by Reserve Bank of India. Hence, the reporting under paragraph clause 3 (xvi)(c) of the Order are not applicable to the Company.
- (d) The Company does not have any CIC as part of its group. Hence the provisions stated in paragraph clause 3 (xvi) (d) of the order are not applicable to the company.
- (xvii) The company has incurred following cash profit in the current financial year, however in immediately preceding financial year it has cash losses. The calculation of same is as follows:

Lakhs)	(Rs. In	
Particulars	Current F.Y.	P.Y.
Net Profit/(Loss)	(12.30)	(36.08)
Non-Cash Items	12.71	33.62
Cash Profits / (Losses)	0.41	(69.70)

- (xviii) There has been no resignation of statutory auditors during the year, hence paragraph 3(xviii) of the Order is not applicable to the Company.
- (xix) According to the information and explanations given to us and based on our examination of financial ratios, ageing and expected date of realisation of financial assets and payment of liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that a material uncertainty exists as on the date of audit report. The Company may not be able to meet its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We 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.

According to the information and explanations given to us and based on our examination of the records of the company, paragraph 3(xx) of the Order is not applicable.



(xxi) According to the information and explanations given to us, the Company does not have any Subsidiary, Associate or Joint Venture. Accordingly, reporting under clause 3(xxii) of the Order is not applicable.

For **MAYUR KHANDELWAL & CO.**

Chartered Accountants

FRN: 134723W

Namandeep

NAMANDEEP SINGH BHATIA

Partner

Membership No. 471597



Place: Mumbai

Date: May 12, 2026

UDIN: 26471597APWFKV2954

ROCKFIRST REAL ESTATE LIMITED

CIN: U45400MH2008PLC182058

Balance Sheet as at 31st March 2026

(Amount in Rs. Lakhs)

Particulars	Note No.	As at 31st March 2026	As at 31st March 2025
ASSETS			
A. Non Current Assets			
a. Other Non Current Assets	3	32.30	32.51
Total Non Current Assets (A)		32.30	32.51
B. Current Assets			
a. Inventories	4	93.00	92.99
b. Financial Assets			
(i) Cash and Cash Equivalents	5	8.07	17.64
c. Other Current Assets	6	138.55	152.15
Total Current Assets (B)		239.62	262.78
TOTAL (A+B)		271.92	295.29
EQUITY AND LIABILITIES			
A. Equity			
a. Equity Share Capital	7	10.00	10.00
b. Other Equity	8	(5,926.85)	(5,914.54)
Total Equity (A)		(5,916.85)	(5,904.54)
B. Current Liabilities			
a. Financial Liabilities			
(i) Borrowings	9	6,063.55	6,021.92
(ii) Trade Payables	10		
{a} Micro, small and medium enterprises		0.81	-
{b} Other than micro, small and medium enterprises		115.23	168.75
b. Other Current Liabilities	11	9.18	9.16
Total Current Liabilities (B)		6,188.77	6,199.83
TOTAL A+B		271.92	295.29

Material Accounting Policies 1 - 2
Other Notes forming integral part of Financial Statements 14-42

For Mayur Khandelwal & Co.
Chartered Accountants
ICAI FRN: 134723W

Namandeep Singh Bhatia

Namandeep Singh Bhatia
Partner
Membership No. 471597



For and on behalf of the Board of Directors of
Rockfirst Real Estate Limited

Nandan Piramal

Nandan Piramal
Director
DIN: 00045003

Nirmal Kumar Agarwal

Nirmal Kumar Agarwal
Director
DIN: 09053376

Place: Mumbai
Date : 12-05-2026



ROCKFIRST REAL ESTATE LIMITED

CIN: U45400MH2008PLC182058

Statement of Profit and Loss for the Year ended 31th March 2026

(Amount in Rs. Lakhs)

Particulars	Note No.	Year ended 31th March 2026	Year ended 31st March 2025
INCOME:			
Revenue from Operations			
Other Income	12	3.26	34.87
Total Income (A)		3.26	34.87
EXPENSES:			
Other Expenses	13	15.01	73.58
Total Expenses (B)		15.01	73.58
Profit / (Loss) before exceptional items and Tax (C = A-B)		(11.74)	(38.71)
Exceptional Items (D)		-	-
Profit / (Loss) Before Tax (E=C-D)		(11.74)	(38.71)
Tax Expenses (F)			
Current Tax		0.21	-
Deferred Tax		-	-
Short/ (Excess) tax relating to earlier period		0.35	(2.63)
Total Tax Expenses (F)		0.56	(2.63)
Profit / (Loss) from continuing operations (G=E-F)		(12.30)	(36.08)
Profit / (Loss) from discontinuing operations (H)		-	-
Tax expense from discontinuing operations (I)		-	-
Profit / (Loss) from discontinuing operations (J=H-I)		-	-
Profit / (Loss) for the year (K=G+J)		(12.30)	(36.08)
Other Comprehensive Income (L)		-	-
I (i) Items that will not be classified to Profit or Loss		-	-
(ii) Income tax relating to items that will not be reclassified to Profit or Loss		-	-
II (i) Items that will be classified to Profit or Loss		-	-
(ii) Income tax relating to items that will be reclassified to Profit or Loss		-	-
Total Comprehensive Income for the year (M=K+L)		(12.30)	(36.08)
Earning per equity share - EPS			
(i) Basic EPS (in Rs)	17	(12.30)	(36.08)
(ii) Diluted EPS (in Rs)	17	(12.30)	(36.08)
Material Accounting Policies	1 - 2		
Other Notes forming integral part of Financial Statements	14-42		

