

Independent Auditor's Report

To
The Members of
EFC (I) Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the Ind AS Financial Statements of EFC (I) Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2025, and the Statement of Profit and Loss, including the Statement of Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information for the year ended on that date.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS Financial Statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and its profit including Other Comprehensive Income, its Cash Flows and the Changes in Equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Ind AS Financial Statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in Auditor's Responsibilities for the Audit of the Ind AS 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 Companies Act, 2013 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 audit opinion on the Ind AS Financial Statements.



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Key Audit Matters

Key Audit Matter	Auditor's Response
<p>Revenue recognition and accounting for lease and sub-lease arrangement (Refer notes 4 and 8 to the standalone financial statements):</p> <p>The Company's primary business involves taking properties on lease and sub-leasing the same to customers on a monthly rental basis under various contractual terms. These arrangements are accounted for in accordance with Ind AS 116 – Leases, which requires significant management judgment.</p> <p>Classification of leases and sub-leases as either operating or finance leases requires interpretation of contract terms and assessment of the extent to which risks and rewards of ownership are transferred.</p> <p>The Company performs manual calculations for lease liabilities and right-of-use (ROU) assets, which increases the risk of error due to the volume of contracts and variations in their terms.</p> <p>Given the materiality of these balances, the level of judgment involved, and the inherent risk of error in manual computations, this matter was considered a key audit matter and required significant audit effort.</p>	<p>Our audit procedures with respect to this matter included, but were not limited to, the following:</p> <ul style="list-style-type: none"> Assessed the Company's accounting policies for lease and sub-lease arrangements and evaluated their compliance with the requirements of Ind AS 116. Reviewed lease and sub-lease agreements on sample basis to understand key terms, renewal and termination option and evaluated management's interpretation of the same. Evaluated management's basis for classification of leases as finance or operating leases, considering the transfer of risks and rewards. Recalculated lease liabilities and ROU assets on sample basis and tested the accuracy of underlying computations. Reviewed the accounting treatment for early terminations, including remeasurement of lease liabilities and corresponding adjustments. Scrutinized journal entries related to revenue recognized during the year based upon risk-based criteria, to identify unusual or irregular items.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the Board's Report ("other information"), but does not include the Ind AS Financial Statements and our auditor's report thereon.

Our opinion on the Ind AS 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 Ind AS Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



Management's Responsibility for the Ind AS 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 Ind AS Financial Statements that give a true and fair view of the financial position, financial performance including Other Comprehensive Income, Cash Flows and Changes in Equity of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of 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 Ind AS Financial Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS 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.

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

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Standard on Auditing (SA's) 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 Ind AS Financial Statements.

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

- Identify and assess the risks of material misstatement of the Ind AS Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the 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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, and the Statement of Cash Flow 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 Ind AS Financial Statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of Section 164(2) of the Act;
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Ind AS Financial Statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure B";



- (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.
- (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 does not have any pending litigations which would impact its financial position to Ind AS Financial Statements.
 - ii. The Company did not have any long- term contracts including derivative contracts for which there were any material foreseeable losses to Ind AS Financial Statements
 - iii. There were no amounts that were required to be transferred, to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the financial statements, during the year no funds 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 entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, 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, as disclosed in the financial statements, during the year no funds have been received by the Company from any person or entity, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, 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 performed 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 (a) and (b) of Rule 11(e) contain any material misstatement.
- v. The Company has not declared or paid any equity dividend during the year.



- vi. During the course of our audit, based on our examination which included test checks, we observed that the Company has used an accounting software that has the capability to record an audit trail (edit log) feature and the same have been operated throughout the year for all relevant transactions recorded in the software, except for payroll records for which the audit trail was not operative throughout the year.

For Mehra Goel & Co
Chartered Accountants
FRN: 000517N



Roshan Daultani
Partner
Membership No.: 137405
UDIN: 25137405BMIZVC7216
Place : Pune
Date : May 29, 2025



Annexure – “A” referred to in our Independent Auditor’s Report to the member of EFC (I) Limited on the standalone Ind AS financial statements for the year ended 31 March 2025

Based on the audit procedures performed for the purpose of reporting a true and fair view on the IND AS financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, we report that:

- i. a. (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment, capital work-in-progress and relevant details of right-of-use assets.

(B) The company has no intangible assets hence the clause is not applicable.
- b. Property, plant and equipment were physically verified by the management along with the relevant details of right of use assets, which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
- c. According to the information and explanations given to us and based on our examination of the records of the Company, the Company does not own any immovable property. The immovable property used by the Company is held under a lease agreement that is duly executed in favor of the Company. Accordingly, reporting under Clause 3(i)(c) of the Order is not applicable.
- d. According to the information and explanations given to us, the Company has not revalued its property, plant and equipment (including right of use assets) or intangible assets during the year. Accordingly, the provisions stated under clause 3(i)(d) of the Order are not applicable to the Company.
- e. According to the information and explanations given to us, no proceeding has been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988, as amended and rules made thereunder. Accordingly, the provisions stated under clause 3(i)(e) of the Order are not applicable to the Company.
- ii. a. The Company does not have any inventory and hence reporting under clause 3(ii)(a) of the Order is not applicable.
- b. The Company has not been sanctioned working capital limits in excess of H 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.



iii. The Company has not provided any advances in the nature of loans to companies, firms, limited liability partnerships during the year. Further, the Company has made investments in, provided guarantee, security and granted loans to companies during the year, in respect of which:

a. The Company has provided loans and guarantees during the year. The Company has not provided any security or advances in the nature of loan. Relevant details are given below:

Sr.	Particulars	Guarantees	Loans
(A)	Aggregate amount granted/ provided during the year		
	a. Subsidiary	8380 Lakh	16256 Lakh
	b. Joint Venture	Nil	Nil
	c. Others	Nil	Nil
(B)	Balance outstanding as at balance sheet date in respect of above cases		
	a. Subsidiary	12730 Lakh	8903 Lakh
	b. Joint Venture	Nil	Nil
	c. Others	Nil	Nil

b. In our opinion, and according to the information and explanations given to us, the investments made, guarantees provided, security given and terms and conditions of the grant of all loans and guarantees provided are, prima facie, not prejudicial to the interest of the Company. Further, the Company has not provided any advances in the nature of loans during the year.

c. The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender, although in certain cases of loans taken from related parties, wherein as per the contractual terms of agreement, interest accrued as at year end and remaining unpaid has been added to amount of loans outstanding at year end.

d. As the terms for repayment of interest are not stipulated, we are unable to make specific comment for overdue amount of interest portion.

e. According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan or advance in the nature of loan granted falling due during the year, which has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to same parties.

f. The Company has not granted any loans or advances in the nature of loans that were either repayable on demand or without specifying any terms or period of repayment.

iv. In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of sections 185 and 186 of the Act in respect of loans and investments made and guarantees and security provided by it, as applicable.



- v. In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposits or there are no amounts which have been deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.
- vi. According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the products manufactured by it (and/or services provided by it). Accordingly, clause 3(vi) of the Order is not applicable.
- vii. a. According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Service Tax, Provident Fund, Income-Tax, or other statutory dues have been regularly deposited with the appropriate authorities except for withholding taxes.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Income-Tax, or other statutory dues were in arrears as at 31 March 2025 for a period of more than six months from the date they became payable.

- b. According to the information and explanations given to us, there are no statutory dues referred in sub-clause (a) which have not been deposited with the appropriate authorities on account of any dispute.
- viii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- ix. a. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowing or in the payment of interest thereon to any lender.
- b. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- c. In our opinion and according to the information and explanations given to us, money raised by way of term loans were applied for the purposes for which these were obtained.
- d. According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.
- e. According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under the Act.
- f. According to the information and explanations given to us, the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries or joint ventures.



- x. a. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- b. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- xi. a. Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- b. According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- c. According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 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 Sections 177 and 188 of the Act, where applicable and details of such transactions have been disclosed in the Standalone Financial Statements as required under Indian Accounting Standards (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules, 2015 as prescribed under section 133 of the Act.
- xiv. a. Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- b. We have considered the internal audit reports of the Company issued till date for the period under audit.
- xv. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- xvi. a. 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 under clause 3(xvi) (a) of the Order are not applicable to the Company.
- b. The Company is not engaged in any Non-Banking Financial or Housing Finance activities during the year and accordingly, the provisions stated under 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. Accordingly, the provisions stated under clause 3 (xvi)(c) of the Order are not applicable to the Company.
- d. Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC.
- xvii. Based on the overall review of Standalone Financial Statements, the Company has not incurred cash losses in the current financial year and in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. During the year, section 135 regarding Corporate Social Responsibility of the Act is not applicable to the company, accordingly, the requirements to report on clause 3(xx)(a) and (b) of the Order are not applicable to the Company.
- xxi. The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

For Mehra Goel & Co

Chartered Accountants

FRN: 000517N

Roshan Daultani

Partner

Membership No.: 137405

UDIN : 25137405BMIZVC7216

Place : Pune

Date : May 29, 2025



Annexure "B" to the Independent Auditor's Report

(Referred to in paragraph 2 (f) under 'Report on other legal and regulatory requirements' section of our report to the Members of EFC (I) 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 EFC (I) Limited ("the Company") as at March 31, 2025, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. 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.

Because of the matter described in Disclaimer of Opinion paragraph below, we were not able to obtain sufficient and appropriate audit evidence to provide a basis for an audit opinion on internal financial controls system over financial reporting of the Company.



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 IND AS 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 IND AS 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 IND AS financial statements.

Inherent Limitations of internal financial controls over financial reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management 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.