For Mayur Khandelwal & Co.
Chartered Accountants
ICAI FRN: 134723W



Namandeep Singh Bhatia
Namandeep Singh Bhatia
Partner
Membership No. 471597

For and on behalf of the Board of Directors of
Rockfirst Real Estate Limited

Nandan Piramal

Nandan Piramal
Director
DIN: 00044983

Nirmal Kumar Agarwal

Nirmal Kumar Agarwal
Director
DIN: 09053376

Place: Mumbai
Date : 12-05-2026



ROCKFIRST REAL ESTATE LIMITED
CIN: U45400MH2008PLC182058
Statement of Cash Flow for Year ended 31th March 2026

(Amount in Rs. Lakhs)

Particulars	Year ended 31th March 2026		Year ended 31st March 2025	
A. CASH FLOW FROM OPERATING ACTIVITIES				
Profit / (Loss) Before Tax		(11.74)		(36.08)
Adjustments for:				
Add: Finance Costs	-		-	
Add: Provision for Doubtful Advances / Deposits	-		1.81	
Less: Interest Income	(0.76)		(1.25)	
		(0.76)		0.56
Operating Profit / (Loss) Before Working Capital Changes		(12.51)		(35.52)
Adjustments for:				
Less: (Increase)/Decrease in Inventories	(0.01)		-	
Less: (Increase)/Decrease in Non Current Assets	0.21		-	
Less: (Increase)/Decrease in Other Current Assets	13.61		(13.46)	
Increase/(Decrease) in Trade Payables	(52.71)		30.76	
Increase/(Decrease) in Other Current Liabilities	0.02		(11.31)	
		(38.89)		5.99
Cash From Operating Activities		(51.40)		(29.53)
Less: Income Tax (Paid)/ Refund (Net)		0.41		8.06
Net Cash From Operating Activities (A)		(50.99)		(21.47)
B. CASH FLOW FROM INVESTING ACTIVITIES				
Interest Received			1.25	
Net Cash From Investing Activities (B)		-		1.25
C. CASH FLOW FROM FINANCING ACTIVITIES				
Finance Charges Paid			-	
Loan from / (Repayment to) Financial Institutions			-	
Loan taken from / (Repaid to) Holding Company	41.61		31.92	
Net Cash Used in Financing Activities (C)		41.61		31.91
Net Increase in Cash and Cash Equivalents (A)+(B)+(C)		(9.37)		11.69
Cash and Cash Equivalents at the beginning of the year		17.64		5.95
- Cash on Hand	0.14		0.14	
- Balance in Current Accounts	7.93		17.50	
Cash and Cash Equivalents at the end of the year		8.07		17.64

For Mayur Khandelwal & Co.
Chartered Accountants
ICAI FRN: 134723W

Namandeep Singh Bhatia

Namandeep Singh Bhatia
Partner
Membership No. 471597



For and on behalf of the Board of Directors of
Rockfirst Real Estate Limited

Nandan Piramal

Nandan Piramal
Director
DIN: 00044983

Nirmal Kumar Agarwal

Nirmal Kumar Agarwal
Director
DIN: 09053376

Place: Mumbai
Date : 12-05-2026



ROCKFIRST REAL ESTATE LIMITED
CIN: U45400MH2008PLC182058
Statement of Changes in Equity as at 31st March 2026

a. Equity Share Capital

(Amount in Rs. Lakhs)

Particulars	As at 31st March 2026	As at 31st March 2025
Balance at the beginning of the year	10.00	10.00
Changes in Equity Share Capital during the year	-	-
Balance at the end of the year	10.00	10.00

b. Other Equity

Particulars	Retained Earnings	Equity Component of Compound Financial Instrument	Total
Balance as at 31st March 2024	(7,598.51)	1,720.05	(5,878.47)
Profit / (Loss) for the year	(36.08)	-	(36.08)
Balance as at 31st March 2025	(7,634.59)	1,720.05	(5,914.55)
Profit / (Loss) for the period	(12.30)	-	(12.30)
Balance as at 31st March 2026	(7,646.89)	1,720.05	(5,926.85)

(c) Although Company's net worth is eroded, financial statements has been prepared on Going Concern basis as the Management is confident of meeting Company's liabilities through support from its members.

For Mayur Khandelwal & Co.
Chartered Accountants
ICAI FRN: 134723W



Namandeep Singh Bhatia
Partner
Membership No. 471597



**For and on behalf of the Board of Directors of
Rockfirst Real Estate Limited**



Nandan Piramal
Director
DIN: 00044983



Nirmal Kumar Agarwal
Director
DIN: 09053376

Place: Mumbai
Date : 12-05-2026



Notes forming part of the Financial Statements for the year ended 31st March 2026.

1 Company Overview

Rockfirst Real Estate Limited (“the Company”) is a Public Limited Company engaged primarily in the business of real estate development and is domiciled in India. The Company is subsidiary of Peninsula Land Limited.

The Financial Statements of the Company for the year ended 31st March 2026 were authorised for issue in accordance with the resolution of the Board of Directors on 12th May 2026.

2 Material Accounting Policies

I. Basis of Preparation of Financial Statements

a. The Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified under section 133 of the Companies Act read with the Companies (Indian Accounting Standards) Rules 2015 (as amended from time to time).

b. The Financial Statements are prepared on a historical cost basis, except for certain financial assets and liabilities that are measured at fair value (refer accounting policy regarding financial instruments).

c. Current / non-current classification

The Company presents assets and liabilities in the Balance Sheet based on current / non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is treated as current when:

- it is expected to be settled in normal operating cycle
- it is held primarily for the purpose of trading
- it is due to be settled within twelve months after the reporting period, or



- there is no unconditional right to defer its settlement for atleast twelve months after the reporting period.

All other liabilities are classified as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The real estate development projects undertaken by the Company generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of upto 5 years. Assets and liabilities, other than those discussed above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance Sheet date and as non-current, in other cases. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

d. Functional and Presentation Currency

The Financial Statements are presented in Indian Rupee ("INR") which is also the functional currency of the Company. All values are rounded off to the nearest lakh or fraction thereof up to two decimals, except where otherwise indicated.

II Use of accounting judgements, assumptions and estimates

In the application of the Company's accounting policies, the Management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. Detailed information about each of these estimates and judgements is included in relevant notes together with information about the basis of calculation for each affected line item in the financial statements.

The areas involving critical estimates or judgements are:

a. Estimation of Net Realisable Value (NRV) for inventory property

Inventory property is stated at the lower of cost and net realisable value (NRV).

NRV of completed or developed inventory property is assessed by reference to market conditions, prices and trends existing at the reporting date and is determined



by the Company based on comparable transactions observed /identified for similar properties in the same geographical market serving the same real estate segment.

b. Impairment of Financial Assets

The impairment provisions for financial assets are based on assumptions about the risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs for impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

III Measurement of Fair Values

The Company measures financial instruments, such as investments at fair value at each Balance Sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Company.

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

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

The Company has an established control framework with respect to the measurement of fair values. The Management regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values, then the Management assesses the evidence obtained from third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.



Level 1: Quoted prices in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: Inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

IV Property, Plant and Equipment & Depreciation

a. Recognition and Measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- i. its purchase price, including import duties and non refundable purchase taxes after deducting trade discounts and rebates.
- ii. any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by Management.
- iii. Borrowing costs relating to acquisition / construction / development of property, plant and equipment which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.
- iv. Income and expenses related to the incidental operations, not necessary to bring the item to the location and condition necessary for it to be capable of operating in the manner intended by Management are recognised in Statement of Profit and Loss. If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.



b. Subsequent Expenditure

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

Expenses incurred for acquisition of capital assets excluding advances paid towards the acquisition of Property, Plant and Equipment outstanding at each Balance Sheet date are disclosed under Capital Work in Progress.

Capital Work in Progress in respect of assets which are not ready for their intended use are carried at cost, comprising of direct costs, related incidental expenses and attributable interest.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in the Statement of Profit and Loss of the Company in the year of disposal.

c. Depreciation

Depreciation is provided from the date the assets are ready to be put to use on straight line method as per the useful life of the property, plant and equipment as prescribed under Part C of Schedule II of the Companies Act, 2013.

Depreciation is calculated on a prorata basis from the date of installation / acquisition till the date the assets are sold or disposed.

Depreciable amount for assets is the cost of an asset or amount substituted for cost, less its estimated residual value.

The depreciation methods, useful lives and residual values are reviewed periodically.

V Financial Instruments

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.

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.



Transaction costs directly attributable to the acquisition of financial assets or financial liabilities measured at fair value through profit or loss are recognised immediately in the Statement of Profit and Loss.

a Financial Assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place. All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

i. Financial Assets at amortised cost

Financial assets are subsequently measured at amortised cost using the effective interest rate method if these financial assets are held within a business whose objective is to hold these 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.

ii. Financial Assets at fair value through Profit and Loss

Investments in equity instruments are classified as at fair value through Profit and Loss, unless the Company irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading.

Other financial assets are measured at fair value through profit and loss unless it is measured at amortised cost or at fair value through other comprehensive income on initial recognition.

iii De-recognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised when:

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



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

iv. Impairment of Financial Asset

The Company assesses at each Balance Sheet date whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognises life time expected losses for all contract assets and/or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

b. Financial Liabilities and Equity Instruments

i. Classification as Debt or Equity

Debt and equity instruments issued by a Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

ii. Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

iii. Financial Liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in Statement of Profit and Loss when the liabilities are derecognised as well as through the Effective Interest Rate (EIR) amortised process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortised is included as finance costs in the Statement of Profit and Loss.



iv. Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is due after 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

v. Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis to realise the assets and settle the liabilities simultaneously.

VI Inventories

Direct expenditure relating to Real Estate Development activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the Statement of Profit and Loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

- a. **Inventories comprise of:** (i) Finished Realty Stock representing unsold premises (ii) Realty Work in Progress representing properties under construction / development including land held for development on which construction activities are yet to commence and (iii) Raw Material representing inventory of materials for use in construction which are yet to be consumed.
- b. Inventories other than Raw Material above are valued at lower of cost and net realisable value. Raw Materials are valued on a weighted average cost basis.



- c. Cost of Realty construction / development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of either Realty Work in Progress or Finished Realty Stock. Cost of Realty construction / development includes all costs directly related to the Project (including finance cost attributable to the project) and other expenditure as identified by the Management which are incurred for the purpose of executing and securing the completion of the Project (net off incidental recoveries / receipts) upto the date of receipt of Occupation Certificate of Project from the relevant authorities.