Disclaimer of Opinion

The Company is in the process of implementing internal control systems and formalising its policies. As these controls and policies were partially implemented and operational during the year and as on 31 March 2025, we were unable to obtain sufficient and appropriate audit evidence to provide opinion on Company's internal financial controls over financial reporting. Accordingly, we have considered the disclaimer in forming opinion on effectiveness of internal financial controls over financial reporting for the year and as on 31 March 2025.

We have considered the disclaimer reported above in determining the nature, timing, and extent of audit tests applied in our audit of the financial statements of the Company, and the disclaimer does not affect our opinion on the financial statements of the Company.

For Mehra Goel & Co
Chartered Accountants
FRN: 000517N



Roshan Daultani
Partner
Membership No.: 137405
UDIN : 25137405BMIZVC7216
Place : Pune
Date : May 29, 2025



Sr. no.	Particulars	Notes	As at 31 March 2025	As at 31 March 2024
I	Assets			
1	Non-current assets			
	Property, plant and equipment	3	1.93	0.98
	Right-of-use assets	4	2,085.26	1,810.78
	Capital work-in-progress	5	-	61.70
	Financial assets			
	Investments	6	19,382.04	5,012.70
	Loans	7	8,903.36	-
	Other financial assets	8	2,545.87	178.62
	Deferred tax assets (net)	9	-	27.89
	Other non-current assets	10	56.92	-
	Total non-current assets		32,975.38	7,092.67
2	Current assets			
	Financial assets			
	Trade receivables	11	53.25	397.95
	Cash and cash equivalents	12	134.87	3.85
	Bank balances other than cash and cash equivalents	13	10,035.43	16,124.36
	Loans	7	-	15,581.30
	Other financial assets	8	385.93	156.05
	Current tax assets (net)	9	-	6.03
	Other current assets	10	382.93	340.76
	Total current assets		10,992.41	32,610.30
	TOTAL ASSETS		43,967.79	39,702.97
II	Equity and liabilities			
1	Equity			
	Equity share capital	14	1,991.07	995.53
	Other equity	15	36,976.46	36,056.63
	Total equity		38,967.53	37,052.16
2	Liabilities			
	Non-current liabilities			
	Financial liabilities			
	Borrowings	16	191.85	-
	Lease liabilities	17	3,217.73	1,624.37
	Other financial liabilities	18	227.57	177.38
	Provisions	20	14.73	3.77
	Deferred tax liabilities (net)	9	242.01	-
	Other non current liabilities	21	-	-
	Total Non-current liabilities		3,893.89	1,805.52
3	Current liabilities			
	Financial liabilities			
	Borrowings	16	-	100.54
	Lease liabilities	17	507.25	248.58
	Trade payables			
	-Total outstanding dues of micro, small and medium enterprises	19	63.98	36.96
	-Total outstanding dues of creditors other than micro, small and medium enterprises		207.34	292.73
	Other financial liabilities	18	95.07	25.19
	Other current liabilities	21	75.85	141.12
	Provisions	20	1.03	0.17
	Current tax liabilities (net)	9	155.85	-
	Total current liabilities		1,106.37	845.29
	Total Liabilities		5,000.26	2,650.81
	TOTAL EQUITY AND LIABILITIES		43,967.79	39,702.97

As per our report of even date
For Mehra Goel & Co.
Chartered Accountants
Firm Registration Number: 000517N

Roshan Gaultani
Partner
Membership number: 137405

Place: Pune
Date: 29 May 2025



For and on behalf of the Board of Directors
of EFC (I) Limited



Umesh Kumar Sahay
Chairman and Managing Director
DIN: 01733060

Uday Tushar Vora
Chief Financial Officer

Nikhil Dhipbhai Bhuta
Whole-time Director
DIN: 02111646

Aman Gupta
Company Secretary
Membership number : F10931

EFC (I) Limited

(CIN: L74110PN1984PLC216407)

Standalone Statement of Profit and Loss for the Year Ended 31 March 2025

(All amounts in ₹ Lakhs , unless otherwise stated)

Sr. No.	Particulars	Notes	For the year ended 31 March 2025	For the year ended 31 March 2024
1	Revenue from operations	22	2,003.93	1,097.24
2	Other income	23	2,349.48	862.12
3	Total Income (1+2)		4,353.41	1,959.36
4	Expenses			
	Cost of services	24	497.18	382.17
	Changes in inventories of stock-in-trade	25	-	306.00
	Employee benefit expense	26	385.79	137.46
	Finance costs	27	204.38	128.97
	Depreciation and amortisation expense	28	382.59	265.80
	Other expenses	29	376.59	387.16
	Total expenses		1,846.53	1,607.56
5	Profit before exceptional item and tax (3-4)		2,506.88	351.80
6	Exceptional item		-	-
7	Profit before tax (5-6)		2,506.88	351.80
8	Tax expense			
	Current tax	9	386.33	118.36
	Prior years tax		10.20	-
	Deferred tax	9	269.91	(20.50)
	Total Tax Expenses		666.44	97.86
9	Profit after tax (7-8)		1,840.45	253.94
10	Other comprehensive income	30		
	Items that will not to be reclassified to profit or loss in subsequent periods			
	- Changes in the fair value of equity investments at FVOCI		101.61	-
	- Remeasurement (loss)/gain on defined benefit plans		(1.47)	(2.23)
	- Income tax relating to these items		(25.19)	0.56
	Other comprehensive income		74.95	(1.67)
11	Total comprehensive income (9+10)		1,915.40	252.27
12	Earnings per equity share of Face value of ₹ 2 each			
	Basic (in ₹)	31	1.85	0.25
	Diluted (in ₹)	31	1.85	0.25

As per our report of even date

For Mehra Goel & Co.

Chartered Accountants

Firm Registration Number: 000517N

Partner

Membership number: 137405

Place: Pune

Date: 29 May 2025



For and on behalf of the Board of Directors
of EFC (I) Limited



Umesh Kumar Sahay
Chairman and Managing Director
DIN: 01733060

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Chief Financial Officer

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Whole-time Director
DIN: 02111646

Aman Gupta
Company Secretary
Membership number : F10931

EFC (I) Limited
(CIN: L74110PN1984PLC216407)
Standalone Statement of Cash flows for the Year Ended 31 March 2025
(All amounts in ₹ Lakhs , unless otherwise stated)

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
A. Cash flow from operating activities		
Net profit before tax for the year	2,506.88	351.80
Adjustments for:		
Depreciation and amortisation expense	382.59	265.80
Interest income	(2,353.99)	(843.00)
Finance cost	164.80	129.57
Capital work in progress written off	61.70	152.46
Non cash impact of INDAS	(964.01)	-
Allowance for expected credit loss for financial asset	6.51	-
Sundry balances written back	(12.74)	-
Operating profit / (loss) before working capital changes	(208.26)	56.63
Adjustments for working capital:		
(Increase)/decrease in trade receivables	339.00	(377.93)
(Increase)/ decrease in other financial assets	156.82	116.64
(Increase)/decrease in other current assets	(71.90)	(191.88)
(Increase)/decrease in other non-current assets	(56.92)	-
Increase/ (decrease) in trade payables	17.56	160.83
Increase/ (decrease) in other financial liabilities	79.28	117.15
Increase/ (decrease) in other current liabilities	26.15	199.07
Increase/ (decrease) in other non-current liabilities	-	(26.61)
Increase/ (decrease) in provisions	10.42	(3.60)
Operating profit / (loss) after working capital changes	292.14	50.32
Direct taxes paid net of refund	(259.88)	(162.08)
NET CASH GENERATED FROM / (USED IN) OPERATING ACTIVITIES	32.26	(111.76)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment and capital work-in-progress	(1.24)	(62.39)
Direct cost incurred for asset acquisition	-	(19.92)
Investments in subsidiaries	(20.90)	(7.60)
Investment in fixed deposits	(5,000.00)	(43,050.00)
Withdrawal from fixed deposits	11,050.00	27,000.00
Interest received on fixed deposits	851.57	176.59
Investment in convertible debentures of related party	(14,000.00)	-
Other equity investments	(200.01)	-
Receipt of loan granted from related party	24,196.60	12,076.24
Loan granted to related party	(16,256.19)	(25,578.55)
NET CASH GENERATED FROM /(USED IN) INVESTING ACTIVITIES	619.84	(29,465.63)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Lease payment (principal)	(337.72)	(164.88)
Interest on lease payment	(250.93)	(117.68)
Borrowings repaid to related parties	(1,450.09)	(108.76)
Proceeds from borrowings from related parties	1,517.65	100.00
Proceeds from issues of shares (net)	-	29,790.19
NET CASH GENERATED FROM/(USED IN) FINANCING ACTIVITIES	(521.10)	29,498.85
Net Increase/(Decrease) in cash and cash equivalents	131.01	(78.49)
Add: Cash and cash equivalents as at the beginning of the year	3.85	82.36
Cash and cash equivalents as at the end of the Period	134.87	3.85
Reconciliation of cash and cash equivalents as per statement of cash flows		
Cash and cash equivalents		
Cash in hand	5.30	2.57
Balances with banks - on current accounts	129.57	1.28
Bank balances other than above	-	-
Balance as per statement of cash flows	134.87	3.85

Note:

The standalone statement of cash flows has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS) 7, 'Statement of Cash Flows'.

As per our report of even date
For Mehra Goel & Co.
Chartered Accountants
Firm Registration Number/000517N

Reshmi Dautjani
Partner
Membership number: 137405
Place: Pune
Date: 29 May 2025



For and on behalf of the Board of Directors
of EFC (I) Limited

Umesh Kumar Sahay
Chairman and Managing Director
DIN: 01733060

Nikhil Dilipbhai Bhuta
Whole-time Director
DIN: 02111646

Uday Tushar Vora
Chief Financial Officer

Aman Gupta
Company Secretary
Membership number : F.