Realty Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

VII Revenue Recognition on contract with customers

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

The Company recognises revenue from contracts with customers based on a five step model as set out in Ind AS 115:

Step 1. Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Company will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.



Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes and duty. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

The Company generates revenue from real estate construction contracts. The sale of completed property is generally expected to be the only performance obligation and the Company has determined that it will be satisfied at the point in time when control transfers.

Interest income is accounted on an accrual basis at effective interest rate (EIR method).

VIII Income Tax

Income Tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates to items recognised directly in Equity or in Other Comprehensive Income.

a. Current Tax

Current Tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.

Current tax assets and liabilities can be offset only if the Company

- has a legally enforceable right to set off the recognised amounts and
- intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

b. Deferred Tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised such reductions are reversed when the probability of future taxable profits improves.



Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects at the reporting date to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- The Company has a legally enforceable right to set off current tax assets against current tax liabilities and
- The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

The Company has exercised the option given under section 115BAA of the Income Tax Act, 1961.

Accordingly, the Company has re-measured its Deferred Tax Liability basis the rate prescribed under section 115BAA of the Income Tax Act 1961.

IX Borrowing Cost

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs allocated to qualifying assets pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the time all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period in which they are incurred.



X Cash and Cash Equivalents

Cash and cash equivalent as reported in the Balance Sheet comprise cash at banks and on 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. However, for the purposes of the Cash Flow Statement, cash and cash equivalents comprise of cash and short term deposits as defined in Ind AS 7.

XI Earnings Per Share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for the events for bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares).

Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net off any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares.

XII Cash Flow Statement

Cash Flow Statement is prepared under the "Indirect Method" as prescribed under the Indian Accounting Standard (Ind AS) 7 -Statement of Cash Flows.

Cash and Cash equivalents for the purpose of cash flow statement comprise of cash at bank and in hand and short term investments with original maturity of three months or less.

XIII Provisions and Contingent Liabilities

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Considering that the time value of money involved in discounting the Provisions (excluding retirement benefits) is not material, the same are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.



Contingent liabilities are disclosed for:

- (i) possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- (ii) present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Commitments include the amount of purchase order (net off advances) issued to parties for completion of assets.

Contingent Assets are not recognised in Financial Statements. If an inflow of economic benefits has become probable, contingent assets are disclosed.

Contingent Assets are assessed continually to ensure that developments are appropriately reflected in the financial statements. If it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognised in the financial statements of the period in which the changes occurs.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each Balance Sheet date.

XIV Leases .

At inception of contract, the Company assesses whether the 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. At inception or on reassessment of a contract that contains a lease component, the Company allocates consideration in the contract to each lease component on the basis of their relative standalone price.

a. Where Company is the Lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i. Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives



received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

ii. Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. In calculating the present value of lease payments, the Company generally uses its incremental borrowing rate at the lease commencement date if the discount rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. The carrying amount is remeasured when there is a change in future lease payments arising from a change in index or rate. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

iii. Short term leases and leases of low value of assets

The Company applies the short-term lease recognition exemption to its short-term leases. It also applies the lease of low-value assets recognition exemption that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

b. Where Company is the Lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

XV Standards issued but not yet effective

There are no standards issued but not effective as at the date of issue of financial statements.



ROCKFIRST REAL ESTATE LIMITED

CIN: U45400MH2008PLC182058

Notes to Accounts for the financial statement for period ended 31st March 2026

NOTE 3 : OTHER NON CURRENT ASSETS

(Amount in Rs. Lakhs)

Particulars	As at 31st March 2026	As at 31st March 2025
(i) Advance Tax Net of provision	32.20	32.41
(ii) Security Deposits	1.91	1.91
(iii) Provision for Doubtful Deposits	(1.81)	(1.81)
Total	32.30	32.51

NOTE 4 : INVENTORIES

Particulars	As at 31st March 2026	As at 31st March 2025
(i) Finished Realty Stock	93.00	92.99
(ii) Raw Material	-	-
Total	93.00	92.99

NOTE 5 : CASH AND CASH EQUIVALENTS

Particulars	As at 31st March 2026	As at 31st March 2025
(i) Cash on Hand	0.14	0.14
(ii) Balance with Banks in Current Accounts	7.93	17.50
Total	8.07	17.64

NOTE 6 : OTHER CURRENT ASSETS

Particulars	As at 31st March 2026	As at 31st March 2025
(i) Advances Recoverable in Cash or in Kind for:		
Considered Good	-	-
Considered Doubtful	80.11	80.11
Provision for Doubtful Advances	(80.11)	(80.11)
(ii) Deposits with Statutory Authorities	66.62	79.45
(iii) CAM Receivable	71.93	72.70
Total	138.55	152.15



ROCKFIRST REAL ESTATE LIMITED

CIN: U45400MH2008PLC182058

Notes to Accounts for the financial statement for year ended 31st March 2026

NOTE 7 : EQUITY SHARE CAPITAL

(Amount in Rs. Lakhs)

Particulars	As at	As at
	31st March 2026	31st March 2025
Authorised		
3,00,000 (P.Y. 3,00,000) Equity Shares of Rs.10 each	30.00	30.00
20,000 (P.Y. 20,000) 2% Redeemable Non cumulative Pref Shares of Rs.100 each	20.00	20.00
Total	50.00	50.00
Issued, Subscribed and Paid up		
1,00,000 (P.Y. 100,000) Equity Shares of Rs.10/- each	10.00	10.00
Total	10.00	10.00