EFC (I) Limited
(CIN: L74110PN1984PLC216407)

Standalone Statement of Changes in Equity for the year ended 31 March 2025
(All amounts in ₹ Lakhs, unless otherwise stated)

(a) Equity share capital

Particulars	Number of shares	Amount
Balance as at 1 April 2023	341.34	682.67
Changes in equity share capital during the year	156.43	312.86
Balance as at 31 March 2024	497.77	995.53
Changes in equity share capital during the year	497.77	995.53
Balance as at 31 March 2025	995.53	1,991.07

(b) Other Equity

Particulars	Capital reserve	General reserve	Share application money pending allotment	Securities premium	Retained earnings	Total
Balance as at 1 April 2023	0.05	-	218.05	5,965.10	143.83	6,327.03
Addition during the year	-	-	1,479.15	29,695.38	-	31,174.53
Conversion of Share warrants into equity shares	-	-	(1,697.20)	-	-	(1,697.20)
Profit for the year	-	-	-	-	253.94	253.94
Other comprehensive income	-	-	-	-	(1.67)	(1.67)
Balance as at 31 March 2024	0.05	-	-	35,660.48	396.10	36,056.63
Less: Issue Of Bonus Share	-	-	-	(995.53)	-	(995.53)
Profit for the year	-	-	-	-	1,840.43	1,840.43
Other comprehensive income	-	-	-	-	74.95	74.95
Balance as at 31 March 2025	0.05	-	-	34,664.93	2,311.48	36,976.46

The accompanying notes form an integral part of the financial statements

As per our report of even date

For Mehra Goel & Co.

Chartered Accountants

Firm Registration Number: 009517N

Partner

Membership number: 137405

Place: Pune

Date: 29 May 2025

For and on behalf of the Board of Directors
of EFC (I) Limited



Umesh Kumar Sahay

Chairman and Managing Director

DIN: 01733060

Nikhil Dilipbhai Bhuta

Whole-time Director

DIN: 02111646

Uday Tushar Vora

Chief Financial Officer

Anand Gupta

Company Secretary

Membership number : F10931

EFC (I) Limited

CIN:L74110PN1984PLC216407

Notes to the standalone financial statements for the year ended 31 March 2025

(All amounts in rupees lakhs except share and per share data, unless otherwise stated)

1 Company overview

EFC (I) Limited (formerly known as Aamani Trading and Exports Limited) ('the Company') was incorporated on 7 February 1984 as a Public Company under the Companies Act, 1956. The Company is engaged in the business of providing real estate services, property management services, and renting or leasing services involving its own or leased non-residential properties.

2 Summary of material accounting policies

a) Statement of compliance and basis of preparation

The financial statements as at and for the year ended March 31, 2025 have been prepared in accordance with Indian Accounting Standards ("Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016 (as amended from time to time), and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III), as applicable to the financial statement.

The financial statements have been prepared on the accrual and going concern basis, and the historical cost convention except where the Ind AS requires a different accounting treatment.

The financial statements are approved for issue by the Company's Board of Directors on 29 May 2025.

b) Functional and presentation currency

The financial statements are presented in Indian Rupees (INR), which is the functional and presentation currency. The financial statements values are rounded to the nearest lakhs (INR 00,000), except when otherwise indicated.

c) Current versus non-current classification

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

(i) An asset is classified as current when it is:

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

(ii) All other assets are classified as non-current.

(iii) A liability is classified 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 the settlement of the liability for at least twelve months after the reporting period

(iv) All other liabilities are classified as non-current.

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

Based on the nature of service, the Company has ascertained its operating cycle as twelve months for all assets and liabilities.

d) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, cost directly attributable to bring the assets to its working condition for the intended use and borrowing costs, if capitalization criteria are met. Any trade discounts and rebates are deducted in arriving at the purchase price.

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 day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

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



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Depreciation on property, plant and equipment is provided on the straight-line method over their estimated useful lives, as estimated by the Management. Schedule II of the Companies Act, 2013, prescribes useful life for fixed assets. Further schedule II also allows companies to use higher/lower useful life and residual value if such useful life and residual values can be technically supported and justification for differences is disclosed in the financial statements. The Management believes that depreciation rate currently used fairly reflects the estimate of the useful lives and residual value of property plant and equipments.

The Company has estimated the following useful lives to provide depreciation on its property, plant and equipment, as follows:

<u>Asset description</u>	<u>Useful life</u>
Office equipments	5 years*

Leasehold improvements are amortised over the useful life of assets or the primary period of lease, whichever is shorter.

Pro-rata depreciation is provided from / upto the date of purchase / disposal for assets purchased or sold during the year. Assets individually costing INR 5,000 or less are depreciated over a period of one year.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Property, plant and equipment under installation or construction as at balance sheet date are shown as capital work-in-progress and the related advances are shown as other assets.

e) Revenue recognition

Revenue is recognised on the basis of approved contracts regarding the transfer of goods or services to a customer for an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods and services.

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligation. The transaction price of goods sold and services rendered is net of variable consideration. Any amounts receivable from the customer are recognised as revenue after the control over the goods sold and services rendered are transferred to the customer.

Variable consideration includes incentives, rebates, discounts etc. which is estimated at contract inception considering the terms of various schemes with customers and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved. It is reassessed at end of each reporting period.

Satisfaction of performance obligation

Revenue is recognised when (or as) the Company satisfies a performance obligation by transferring a promised good or service (i.e. an asset) to a customer. An asset is transferred when (or as) the customer obtains control of that asset. For each performance obligation identified, the Company determine at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. Where performance obligation is satisfied over time, the Company recognizes revenue over the contract period. Where performance obligation is satisfied at a point in time, Company recognizes revenue when customer obtains control of promised goods and services in the contract.

Rental income

Service revenue includes rental revenue for use of leased premises and related ancillary services. Revenue from leased out premises under an operating lease is recognized on a straight line basis over the non-cancellable period (lease term from revenue), except where there is an uncertainty of ultimate collection. After lease term for revenue where there is no non-cancellable period, rental revenue is recognized as and when services are rendered on a monthly basis as per the contractual terms prescribed under agreement entered with customers.

Revenue from lease income is classified as operating or finance lease as per the lease policy at point (f) below

Other ancillary services

Revenue from other ancillary services mainly includes other value added services. It is recognised as and when the services are rendered in accordance with terms of respective agreements.

f) Leases

Company as a lessee

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

- i) the contract involves the use of an identified asset,
- ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and
- iii) the Company has the right to direct the use of the asset.



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At the commencement date of the lease, the Company recognises a right-of-use asset and a corresponding lease liability for all lease arrangements in which it is a lessee, except for short-term leases (leases with a term of twelve months or less), leases of low value assets and, for contract where the lessee and lessor has the right to terminate a lease without permission from the other party with no more than an insignificant penalty. The lease expense of such short-term leases, low value assets leases and cancellable leases, are recognised as an operating expense on a straight-line basis over the term of the lease.

At the commencement date, lease liability is measured at the present value of the lease payments to be paid during non-cancellable period of the contract, discounted using the incremental borrowing rate. The right-of-use assets is initially recognised at the amount of the initial measurement of the corresponding lease liability, lease payments made at or before commencement date less any lease incentives received and any initial direct costs.

Subsequently, the right-of-use asset is measured at cost less accumulated depreciation and any impairment losses. Lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using effective interest rate method) and reducing the carrying amount to reflect the lease payments made. The right-of-use asset and lease liability are also adjusted to reflect any lease modifications or revised in-substance fixed lease payments.

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

The Company applies the short-term lease recognition exemption to its short-term leases (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of assets 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.

Company as a lessor

As a lessor, Leases for which the Company is a lessor are classified as finance or operating leases. Whenever the terms of the lease substantially transfer all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases

Income from operating leases where the Company is a lessor is recognised as income on a straight-line basis over the lease term unless the receipts are structured to increase in line with the expected general inflation to compensate for the expected inflationary cost increases. The respective leased assets are included in the Standalone Balance Sheet based on their nature. Leases of property, plant and equipment where the Company as a lessor has substantially transferred all the risks and rewards are classified as finance lease. Finance leases are capitalised at the inception of the lease at the fair value of the leased property or, if lower, the present value of the minimum lease payments. The corresponding rent receivables, net of interest income, are included in other financial assets. Each lease receipt is allocated between the asset and interest income. The interest income is recognised in the Standalone Statement of Profit and Loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the asset for each period.

g) Employee benefits expense and retirement

(i) Gratuity liability

The Company provides for gratuity, a defined benefit plan (the "Gratuity Plan") covering eligible employees. The Gratuity Plan provides a lump sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employee's base salary and the tenure of employment. The liability is determined based on an actuarial valuation carried out by an independent actuary as at the balance sheet date using the projected unit credit method. Actuarial gains / losses are recognized immediately in the balance sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the year in which they occur.

(ii) Compensated absences

The employees of the Company are entitled to compensated absences which are both accumulating and non-accumulating in nature. The employees can carry forward up to the specified portion of the unutilized accumulated compensated absences and utilize it in future periods or receive cash as per the Company policy. The expected cost of accumulating compensated absences is determined by actuarial valuation (using the projected unit credit method) based on the additional amount expected to be paid as a result of the unused entitlement that has accumulated at the balance sheet date. The expense on non-accumulating compensated absences is recognized in the statement of profit and loss in the year in which the absences occur.

The Company presents the liability as current liability in the balance sheet, to the extent it does not have an unconditional legal and contractual right to defer its settlement for twelve months after the reporting date.

(iii) Provident fund

The Company's contribution to provident fund is charged to the statement of profit and loss. The Company's contributions towards provident fund are deposited with the Regional Provident Fund Commissioner under a defined contribution plan, in accordance with Employees' Provident Funds and Miscellaneous Provisions Act, 1952.

h) Tax expense

Tax expense comprises current and deferred income tax. Current income-tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India and tax laws prevailing in the respective tax jurisdictions where the Company operates. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.



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Deferred income taxes reflect the impact of temporary differences between taxable income and accounting income originating during the current year and reversal of timing differences for the earlier years. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted at the reporting date.

Deferred tax liabilities are recognized for all taxable temporary differences, except when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor the taxable profit or loss.

Deferred tax assets are recognized for deductible temporary differences, the carry forward of unused tax credits and unused tax losses. Deferred tax assets are recognized only to the extent that it is probable that taxable profit will be available against which deductible temporary differences, the carry forward of unused tax credits and unused tax losses can be utilized, except when the deferred tax asset arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor the taxable profit or loss.

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

Current and deferred tax are recognised in profit or loss, except when they are related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

Deferred tax assets and liabilities are offset, if a legally enforceable right exists to set-off current tax assets against current tax liabilities and the deferred tax assets and deferred taxes relate to the same taxable entity and the same taxation authority.

i) Provision and contingent liability

A provision is recognized when the Company has a present obligation as a result of past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation that can be reliably estimated. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These estimates are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

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

j) Financial instruments

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

I. Financial assets

All financial assets are recognized initially at fair value. Transaction costs that are directly attributable to the acquisition of financial assets (other than financial assets at fair value through profit or loss) are added to the fair value measured on initial recognition of financial asset. Purchase and sale of financial assets are accounted for at trade date.

(i) Financial instruments at amortized cost

A financial instrument is measured at the amortized cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in other income in the statement of profit and loss. The losses arising from impairment are recognized in the statement of profit and loss.

(ii) Financial instrument at Fair Value through Other Comprehensive Income (OCI)

A financial instrument is classified and measured at fair value through OCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b) The asset's contractual cash flows represent solely payments of principal and interest.

Financial instruments included within the OCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in OCI. On derecognition of the asset, cumulative gain or loss previously recognized in OCI is reclassified from OCI to statement of profit and loss.



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(iii) Financial instrument at Fair Value through Profit and Loss

Any financial instrument, which does not meet the criteria for categorization at amortized cost or at fair value through other comprehensive income, is classified at fair value through profit and loss. Financial instruments included in the fair value through profit and loss category are measured at fair value with all changes recognized in the statement of profit and loss.

(iv) De-recognition of financial assets

A financial asset is primarily derecognized 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.

II. Financial liabilities

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

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

(i) Financial liabilities at fair value through profit or loss

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

(ii) Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate [EIR] method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised as well as through the EIR amortisation 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 amortisation is included as finance costs in the statement of profit and loss.

(iii) De-recognition of financial liabilities

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.

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

k) Impairment

(i) Financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the twelve month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) is recognized as an impairment loss (or gain) in statement of profit and loss.

(ii) Non-financial assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest Company of cash-generating units for which a reasonable and consistent allocation basis can be identified. Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted. If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in the statement of profit and loss.



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An impairment loss is reversed in the statement of profit and loss if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable amount provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortisation or depreciation) had no impairment loss been recognised for the asset in prior years.

l) Segment reporting

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Company's other components, and for which discrete financial information is available. Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker ('CODM'). The Company's Board of Director's has been identified as the CODM who is responsible for financial decision making and assessing performance.

m) Earnings per share ('EPS')

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period including equity shares that will be issued upon the conversion of a mandatorily convertible instrument.

Diluted EPS amounts are computed by dividing the net profit attributable to the equity holders of the Company by the weighted average number of equity shares considered for deriving basic earnings per share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The diluted potential equity shares are adjusted for the proceeds receivable had the shares been actually issued at fair value (i.e. the average market value of the outstanding shares). Dilutive potential equity shares are deemed converted as at the beginning of the year, unless issued at a later date. Dilutive potential equity shares are determined independently for each year presented.

n) Cash and cash equivalents

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

o) Use of estimates and judgments

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management of the Company to make estimates and judgements that affect the reported balances of assets and liabilities, disclosures of contingent liabilities as at the date of standalone financial statements and the reported amounts of income and expenses for the periods presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected.

The Company uses the following critical accounting judgements, estimates and assumptions in preparation of its financial statements:

i. Leases

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. Identification of a lease requires significant judgement. The Company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate.

The Company determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. In assessing whether the Company is reasonably certain to exercise an option to extend a lease, or not to exercise an option to terminate a lease, it considers all relevant facts and circumstances that create an economic incentive for the Company to exercise the option to extend the lease, or not to exercise the option to terminate the lease. The Company revises the lease term if there is a change in the non-cancellable period of a lease.

The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

ii. Useful lives of property, plant and equipment

The Company reviews the useful life of property, plant and equipment at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

iii. Impairment of investments in subsidiaries

The Company reviews its carrying value of investments carried at cost (net of impairment, if any) annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for in the statement of profit and loss.



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iv. Fair value measurement of financial instruments

When the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the Discounted Cash Flow model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

v. Impairment of financial assets (other than at fair value)

Measurement of impairment of financial assets require use of estimates, which have been explained in the note on financial assets, financial liabilities and equity instruments, under impairment of financial assets (other than at fair value).

vi. Deferred tax assets

A deferred tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilised. Accordingly, the Company exercises its judgement to reassess the carrying amount of deferred tax assets at the end of each reporting period.

vii. Provisions and contingent liabilities

The Company estimates the provisions that have present obligations as a result of past events and it is probable that outflow of resources will be required to settle the obligations. These provisions are reviewed at the end of each reporting period and are adjusted to reflect the current best estimates.

The Company uses significant judgements to assess contingent liabilities. Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. Contingent assets are neither recognised nor disclosed in the standalone financial statements.

viii. Employee benefits

The accounting of employee benefit plans in the nature of defined benefit requires the Company to use assumptions. These assumptions have been explained under employee benefits note.

p) Recent accounting pronouncement

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended 31 March 2025, MCA has notified Ind AS – 117 Insurance Contracts and amendments to Ind AS 116 – Leases, relating to sale and leaseback transactions, applicable to the Company w.e.f.1 April 2024. The Company has reviewed the new pronouncements and based on its evaluation has determined that it does not have any significant impact in its financial statements.

q) New and amended standards issued but not effective

On 7 May 2025, MCA notifies the amendments to Ind AS 21 - Effects of Changes in Foreign Exchange Rates. These amendments aim to provide clearer guidance on assessing currency exchangeability and estimating exchange rates when currencies are not readily exchangeable. The amendments are effective for annual periods beginning on or after 1 April 2025. The Company is currently assessing the probable impact of these amendments on its financial statements.



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3 Property, plant and equipment

Particulars	Office Equipment	
	Office Equipment	Total
Gross carrying value		
Balance as at 1 April 2023	0.41	0.41
Additions	0.72	0.72
Disposals	-	-
Balance as at 31 March 2024	1.13	1.13
Additions	1.24	1.24
Disposals	-	-
Balance as at 31 March 2025	2.37	2.37
Accumulated depreciation and impairment		
Balance as at 1 April 2023	0.02	0.02
Charge for the year	0.13	0.13
Disposals	-	-
Balance as at 31 March 2024	0.15	0.15
Charge for the year	0.29	0.29
Disposals	-	-
Balance as at 31 March 2025	0.44	0.44
Gross carrying value		
As at 31 March 2025	2.37	2.37
As at 31 March 2024	1.13	1.13
Net carrying value		
As at 31 March 2025	1.93	1.93
As at 31 March 2024	0.98	0.98

4 Right-of-use assets

Particulars	Buildings	
	Buildings	Total
Gross carrying value		
Balance as at 1 April 2023	986.33	986.33
Additions	1,196.96	1,196.96
Disposals/Other Adjustment	-	-
Balance as at 31 March 2024	2,183.30	2,183.30
Additions	2,152.86	2,861.54
Disposals/Other Adjustment	(3,047.18)	-
Balance as at 31 March 2025	3,288.98	5,044.84
Accumulated depreciation and impairment		
Balance as at 1 April 2023	106.85	106.85
Charge for the year	265.67	265.67
Disposals/Other Adjustment	-	-
Balance as at 31 March 2024	372.52	372.52
Charge for the year	-	-
Depreciation	382.30	382.30
Disposals/Other Adjustment	448.90	448.90
Balance as at 31 March 2025	1,203.72	2,959.58
Gross carrying value		
As at 31 March 2025	3,288.98	3,288.98
As at 31 March 2024	2,183.30	2,183.30
Net carrying value		
As at 31 March 2025	2,085.26	2,085.26
As at 31 March 2024	1,810.78	1,810.78

5 Capital work-in-progress

Particulars	As at 31 March 2025	As at 31 March 2024
Opening balance	61.70	-
Additions during the year	-	61.70
Deletion during the year	(61.70)	-
Closing balance	-	61.70

Capital work-in-progress ageing schedule
As at 31 March 2025

Particulars	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	-	-	-	-	-
Projects temporarily suspended	-	-	-	-	-
Total	-	-	-	-	-

As at 31 March 2024

Particulars	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	61.70	-	-	-	61.70
Projects temporarily suspended	-	-	-	-	-
Total	61.70	-	-	-	61.70

There are no projects under capital work-in-progress, whose completion is either overdue or has exceeded its cost compared to its original plan as on 31 March, 2025 and 31 March, 2024.