Shares in the Company held by each shareholders holding more than 5% shares specifying the number of shares held:

Name of the Shareholder	As at	As at
	31st March 2026	31st March 2025
	Equity Shares (Nos)	
Peninsula Land Limited	99,994	99,994
{Percentage of Holding}	{99.994%}	{99.994%}

Reconciliation of No. of Shares:

Particulars	Equity Shares (Nos)	
	As at	As at
	31st March 2026	31st March 2025
Shares outstanding at the beginning of the year	1,00,000	1,00,000
Shares Issued during the year	-	-
Shares bought back during the year	-	-
Shares outstanding at the end of the year	1,00,000	1,00,000

Details of Shareholding of the Promoters alongwith changes, if any during the financial year

Name of the Shareholder	As at		As at		% Change during the year
	31st March 2026		31st March 2025		
	No. of Shares	%	No. of Shares	%	
Peninsula Land Limited	99994	99.994%	99994	99.994%	-
Peninsula Holdings and Investments Private Limited	1	0.001%	1	0.001%	-
Urvi A Piramal*	1	0.001%	1	0.001%	-
Rajeev A Piramal*	1	0.001%	1	0.001%	-
Harshvardhan A Piramal*	1	0.001%	1	0.001%	-
Nandan A Piramal*	1	0.001%	1	0.001%	-
N Gangadharan*	1	0.001%	1	0.001%	-
Total	100000	100%	100000	100%	

* Nominee of Peninsula Land Limited

Details of Shares Held by Controlling Entity:

Name of the Shareholder	As at	As at
	31st March 2026	31st March 2025
	No. of Shares	
Peninsula Land Limited	99,994	99,994
{Percentage of Holdings}	{99.994%}	{99.994%}

Note 1: Terms / Right attached to Equity Shares:

The Company has only one class of equity share having a par value of Rs 10 per share. Each holder of equity share is entitled to one vote per share. All shares rank pari passu with regard to dividend.

Note 2: Terms / Right attached to Preference Shares:

The Company has only one class of preference share having a par value of Rs 100 per share.



ROCKFIRST REAL ESTATE LIMITED
CIN: U45400MH2008PLC182058

Notes to Accounts for the financial statement for year ended 31st March 2026

NOTE 8 : OTHER EQUITY

(Amount in Rs. Lakhs)

Particulars	As at 31st March 2026	As at 31st March 2025
Retained Earnings		
Opening Balance	(7,634.59)	(7,598.51)
Profit / (Loss) for the year	(12.30)	(36.08)
Closing Balance (A)	(7,646.89)	(7,634.59)
Deemed Equity	1,720.05	1,720.05
Closing Balance (B)	1,720.05	1,720.05
Total (A+B)	(5,926.85)	(5,914.55)

A) Although Company's net worth is eroded, financial statements has been prepared on Going Concern basis as the Management is confident of meeting Company's liabilities through support from its members.



ROCKFIRST REAL ESTATE LIMITED

CIN: U45400MH2008PLC182058

Notes to Accounts for the financial statement for year ended 31st March 2026

NOTE 9 : BORROWINGS

(Amount in Rs. Lakhs)

Particulars	As at 31st March 2026	As at 31st March 2025
(i) Loan from Holding Company Terms of Repayment: Repayable on demand (*) (* The loan from Holding Company is Written back during the previous year	73.55	31.92
Current Maturity of Long Term Debt		
Debentures	5,979.85	5,979.85
0% Unsecured Redeemable Optionally fully Convertible Debentures (59,79,850 No. of Debentures due for redemption on 31st Dec 2018, have been extended till 30th Mar 2027)		
(ii) 2% Redeemable Non-Cumulative Preference Shares 10150 No. of shares Redemption date extended till 30th March 2027	10.15	10.15
Total	6,063.55	6,021.92

NOTE 10 : TRADE PAYABLES

Particulars	As at 31st March 2026	As at 31st March 2025
(i) Micro, Small and Medium Enterprises	0.81	-
(ii) Others	115.23	168.75
Total	116.04	168.75

NOTE 11 : OTHER CURRENT LIABILITIES

Particulars	As at 31st March 2026	As at 31st Mar 2025
(i) Income Received in advance / Advances from Customers	9.08	9.08
(ii) Statutory dues payable	0.10	0.08
Total	9.18	9.16

NOTE 12 : OTHER INCOME

(Amount in Rs. Lakhs)

Particulars	Year ended 31st March 2026	Year ended 31st March 2025
Interest Income	0.76	1.25
Payables written back	-	33.62
Other Income	2.50	-
Total	3.26	34.87

NOTE 13 : OTHER EXPENSES

Particulars	Year ended 31st March 2026	Year ended 31st March 2025
Legal & Professional Charges	0.80	25.95
Printing & Stationery	-	0.04
Miscellaneous Expenses	0.05	2.02
GST Exp	12.71	-
Insurance Charges	-	0.26
Repair & Maintenance	-	44.27
Vehicle Expenses	-	0.04
Audit Fees	1.20	0.75
Tax Audit Fees	-	0.25
Bank Charges	0.00	-
Cam Expenses	0.25	-
Total	15.01	73.58



14 Financial Instruments - Fair Values and Risk Management**A Accounting Classification and Fair Values**

(Amount in Rs. Lakhs)