6 Non current investments

Particulars	Face value	Number of shares		Amount	
		As at 31 March 2025	As at 31 March 2024	As at 31 March 2025	As at 31 March 2024
Investments in subsidiaries, unquoted - carried at cost					
EFC Limited	10.00	62,500.00	62,500.00	5,000.00	5,000.00
Whitehills Interior Limited	10.00	51,000.00	51,000.00	5.10	5.10
EK Design Industries Limited	10.00	76,000.00	76,000.00	7.60	7.60
EFC Investment Advisors Private Limited	10.00	1,00,000.00	-	10.00	-
EFC Estate Private Limited Invest	10.00	1,000.00	-	0.10	-
EFC ESTATE 56 Alpha Private Limited (Formerly Known as Degwekar Industries Private Limited)	10.00	10,000.00	-	1.00	-
EFC Estate 710 Alpha Private Limited	10.00	10,000.00	-	1.00	-
Investment in debentures of subsidiary - carried at Cost					
Compulsory convertible debentures - EFC Limited*	100.00	1,40,00,000.00	-	14,000.04	-
Investment in Joint Venture at cost					
Forty Two Ventures Limited	10.00	50,000.00	-	5.00	-
Investment in LLP					
EFC AIF LLP	-	-	-	9.80	-
Investments in equity shares, quoted - carried at Cost					
Tata Motors Ltd	2.00	2.00	-	0.01	-
MPF Systems Limited**	10.00	4,07,897.00	-	40.33	-
Investments in equity shares, quoted - carried at FVOCI					
Eleganz Interiors Ltd	10.00	2,46,914.00	-	301.19	-
Total		1,50,15,313.00	1,89,500.00	19,382.94	5,012.70



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Aggregate amount of quoted investments and market value thereof	301.51	-
Aggregate amount of unquoted investments	19,029.84	5,012.70
Aggregate amount of impairment in the value of investments	-	-

* The Company has subscribed 1,40,00,000 Compulsorily Convertible Debentures (CCDs) with a coupon rate of 0.001%, aggregating to INR 140 crore issued by EFC Limited (Material) Wholly-owned Subsidiary.
** The Market Value of the share is not available as on 31st March 2025

7 Loans

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured and considered good unless otherwise stated)		
Non-current		
Loan to related parties* (refer note 39)	8,903.36	-
Total non-current	8,903.36	-
(Unsecured and considered good unless otherwise stated)		
Current		
Loan to related parties (refer note 39)	-	15,581.30
Total current	-	15,581.30

* For FY 2024-25, un-secured loans to Related party are receivable after the period of 4 years. Interest receivable on the loans is at the rate of 9.10 % pa

8 Other financial assets

Particulars	As at 31 March 2025	As at 31 March 2024
Non-current		
Security deposits- unsecured		
- Considered good	183.91	178.62
- Considered doubtful	-	-
Investment in Sublease	2,361.96	-
Less: Loss allowance	2,545.87	178.62
Total non-current	2,545.87	178.62
Current		
Security deposits- unsecured		
- Considered good	-	156.05
- Considered doubtful	-	-
Investment in Sublease	267.56	-
Other receivables	123.24	-
Less: Loss allowance	390.30	156.05
Total current	4.38	-
	385.33	156.05

9 Income tax

The major components of income tax expense for the year ended 31 March 2025 and 31 March 2024 are:

Amounts recognised in statement of profit and loss

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Current income tax		
Current year	386.33	118.36
Prior years	10.20	-
Deferred tax expense		
Origination and reversal of temporary differences	259.91	(20.50)
Total tax expense	666.44	97.86

Amounts recognised in other comprehensive income

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Items that will not be reclassified to profit or loss in subsequent periods		
- Changes in the fair value of equity investments at FVOCI	101.61	-
- Remeasurement (loss)/gain on defined benefit plans	(1.47)	(2.23)
- Income tax relating to these items	(25.19)	0.56
Total tax expense	(25.19)	(0.56)

Reconciliation of effective tax rate

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Profit before tax	2,506.88	351.80
Enacted tax rate in India	0.25	0.25
Tax amount at the enacted income tax rate	630.73	88.51
Add / (deduct) impact of -		
Non-deductible expenses	1,341.40	80.16
Non-taxable income	(1,240.85)	(43.12)
Unabsorbed depreciation or carried forward losses	(0.01)	-
Others	40.54	-
Total	2,647.96	388.83
Tax rate	25.17	25.17
Total tax expense	666.44	97.86

Deferred tax assets/(liabilities) (net)

Particulars	As at 31 March 2025	As at 31 March 2024
Property, plant and equipment and intangible assets	0.24	0.00
Carry forward tax losses	-	-
Provision for employee benefits	(3.84)	0.95
Provisions for asset retirement obligations	-	-
Right of use assets	-	-
Lease liabilities	524.82	(455.74)
Allowance for expected credit loss on financial assets	(937.50)	471.36
Fair value of FVTOCI financial instruments	(1.64)	-
Others	25.57	-
	634.36	11.31
Deferred tax assets/(liabilities) (net)	(242.91)	27.89



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Movement in deferred tax assets / liabilities during the year ended 31 March 2025:

Particulars	As at 31 March 2024	Recognised in Profit or loss	Recognised in Other comprehensive income	As at 31 March 2025
Property, plant and equipment and intangible assets	-	(0.24)	-	(0.24)
Carry forward tax losses	0.00	-	-	-
Provision for employee benefits	-	2.89	-	3.87
Provisions for asset retirement obligations	0.98	-	-	-
Right of use assets	-	-	-	-
Lease liabilities	(455.75)	(69.08)	-	(524.84)
Allowance for expected credit loss on financial assets	471.35	466.14	-	937.49
Fair value of FVTDCI financial Instruments	-	3.64	-	1.64
Others	11.31	(25.57)	(645.69)	(25.57)
Deferred tax liabilities/(assets) (net)	27.89	(269.91)	-	(242.01)

Movement in deferred tax assets and liabilities during the year ended 31 March 2024:

Particulars	As at 1 April 2023	Recognised in Profit or loss	Recognised in Other comprehensive income	As at 31 March 2024
Property, plant and equipment and intangible assets	(0.00)	0.00	-	(0.00)
Carry forward tax losses	-	-	-	-
Provision for employee benefits	0.07	0.91	-	0.98
Provisions for asset retirement obligations	-	-	-	-
Right of use assets	-	-	-	-
Lease liabilities	(244.67)	(211.07)	-	(455.75)
Allowance for expected credit loss on financial assets	252.00	219.36	-	471.35
Fair value of FVTDCI financial Instruments	-	-	-	-
Others	0.00	11.30	-	11.31
Deferred tax liabilities/(assets) (net)	7.40	20.50	-	27.89

Income tax assets and liabilities with tax authorities

Particulars	As at 31 March 2025	As at 31 March 2024
Income tax assets	-	-
Current tax assets (Net)	-	6.03
Income tax liabilities	-	-
Current tax liabilities (net)	155.85	-

10 Other assets

Particulars	As at 31 March 2025	As at 31 March 2024
Non-current	-	-
Capital Advances	-	-
Total non-current	56.92	-
Current	-	-
Prepaid expenses	-	-
Advance to vendors	3.57	3.30
Balance with government authorities	87.91	93.58
Other advances	291.33	239.81
Total current	0.11	4.07
Total	382.93	340.76

11 Trade receivables

Particulars	As at 31 March 2025	As at 31 March 2024
Unsecured	-	-
Trade receivables considered good	-	-
Trade receivables – having significant increase in credit risk	54.79	397.95
Trade receivables – credit impaired	-	-
Less: Allowance for expected credit loss	54.79	397.95
Total	(1.53)	-
Trade receivables included INR 1.10 Lakhs due from subsidiaries as on 31 March 2025. (Note no 39)	53.25	397.95

There are no Debts due by directors or other officers of the company or any of them either severally or jointly with any other person or debts due by firms or private companies respectively in which any director is a partner or a director or a member except as stated above.

Ageing as at 31 March 2025

Particulars	Unbilled	Not due	Outstanding for following periods from due date of payment				Total
			Less than 6 months	6 months -1 year	1-3 years	More than 3 years	
(i) Undisputed trade receivables-considered good	-	-	42.14	12.64	-	-	54.79
Total	-	-	42.14	12.64	-	-	54.79
Less: Allowance for expected credit loss	-	-	0.83	0.71	-	-	1.53
Net trade receivables	-	-	41.97	13.35	-	-	53.25

Ageing as at 31 March 2024

Particulars	Unbilled	Not due	Outstanding for following periods from due date of payment				Total
			Less than 6 months	6 months -1 year	1-3 years	More than 3 years	
(i) Undisputed trade receivables-considered good	-	-	397.95	-	-	-	397.95
Total	-	-	397.95	-	-	-	397.95
Less: Allowance for expected credit loss	-	-	-	-	-	-	-
Net trade receivables	-	-	397.95	-	-	-	397.95

12 Cash and cash equivalents

Particulars	As at 31 March 2025	As at 31 March 2024
Balances with banks	-	-
- In current accounts	-	-
Cash on hand	129.57	1.28
Total	5.30	2.57
Total	134.87	3.85

13 Bank balances other than cash and cash equivalents

Particulars	As at 31 March 2025	As at 31 March 2024
Fixed deposits with banks (original maturity between 3 months and 12 months)	-	-
Total	10,035.43	16,124.36
Total	10,035.43	16,124.36



Particulars	As at 31 March 2025		As at 31 March 2024	
	Number of shares	Amount	Number of shares	Amount
Authorised share capital				
Equity shares of ₹ 2/- each	12,50,00,000.00	2500.00	7,50,00,000.00	1500.00
Total	12,50,00,000.00	2,500.00	7,50,00,000.00	1,500.00
Issued, subscribed and paid up share capital				
Equity shares of ₹ 2/- each	9,95,53,376.00	1,991.07	4,97,76,688.00	995.53
Total	9,95,53,376.00	1,991.07	4,97,76,688.00	995.53

A. Reconciliation of shares outstanding at the beginning and at the end of the year

Equity Shares	As at 31 March 2025		As at 31 March 2024	
	No of shares	Amount	No of shares	Amount
Number of shares outstanding at the beginning of the year	4,97,76,688.00	995.53	68,26,700.00	682.67
Add: Changes/Bonus issue during the year	4,97,76,688.00	995.53	4,29,19,988.00	312.86
Number of shares outstanding at the end of the year	9,95,53,376.00	1,991.07	4,97,76,688.00	995.53

B. Rights, preferences and restrictions attached to equity shares

The Company has only single class of Equity Shares having a par value of ₹ 2. Accordingly, all equity shares rank equally with regard to dividends and share in the Company's residual assets. Each holder of equity shares is entitled to one vote per share. On winding up of the Company, the holders of equity shares will be entitled to receive the residual assets of the Company, remaining after distribution of all preferential amounts in proportion to the number of equity shares held.

C. Aggregate number of bonus shares issued, shares issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date.

The Company has issued bonus shares in the ratio of 1:1 to all eligible shareholders as of the record date, February 11, 2025. A total of 4,97,76,688 fully paid-up equity shares of INR 2 each have been allotted pursuant to the bonus issue.

D. Details of shareholders holding more than 5% of shares of the Company

Particulars	As at 31 March 2025		As at 31 March 2024	
	No of shares	% holding	No of shares	% holding
Umesh Kumar Sahay	2,31,53,250.00	23.26%	1,15,73,625.00	23.25%
Abhishek Narbaria	2,04,81,345.00	20.57%	1,02,37,225.00	20.57%

E. Disclosure of shareholding of promoters :

Particulars	As at 31 March 2025		As at 31 March 2024		% change
	No of Shares	% of total shares	No of Shares	% of total shares	
Umesh Kumar Sahay	2,31,53,250.00	23.26%	1,15,73,625.00	23.25%	0.01%
Abhishek Narbaria	2,04,81,345.00	20.57%	1,02,37,225.00	20.57%	0.00%
Aditi Umesh Sahai	16,00,800.00	1.61%	8,00,400.00	1.61%	0.00%
Shefali Chintan Parikh	8,600.00	0.00%	5,300.00	0.01%	-0.01%
Navnit C M Parikh (ceased to be promoter)	3,500.00	0.00%	3,500.00	0.01%	-0.01%
Jayantilal Chandulal Parikh (ceased to be promoter)	-	0.00%	2,625.00	0.01%	-0.01%
Taraben Jayantilal Parikh (ceased to be promoter)	-	0.00%	2,625.00	0.01%	-0.01%
Falguniben Shreyasbhai Sheth	875.00	0.00%	875.00	0.00%	0.00%
Madhuriben Maheshbhai Jhaveri	875.00	0.00%	875.00	0.00%	0.00%
Sanjaybhai Maheshbhai	875.00	0.00%	875.00	0.00%	0.00%
Shreyasbhai Arvindbhai Sheth	875.00	0.00%	875.00	0.00%	0.00%
Varshaben Sanjaybhai Jhaveri	875.00	0.00%	875.00	0.00%	0.00%
Amit Narbaria	800.00	0.00%	400.00	0.00%	0.00%
Ganga Sahai	800.00	0.00%	400.00	0.00%	0.00%
Lakhan Lal Narbaria	800.00	0.00%	400.00	0.00%	0.00%
Pushpa Sahai	800.00	0.00%	400.00	0.00%	0.00%
Niren Abhaykumar Jhaveri	600.00	0.00%	300.00	0.00%	0.00%
Ajay Chandrakant Mody	200.00	0.00%	200.00	0.00%	0.00%
Harsh Anubhai Javeri (ceased to be promoter)	50.00	0.00%	50.00	0.00%	0.00%
Narottam Bhikhalal Shah	50.00	0.00%	50.00	0.00%	0.00%
Shripal Sevantilal Morakhia	50.00	0.00%	50.00	0.00%	0.00%
Ataku Holdings Pvt. Ltd.	10,625.00	1.00%	10,625.00	0.02%	0.98%
Akalu Holdings Pvt. Ltd.	4,750.00	0.00%	4,750.00	0.01%	-0.01%
Shefali Chintan Parikh (Navnit Trust)	75,000.00	0.08%	37,500.00	0.08%	0.00%
Shefali Chintan Parikh (Suvidha Trust)	-	0.00%	-	0.00%	0.00%
Chintan N. Parikh (Saumya Trust)	-	0.00%	-	0.00%	0.00%
Navnitilal C. Parikh (Shivam Trust)	-	0.00%	-	0.00%	0.00%
Chintan N. Parikh (Sadhana Trust)	-	0.00%	-	0.00%	0.00%
Mayur Jayantibhai Parikh (ceased to be promoter)	10,500.00	0.00%	-	0.00%	0.00%
Total	4,53,56,895.00	45.55%	2,26,84,800.00	45.57%	

Note: As of March 31, 2025, the total promoter holding by the current promoters comprises of 4,53,56,895 equity shares of Rs. Each which is 45.55 of total shareholding of the Company.

Particulars	As at 31 March 2024		31 March 2023		% change
	No of Shares	% of total shares	No of Shares	% of total shares	
Umesh Kumar Sahay	1,15,73,625.00	23.25%	23,14,725.00	33.91%	-10.66%
Abhishek Narbaria	1,02,37,225.00	20.57%	20,47,445.00	29.99%	-9.42%
Aditi Umesh Sahai	8,00,400.00	1.61%	1,60,080.00	2.34%	-0.73%
Shefali Chintan Parikh	5,300.00	0.01%	-	0.00%	0.01%
Navnit C M Parikh	3,500.00	0.01%	1,760.00	0.03%	-0.02%
Jayantilal Chandulal Parikh	2,625.00	0.01%	525.00	0.01%	0.00%
Taraben Jayantilal Parikh	2,625.00	0.01%	525.00	0.01%	0.00%
Falguniben Shreyasbhai Sheth	875.00	0.00%	175.00	0.00%	0.00%
Madhuriben Maheshbhai Jhaveri	875.00	0.00%	175.00	0.00%	0.00%
Sanjaybhai Maheshbhai	875.00	0.00%	175.00	0.00%	0.00%
Shreyasbhai Arvindbhai Sheth	875.00	0.00%	175.00	0.00%	0.00%
Varshaben Sanjaybhai Jhaveri	875.00	0.00%	175.00	0.00%	0.00%
Amit Narbaria	400.00	0.00%	80.00	0.00%	0.00%
Ganga Sahai	400.00	0.00%	80.00	0.00%	0.00%
Lakhan Lal Narbaria	400.00	0.00%	80.00	0.00%	0.00%
Pushpa Sahai	400.00	0.00%	80.00	0.00%	0.00%
Niren Abhaykumar Jhaveri	300.00	0.00%	100.00	0.00%	0.00%
Ajay Chandrakant Mody	200.00	0.00%	40.00	0.00%	0.00%
Harsh Anubhai Javeri	50.00	0.00%	10.00	0.00%	0.00%
Narottam Bhikhalal Shah	50.00	0.00%	10.00	0.00%	0.00%
Shripal Sevantilal Morakhia	50.00	0.00%	10.00	0.00%	0.00%
Ataku Holdings Pvt. Ltd.	10,625.00	0.02%	2,125.00	0.03%	-0.01%
Akalu Holdings Pvt. Ltd.	4,750.00	0.01%	950.00	0.01%	0.00%
Saumya Trust Through Its Trustee Chintan N. Parikh	-	0.00%	-	0.00%	0.00%
Shivam Trust Through Its Trustee Navnitilal C. Parikh	-	0.00%	-	0.00%	0.00%
Sadhana Trust Through Its Trustee Chintan N. Parikh	-	0.00%	-	0.00%	0.00%
Navnit Trust Through Its Trustee Virbala N. Parikh	37,500.00	0.08%	7,500.00	0.11%	-0.03%
Suvidha Trust Through Its Trustee Navnitilal C. Parikh	-	0.00%	38,000.00	0.58%	-0.56%
Total	2,26,84,800.00	45.58%	45,75,000.00	67.00%	

15 Other equity

Particulars	Note	As at 31 March 2025		As at 31 March 2024	
		Amount	%	Amount	%
Securities premium account	i	34,466.33		35,660.48	
Capital reserve	ii	0.05		0.05	
Share application money pending allotment	iii	-		-	
Retained earnings	iv	2,311.48		296.10	
Total		36,777.86		36,056.63	



EFC (I) Limited
(CIN: L7410DN1804PLC216407)
Notes forming part of the Standalone Financial Statements
(All amounts in rupees lakhs except share and per share data, unless otherwise stated)

Particulars	As at 31 March 2025	As at 31 March 2024
Securities premium account		
Opening balance	35,660.48	5,965.10
Add: Additions during the year	-	29,693.38
Less: Bonus issue	(995.54)	-
Closing balance	34,664.92	35,660.48
Capital reserve		
Opening balance	-	-
Changes during the year	0.05	0.05
Closing balance	0.05	0.05
Share application money pending allotment		
Opening balance	-	218.05
Add: Additions during the year	-	1,479.15
Less: Conversion of Share warrants into equity shares	-	(1,697.20)
Closing balance	-	-
Retained earnings		
Opening balance	396.10	143.83
Net profit for the period	1,840.44	253.94
Items of other comprehensive income recognised directly in retained earnings:		
-Remeasurements of post-employment benefit obligation, net of tax	74.95	(1.67)
Closing balance	2,311.48	396.10

Nature and purpose of reserves:-

Securities premium account

Where the Company issues shares at a premium, whether for cash or otherwise, a sum equal to the aggregate amount of the premium received on those shares shall be transferred to "Securities Premium". The Company may issue fully paid-up bonus shares to its members out of the securities premium.