31st March 2026	Carrying Amount			
	FVTPL	FVTOCI	Amortised Cost	Total
Financial Assets				
Cash & Cash Equivalents	-	-	8.07	8.07
Trade Receivable	-	-	-	-
Other Financial Assets	-	-	-	-
Total	-	-	8.07	8.07
Financial Liabilities				
Borrowings	-	-	6,063.55	6,063.55
Trade Payables	-	-	116.04	116.04
Other Financial Liabilities	-	-	-	-
Total	-	-	6,179.59	6,179.59

31st March 2025	Carrying Amount			
	FVTPL	FVTOCI	Amortised Cost	Total
Financial Assets				
Cash & Cash Equivalents	-	-	17.64	17.64
Trade Receivable	-	-	-	-
Other Financial Assets	-	-	-	-
Total	-	-	17.64	17.64
Financial Liabilities				
Borrowings	-	-	6,021.92	6,021.92
Trade Payables	-	-	168.75	168.75
Other Financial Liabilities	-	-	-	-
Total	-	-	6,190.67	6,190.67

B Financial Risk Management

The Company has exposure to the following risks arising from financial instruments:

- Credit risk ;
- Liquidity risk ; and
- Market risk

Risk Management Framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors has established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The Committee reports regularly to the Board of Directors on its activities.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.



a Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, loans and investment in debt securities. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables and investments.

The carrying amount of following financial assets represents the maximum credit exposure:

i Trade and other receivables and Long term loans and advances

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore, substantially eliminating the Group's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

ii Impairment

The movement in allowance for impairment in respect of advances and deposits during the year was as follows:

	(Amount in Rs. Lakhs)	
	31st March 2026	31st March 2025
Balance as at beginning of the year	81.92	80.11
Impairment Loss recognised / (Reversed) during the year	-	1.81
Balance as at end of the year	81.92	81.92

iii Cash and Cash Equivalents

The Company held cash and cash equivalents of Rs. 8.07 lakh at 31st March, 2026 (Rs. 17.64 lakh at 31st March, 2025). The credit risk on cash and cash equivalents is limited as the company generally invests in deposits with banks where credit risk is largely perceived to be extremely insignificant.

b Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

Exposure to Liquidity Risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

	(Amount in Rs. Lakhs)					
31-Mar-26	Carrying Amount	Within 12 month	1-2 Year	2-5 Years	More than 5 Years	Total
Long Term Borrowings	6,063.55	6,063.55	-	-	-	6,063.55
Trade Payables	116.04	116.04	-	-	-	116.04



c Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rates, interest rates and equity prices and will affect the Company's income or the value of its holdings of financial instruments. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. The Company is exposed to market risk primarily related to interest rate risk and the market value of the investments.

i Interest Rate Risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

Exposure to interest rate risk

Company's interest rate risk arises from borrowings. Borrowings issued at fixed rates exposes to fair value interest rate risk. The interest rate profile of the Company's interest-bearing financial instruments as reported to the management of the Company is as follows.

	(Amount in Rs. Lakhs)	
	31st Mar 2026	31st Mar 2025
Fixed rate Instruments		
Financial Assets		
Fixed Deposit	-	-
Total	-	-
Variable Rate Instruments		
Financial Assets	-	-
Total	-	-
Financial Liabilities		
Term loan from Financial Institution	-	-
Loan from Banks	-	-
Total	-	-

	(Amount in Rs. Lakhs)	
	Year Ended 31st Mar 2026	Year Ended 31st Mar 2025
15 Payment of Auditors included in Miscellaneous Expenses		
As Auditors		
a Audit Fees	0.90	0.75
b LR Fees	0.30	0.25
Total	1.20	1.00

16 List of Related Parties and Transactions during the year as per IND AS 24 Related Party Disclosures

A. Holding Company

Peninsula Land Limited

B. Associate of Holding Company

SEW Engineering (India) Private Limited

C Key Management Personnel

Rajeev A Piramal
Nandan A Piramal
Nirmal Agarwal
Vivek Patil
Pawan Swamy



(Amount in Rs. Lakhs)

D	Details of Transactions are as Follows :	2025-26	2024-25
I	Expensed Incurred on our Behalf by		
a	Holding Company		
	Peninsula Land Limited	0.53	31.92
b.	Subsidiary of Holding Company		
	Peninsula Land Limited	-	-
II	Paid towards Expenses Incurred		
a	Subsidiary of Holding Company		
	Peninsula Holding and Investments Pvt. Ltd.	-	-
III	Loan Taken from		
a	Holding Company		
	Peninsula Land Limited	53.10	-
IV	Loan Repaid during the year		
a	Holding Company		
	Peninsula Land Limited	12.00	-
IV	Loan Written back during the year		
a	Holding Company		
	Peninsula Land Limited	-	-
V	Outstanding Balances as at March 31, 2025		
	Payable by Company to		
i	Towards Debentures & Accrued Interest		
a	Holding Company		
	Peninsula Land Limited	5,990.00	5,990.00
ii	Towards Loan taken		
a	Holding Company		
	Peninsula Land Limited	73.55	31.92
iii	Towards Purchase of Services		
a	Associate of Holding Company		
	SEW Engineering (India) Private Limited	0.30	0.30

17 Earnings Per Share (EPS)

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders of the parent by the weighted average number of Equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the parent (after adjusting for interest on the convertible preference shares) by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity shares.