Capital Reserve

The Company has created this reserve by transferring certain amount out of the profit at the time of distribution of dividend in the past.

Retained earnings

Amount of retained earnings represents accumulated profit and losses of the Company as on reporting date. Such profits and losses are after adjustment of payment of dividend, transfer to any reserves as statutorily required and adjustment for realized gain/loss on derecognition of equity instruments measured at FVOCI. Actuarial Gain/ Loss arising out of Actuarial valuation is immediately transferred to Retained Earning.

Item of other Comprehensive Income (Re-Measurement of defined benefit plans):

Re-measurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding net interest), is reflected immediately in the Balance Sheet with a charge or credit recognised in Other Comprehensive Income (OCI) in the period in which they occur. Re-measurement recognised in OCI will not be reclassified to Statement of Profit and Loss.

16 Borrowings

Particulars	As at 31 March 2025	As at 31 March 2024
Non-current		
Unsecured- at amortised cost		
From related parties	191.85	-
Total non-current borrowings	191.85	-
Current		
From related parties	-	100.54
Total current borrowings	-	100.54

Un-secured Borrowings from Related party are repayable after the period of 4 years. Interest Payable on the borrowings is at the rate of 8.10 % pa

17 Lease liabilities

Particulars	As at 31 March 2025	As at 31 March 2024
Non-current		
Lease liabilities	3,217.73	1,624.37
Total non-current	3,217.73	1,624.37
Current		
Lease liabilities	507.25	248.58
Total current	507.25	248.58

18 Other financial liabilities

Particulars	As at 31 March 2025	As at 31 March 2024
Non-current		
Security deposits	227.57	177.38
Total non-current	227.57	177.38
Current		
Others payable	95.07	25.19
Total current	95.07	25.19

19 Trade payables

Particulars	As at 31 March 2025	As at 31 March 2024
Current		
Total outstanding dues of micro, small and medium enterprises	-	-
- to related parties (refer note 39)	-	-
- to others	29.59	-
Total outstanding dues of other than micro, small and medium enterprises	34.40	36.96
- to related parties (refer note 39)	-	-
- to others	-	-
Total Current	207.34	292.73
	271.32	329.68

Disclosure as required by Micro, Small and Medium Enterprises Development Act, 2006

Particulars	As at 31 March 2025	As at 31 March 2024
(i) Principal amount and interest due thereon remaining unpaid to any supplier covered under MSMED Act, 2006:		
- Principal amount due to micro and small enterprises (including capital creditors)	63.98	36.96
- Interest due on above	2.48	1.07

Trade payables ageing as at 31 March 2025

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) Micro, Small and Medium Enterprises		44.04	19.94	-	-	63.98
(ii) Others		325.19	82.20	-	-	207.34
Total		169.18	102.14	-	-	271.32



Trade payables ageing as at 31 March 2024

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) Micro, Small and Medium Enterprises		36.96				36.96
(ii) Others		212.28	80.45			292.73
Total		249.24	80.45			329.68

20 Provisions

Particulars	As at 31 March 2025	As at 31 March 2024
Non-current		
Provision for employee benefits:		
Provision for gratuity	9.53	3.77
Provision for compensated absences	5.20	-
Total non-current	14.73	3.77
Current		
Provision for employee benefits:		
Provision for gratuity	0.17	0.17
Provision for compensated absences	0.35	-
Provision for Other	0.51	-
Total current	1.03	0.17

21 Other liabilities

Particulars	As at 31 March 2025	As at 31 March 2024
Current		
Statutory due payables	53.75	128.93
Advance from customers	22.10	12.01
MSME Interest Provision	-	0.18
Total current	75.85	141.12

22 Revenue from operations

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Revenue from lease rental		
Income from leasing services	2,003.93	513.12
Sale of Service	-	0.12
Sale of goods	-	584.00
Total	2,003.93	1,097.24

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Timing of revenue recognition		
Sale of goods	-	584.00
Services transferred over time	2,003.93	513.24
Total	2,003.93	1,097.24

23 Other Income

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Interest income:		
On intercompany loan	1,465.70	611.16
On bank deposits on CCD	777.72	250.96
	0.04	-
Liabilities no longer required written back	12.81	-
Corporate Guarantee Income	74.02	-
Deferred Income	19.70	-
Total	2,349.48	862.12

24 Cost of services

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Electricity Charges	225.06	97.63
Housekeeping Manpower Charges	47.62	34.85
Leased Line Service	26.86	-
Maintenance Charges	157.46	81.49
Rent Paid	13.44	1.72
Security Charges	26.73	13.98
Interior WCT expenses	-	152.50
Total	497.18	382.17

25 Changes in Inventories of stock-in-trade

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Opening stock		
Stock-in-trade		306.00
Total		306.00

26 Employee benefit expense

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Salaries, wages and bonus	370.31	135.17
Contribution to provident and other funds	14.84	1.98
Staff welfare expenses	0.64	0.31
Total	385.79	137.46

27 Finance costs

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Interest on intercompany loan	112.42	11.28
Interest on lease liabilities, net	191.36	117.69
Total	303.78	128.97



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28 Depreciation and amortisation expense

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Depreciation on property, plant and equipment (Refer note 3)	0.29	0.13
Depreciation on right-of-use assets (Refer note 4)	382.30	265.67
Total	382.59	265.80

29 Other expenses

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Advertisement expenses	1.60	-
Administrative expense	18.42	45.76
Provision for Advances	-	110.10
Brokerage and commission	54.09	44.08
Provision for expected credit loss allowance	6.51	-
House Keeping Material	17.65	-
Legal and professional charges	105.07	133.50
Office expenses	16.60	-
Payment to auditors (Refer note below)	16.50	10.32
Rates & taxes	17.65	18.40
Repair & maintenance	80.63	-
Rent expenses	1.80	-
Rent On Equipment	22.16	-
Reserve for deposits	-	25.00
Other expenses	17.90	-
Total	376.59	387.16

Note:
 Payment to auditors (excluding taxes):

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Audit fees	16.50	9.75
Reimbursement of expenses	-	0.57
Total	16.50	10.32

30 Other comprehensive income

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Items that will not be reclassified to profit or loss in subsequent periods		
Remeasurement (loss)/gain on defined benefit plans	(1.47)	(2.23)
Changes in the fair value of equity investments at FVOCI	101.61	-
Income tax relating to these items	(25.19)	0.56
Total	74.95	(1.67)

31 Earnings Per Share (EPS)

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Profit/(loss) for the year	1,840.45	253.94
Weighted average numbers of equity shares for calculation of EPS:		
Weighted-average numbers of equity shares for basic EPS	9,95,53,376.00	9,95,53,376.00
Dilutive impact of:		
Weighted-average numbers of equity shares for diluted EPS	9,95,53,376.00	9,95,53,376.00
Face value per equity share (₹)	2	2
Earnings/(loss) per share		
Basic (in ₹)	1.85	0.25
Diluted (in ₹)	1.85	0.25



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32 Contingent Liabilities & Commitments (to the extent not provided for)

A. Contingent liabilities

There are no contingent liability not any commitments as of 31 March 2025 and 31 March 2024

B. Commitments

There is not any commitments as of 31 March 2025 and 31 March 2024

33 Leases

Where Company is lessee

The Company's lease asset classes primarily consist of leases for office spaces.

The following is the movement in lease liabilities as at 31 March 2025 and 31 March 2024

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	1,872.94	905.83
Net Impact of leases, during the year	2,154.16	1,131.99
Finance cost accrued during the period	286.51	117.68
Payment of lease liabilities	(588.65)	(282.56)
Balance at the end of the year	3,724.97	1,872.94

The table below provides details regarding the contractual maturities of lease liabilities on an undiscounted basis:

Particulars	As at 31 March 2025	As at 31 March 2024
Less than one year	812.76	395.89
One to five years	3,287.68	1,595.15
More than five years	719.28	529.07
Total	4,819.72	2,520.11

The following is the break-up of current and non-current lease liabilities:

Particulars	As at 31 March 2025	As at 31 March 2024
Current lease liabilities	507.25	248.58
Non-current lease liabilities	3,217.73	1,624.36
Total	3,724.98	1,872.94

Below are the amounts recognised in the statement of profit and loss:

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Depreciation of right-of-use assets	382.30	265.67
Interest on lease liabilities	286.51	117.68
Interest Income on Deposit	(94.98)	-
Loss on termination of lease	(448.90)	-
Total	124.93	383.35

Below is the amount recognised in the statement of cash flows:

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Cash outflow included in financing activity for repayment of principal during the year	(337.72)	(164.88)
Cash outflow included in financing activity for repayment of interest during the year	(250.93)	(117.68)
Total	(588.65)	(282.56)

Where Company is lessor

Finance lease

The Company has classified its subleases as finance lease where the sublease covers substantial portion of the remaining period of head lease. The following table sets out the maturity analysis of lease receivables, showing undiscounted lease payments to be received after reporting date.