i Profit attributable to Equity holders of parent	(Amount in Rs. Lakhs)	
	31st Mar 2026	31st Mar 2025
Profit / (Loss) for the year, attributable to the owners of the Company	(12.30)	(36.08)
Profit attributable to equity holders of the parent for basic earnings	-	-
Interest on Convertible preference shares	-	-
Interest on Convertible debentures	-	-
Others	-	-
Profit / (Loss) attributable to equity holders of the parent adjusted for the effect of dilution	(12.30)	(36.08)
ii Weighted average number of ordinary shares	Nos	
Issued ordinary shares at April 1	1,00,000	1,00,000
Issue of Ordinary Shares	-	-
Effect of shares bought back during the year	-	-
Weighted average number of shares at March 31 for basic EPS	1,00,000	1,00,000
iii Basic and Diluted earnings per share (for discontinued operation)		
Basic earnings per share Rs	-	-
Diluted earnings per share Rs	-	-
iv Basic and Diluted earnings per share (for discontinued & continuing operation)		
Basic earnings per share Rs	(12.30)	(36.08)
Diluted earnings per share Rs	(12.30)	(36.08)

18 The details of cost of Realty Sales and Work in Progress (Realty Stock) are as under:

		(Amount in Rs. Lakhs)	
		31st Mar 2026	31st Mar 2025
Realty Costs incurred during the year			
Land Costs		-	-
Development Costs		-	-
Interest and Other Borrowing Costs		-	-
Total Realty Costs for the year	(A)	<u>-</u>	<u>-</u>
Changes in Inventory			
Opening Inventory			
Finished Realty Stock		92.99	92.99
Work in Progress		-	-
Raw Materials		-	-
	Sub-total (i)	<u>92.99</u>	<u>92.99</u>
Closing Inventory			
Finished Realty Stock		92.99	92.99
Work in Progress		-	-
Raw Materials		-	-
	Sub-total (ii)	<u>92.99</u>	<u>92.99</u>
Change in Raw Material Inventory transferred to cost to complete provision(iii)			
Changes in Inventory	(B) = (i-ii+iii)	-	-
Cost of Realty Sales Recognised	(A+B)	-	-



19 Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position.

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total liabilities, comprising interest-bearing loans and borrowings less cash and cash equivalents.

The Company's adjusted net debt to equity ratio at March 31, 2026 was as follows.

Particulars	(Amount in Rs. Lakhs)	
	As at 31st Mar 2026	As at 31st Mar 2025
Total Liabilities	6,063.55	6,021.92
Less : Cash and cash equivalent	8.07	17.64
Adjusted Net Debt	6,055.48	6,004.28
Total Equity	(5,916.85)	(5,904.54)
Less : Hedging reserve	-	-
Adjusted Equity	(5,916.85)	(5,904.54)
Adjusted Net Debt to Adjusted Equity Ratio	(1.02)	(1.02)

20 Tax Expense

a Amounts recognised in Statement of Profit and Loss

Particulars	(Amount in Rs. Lakhs)	
	2025-26	2024-25
Current Income Tax	-	-
Deferred Income Tax Liability / (Asset) [Net]		
Deferred Tax Asset on Interest on Debentures	-	-
Net Deferred Tax Expense / (Income)	-	-
Tax expense/ (benefit) for the year	-	-

b Reconciliation of Effective Tax Rate

Particulars	(Amount in Rs. Lakhs)	
	2025-26	2024-25
Profit / (Loss) before Tax	(11.74)	(38.71)
Tax using the Company's domestic tax rate (Current year 25.168% and Previous Year 25.168%)	(2.95)	(9.74)
Tax effect of:		
Deferred Tax Asset not created due to uncertainty of realisation	2.95	9.74
Set off losses of earlier years	-	-



21 Commitments and Contingent Liabilities

(Amount in Rs. Lakhs)

Claims not acknowledged as debts in respect of	2025-26	2024-25
Disputed claims related to project *	94.41	88.34

* Consumer Complaint filed by customer before Honourable National Consumer Dispute Redressal Commission, New Delhi.

22 Ind AS 115 Revenue from Contracts with Customers

(Amount in Rs. Lakhs)

2025-26 2024-25

A Disaggregated revenue information

Set out below is the disaggregation of the Company's revenue from contracts with customers by timing of transfer of goods or services.

Timing of transfer of goods or services

i Revenue from goods or services transferred to customers at a point in time	-	-
ii Revenue from goods or services transferred over time	-	-

B Contract balances and performance obligations

i Trade receivables	-	-
ii Contract liabilities *	9.08	9.08

*Contract liabilities represent amounts collected from customers based on contractual milestones and liability under joint development agreements entered into with landlords pursuant to agreements executed with such customers/ landlords for construction and sale of residential units. The terms of agreements executed with customers require the customers to make payment of consideration as fixed in the agreement on achievement of contractual milestones though such milestones may not necessarily coincide with the point in time at which the entity transfers control of such units to the customer. The Company is liable for any structural or other defects in the residential units as per the terms of the agreements executed with customers and the applicable laws and regulations.

iii Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	-	-
iv Revenue recognised in the reporting period from performance obligations satisfied in previous periods	-	-
v Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period **	93.00	93.00

** The entity expects to satisfy the said performance obligations as explained in note 2.2(m) when (or as) the underlying real estate projects to which such performance obligations relate are completed.

C Reconciling the amount of revenue recognised in the statement of profit and loss with the contracted price

i Revenue as per contracted price	-	-
ii Adjustments	-	-
iii Discount	-	-
Revenue from contract with customers	-	-

D Assets recognised from the costs to obtain or fulfil a contract with a customer

i Brokerage costs pertaining to sale of residential units	-	-
---	---	---

23 The details of immovable property and Property plant and equipments is not applicable as the Company does not have any such assets as on date.

24 The Company has not granted any loans or advances to promoters, directors or KMPs.



- 25 There are no proceeding have been initiated or pending against the Company for holding any benami property under The Benami Transactions (Prohibition) Act 1948 (45 of 1988).
- 26 In view of losses the disclosure under section 135 of the Company's Act 2013 on CSR activity (Corporate social responsibility) is not applicable.
- 27 There are no unrecorded transactions in the books of accounts which have been surrendered or disclosed as income during the year in the tax assessment.
- 28 The Company has not traded or invested in crypto currency or virtual currency.
- 29 There are no trade receivables as at 31st March 2026 and 31st March 2025 and hence ageing is not given.
- 30 The Company does not have any transaction with companies struck off under section 248 of the companies Act 2013 .
- 31 Ratios

Sr	Particulars	31-Mar-26	31-Mar-25	Variance	Remarks
(a)	Current ratio	0.04	0.04	0.00%	
(b)	Debt- Equity ratio	-1.02	-1.02	0.00%	
(c)	Debt Service Coverage ratio	NA	NA	NA	
(d)	Return on equity ratio	0.00	-0.01	-79.21%	Due to decreased losses during the year
(e)	Inventory turnover ratio	NA	NA	NA	
(f)	Trade receivable turnover ratio	NA	NA	NA	
(g)	Trade payable turnover ratio	NA	NA	NA	
(h)	Net capital turnover ratio	NA	NA	NA	
(i)	Net profit ratio	-3.77	-1.03	265.92%	Due to decreased losses during the year
(j)	Return on capital employed	0.00	-0.01	-80.15%	Due to decreased losses during the year
(k)	Return on Investment	NA	NA	NA	

- 32 As per MCA notification dated August 05, 2022, the Central Government has notified that Companies (Accounts) Fourth Amendment Rules, 2022. As per the amended rules, the companies are required to maintain back up of the books of account and other relevant books and papers in electronic mode that should be accessible in India at all the time. Also, the companies are required to create back up on servers physically located in India on a daily basis.

Books of accounts of the Company were maintained in electronic form mode throughout the year. Also, backup of books of accounts were maintained on daily basis throughout the year.

- 33 Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 (hereinafter referred as "the Account Rules") states that for the financial year commencing on or after the 1st day of April 2023, every company which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled

The company implemented SAP software to maintain books of accounts since September 2015. SAP has features of audit trail & maintaining log of creating & changes made. Audit trail enablement is as below

a) Audit trail at database level & related controls on maintenance of edit logs was enabled on implementation since September 2015.

b) Audit trail was enabled for financial accounting transactions throughout the year.

c) As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 01, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014, the audit trail has been preserved by the company as per the statutory requirements for record retention.

- 34 The scheme of arrangement disclosure is not applicable for the year ended 31st March 2026 (31st March 2025).



- 35 In the opinion of the Management, current assets, have the value at which they are stated in the Balance Sheet, if realized in the ordinary course of business. Sundry creditors are subject to confirmation.
- 36 Details required to be disclosed as per schedule III of the Companies Act 2013 wherever applicable has been provided in the notes forming parts of the accounts.

37 The Company is registered with Ministry of Corporate Affairs under CIN U45400MH2008PLC182058.

38 The Company has satisfaction of charges which is yet to be registered with ROC beyond the statutory period as follow:

a) Charge ID: 10417773, from HDFC Ltd., created on 25/03/2013, Rs.7000 Lakh, the Loan is fully repaid on 25th September 2014.

b) Charge ID: 100153668, from HDFC Ltd., created on 06/02/2018, Rs.5000 Lakh, the Loan is fully repaid on 26th June 2023.

[On 27th June 2023 Holding Company M/s. Peninsula Land Limited paid Rs. 22,14,00,000/- to HDFC Bank Ltd (Erstwhile HDFC Limited). Out this Rs.18,96,67,154/- was appropriated by HDFC Bank Ltd towards full repayment of the loan account of the Company. Excess paid amount of Rs. 3,17,32,846/- by Peninsula Land Limited Shall be directly paid to Peninsula Land Limited as documented under supplemental agreement dated 5th April 2024 between HDFC Bank Limited and Peninsula Land Limited. The Company is actively working on submitting the satisfaction of charge form for the mentioned loan on the MCA website]

39 As per the Labour code 2025 issued by Ministry of Labour & Employment are effectively enforced from 21st November 2025. Since company does not have any employee therefore such code is not applicable tom the company.

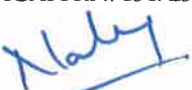
40 Previous year figures have been regrouped / reclassified wherever necessary to conform to current year's classification.

41 The figures have been rounded off to two decimals in Lakhs.

42 There are no significant subsequent events that would require adjustments or disclosures in the financial statements as on the Balance Sheet date.

As per our attached report of even date.

For Mayur Khandelwal & Co.
Chartered Accountants
ICAI FRN: 134723W


Namandeep Singh Bhatia
Partner
Membership No. 471597



For and on behalf of the Board of Directors of
Rockfirst Real Estate Limited


Nandan Piramal
Director
DIN: 00044983


Nirmal Kumar Agarwal
Director
DIN: 09053376

Place: Mumbai
Date : 12-05-2026