The company recognised interest income on lease receivables of ₹ 115.52 (31 March 2024 NIL)

The following table sets out a maturity analysis of lease receivables, showing undiscounted lease payments to be received after the reporting date.

Particulars	As at 31 March 2025	As at 31 March 2024
Within one year	511.01	-
Between 1 and 2 years	515.21	-
Between 2 and 3 years	557.16	-
Between 3 and 4 years	580.33	-
Between 4 and 5 years	371.08	-
More than five years	993.66	-
Total undiscounted lease receivable	3,528.45	-
Unearned finance income	898.83	-
Net investment in lease	2,629.62	-



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Operating lease

The Company has entered into operating leases for some of its building, plant and machinery and other equipment. These typically have lease term of between 1 and 10 years. The Company has recognised an Amount of Rs 1025.70 Lakhs (March 31, 2024 - Rs 510.42 Lakhs) as rental income from Operating lease during the year ended March 31, 2025

34 Fair value measurements

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

Fair value hierarchy

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable and consists of following:

Measurement of Fair Value

Level 1: Category includes financial assets and liabilities, that are measured in whole or in significant part by reference to published quoted price (unadjusted) in an active market.

Level 2: Category includes financial assets and liabilities measured using a valuation technique based on assumptions that are supported by prices from observable current market transactions.

Level 3: Category includes financial assets and liabilities measured using valuation techniques based on non market observable inputs. This means that fair values are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data.

The following table shows the carrying amount of financial assets and financial liabilities by category:

Particulars	As at 31 March 2025			As at 31 March 2024		
	Amortised cost	FVTOCI	FVTPL	Amortised cost	FVTOCI	FVTPL
Financial assets						
Investments in quoted equity instruments	40.80	301.61	-	-	-	-
Investments in unquoted equity instruments	5,039.60	-	-	5,012.70	-	-
Investment In CCD	14,000.04	-	-	-	-	-
Loans	8,903.36	-	-	15,581.30	-	-
Trade receivables	53.25	-	-	397.95	-	-
Cash and cash equivalents	134.87	-	-	3.85	-	-
Bank balances other than cash and cash equivalents	10,035.43	-	-	16,124.36	-	-
Other financial assets	2,931.80	-	-	334.67	-	-
Total financial assets	41,139.14	301.61	-	37,454.82	-	-
Financial liabilities						
Borrowings	191.85	-	-	100.54	-	-
Lease liabilities	3,724.98	-	-	1,872.95	-	-
Trade payables	271.32	-	-	329.68	-	-
Other financial liabilities	322.64	-	-	202.57	-	-
Total financial liabilities	4,510.79	-	-	2,505.74	-	-

* The Company had acquired certain equity instruments for purpose of holding for a longer duration and not for the purpose of selling in near term for short term profit. Such instruments have been categorized as FVTOCI.

(i) Financial assets and liabilities measured at fair value - recurring fair value measurements

Particulars	As at 31 March 2025			As at 31 March 2024		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Financial assets						
Investments in quoted equity instruments	-	-	-	-	-	-
FVTOCI	301.61	-	-	-	-	-
FVTPL	-	-	-	-	-	-
Total	301.61	-	-	-	-	-

(ii) Fair value disclosure of financial assets and financial liabilities measured at amortised cost:

Particulars	As at 31 March 2025			As at 31 March 2024		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Financial assets						
Loans, non current	-	-	8,903.36	-	-	-
Investment	-	-	19,029.84	-	-	5,012.70
Other financial assets, non current	-	-	2,545.87	-	-	178.62
	-	-	30,479.06	-	-	5,191.32
Financial liabilities						
Borrowings, non-current	-	-	191.85	-	-	-
Other financial liabilities, non current	-	-	227.57	-	-	177.38
	-	-	419.42	-	-	177.38

The fair values of non-current loans/borrowings are based on discounted cash flows using a current rate. They are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs, including counterparty/own credit risk.

Fair value of cash and cash equivalent, bank balance other than cash and cash equivalents, trade receivables, trade payables, and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

There are no transfers between levels 1 and 2 during the year.

35 Financial risk management

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

The Company's financial liabilities comprise of borrowings, trade payable and other liabilities to manage its operation and financial assets include trade receivables, security deposits, loans and advances, etc, arises from its operation.

The Company's senior management oversees the management of these risks. The Company's senior management ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

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 obligation.

The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions and other financial instruments.



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Credit risk is managed on an entity level basis. The Company has adopted a policy of dealing only with creditworthy counterparties and obtaining sufficient collateral, where appropriate, as a means of mitigating risk of financial loss from defaults. The Company invests only in those instruments issued by high rated banks/ institutions and government agencies. The Company assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. The Company's loans are considered to have low credit risk.

The Company periodically monitors the recoverability and credit risks of its other financial assets including security deposits and other receivables. The Company evaluates 12 month expected credit losses for all the financial assets for which credit risk has not increased. In case credit risk has increased significantly, the Company considers life time expected credit losses for the purpose of impairment provisioning.

The Company has used a practical expedient by computing the expected credit loss allowance for trade receivables based on a provision matrix. The provision matrix takes into account historical credit loss experience and adjusted for forward looking information. The expected credit loss allowance is based on the ageing of the days for which the receivables are due and the expected loss rates as given in the provision matrix.

For ageing analysis of the trade receivable - Refer note 11

The details of changes in allowance for credit losses during the year ended 31 March 2025 and 31 March 2024 for trade receivables and investment in sublease are as follows:

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Balance at the beginning of the year	-	-
Provided during the year	6.51	-
Reversal of provision during the year	-	-
Written off/back during the year	-	-
Balance at the end of the year	6.51	-

There is one customer that individually represented 13.32% of the Company's revenue for the year ended 31 March 2025 and one customer that individually represented 1.61% of the Company's accounts receivable balance as at 31 March 2025.

There was one customer that individually represented 21.69% of the Company's revenue for the year ended 31 March 2024 and one customer that individually represented 15.06% of the Company's accounts receivable balance as at 31 March 2024.

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.

The table below provides details regarding the contractual maturities of financial liabilities on undiscounted basis as at 31 March 2025:

Particulars	Carrying amount	Up to 1 year	1-2 years	2-5 years	More than 5 years	Total
Trade payables	271.32	271.32	-	-	-	271.32
Borrowings	191.85	-	-	191.85	-	191.85
Lease liabilities	4,819.72	812.76	1,749.10	1,538.58	719.28	4,819.72
Other financial liabilities	322.64	95.07	227.57	-	-	322.64
Total	5,605.53	1,179.16	1,976.66	1,730.43	719.28	5,605.53

The table below provides details regarding the contractual maturities of financial liabilities on undiscounted basis as at 31 March 2024:

Particulars	Carrying amount	Up to 1 year	1-2 years	2-5 years	More than 5 years	Total
Trade payables	329.68	329.68	-	-	-	329.68
Borrowings	-	-	-	-	-	-
Lease liabilities	2,520.11	395.89	858.66	736.49	529.07	2,520.11
Other financial liabilities	202.57	25.19	177.38	-	-	202.57
Total	3,052.36	750.76	1,036.04	736.49	529.07	3,052.36

C. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk. The above risks may affect the Company's income and expenses, or the value of its financial instruments. The Company's exposure to and management of these risks are explained below.

Interest rate risk

Interest rate risk is the risk that the fair value or the future cash flows of a financial instrument will fluctuate because of changes in market interest rate risks. The Company does not have any interest rate risk as it has no variable rate borrowings as at any of the reporting date.

Currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. There are no material currency risk affecting the financial position of the Company as there are no material transactions in currency other than functional currency of the Company.

Price risk

The Company's exposure to price risk arises from investments held and classified in the balance sheet at fair value through profit or loss. The Company does not have any material price risk as at any of the reporting date.

36 Capital management

The Company's capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Company.

The Company objectives when managing capital are to:

- Safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and for other stakeholders, and
- Maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares.

The Company monitors capital using a gearing ratio, which is net debt divided by total equity. Net debt comprises of long term and short term borrowings less cash and bank balances, equity includes equity share capital and reserves that are managed as capital. The gearing at the end of the reporting period was as follows.

Particulars	As at 31 March 2025	As at 31 March 2024
Borrowings (including current maturities)	191.85	100.54
Lease liabilities	3,724.98	1,872.95
Less : Cash and cash equivalents including bank balances other than cash and cash equivalents	10,170.30	16,128.21
Adjusted net debt	(6,253.47)	(14,154.72)
Total equity	38,967.53	37,052.16
Net debt to equity ratio	(0.16)	(0.38)



37 Net debt reconciliation

Particulars	As at 31 March 2025	As at 31 March 2024
Cash and cash equivalents	134.87	3.85
Non-current borrowings (including current maturities)	191.85	-
Current borrowings	-	100.54
Lease liability (including current)	3,724.98	1,872.95
Interest Payable	-	-
Total	4,051.70	1,977.33

Particulars	Cash and cash equivalents	Non-current borrowings (including current maturities)	Current borrowings	Lease liability (including current)	Total
Net debt as at 1 April 2023	82.37	-	108.76	905.83	1,096.96
Proceeds/Addition during the year	69,024.74	-	100.00	1,131.99	70,256.73
Finance costs recognised	118.27	-	0.59	117.68	236.54
Repayment during the year	(69,109.77)	-	(108.76)	(282.56)	(69,501.09)
Other non-cash movements:	(111.76)	-	(0.06)	-	(111.82)
Acquisitions/disposals	-	-	-	-	-
Fair value adjustments	-	-	-	-	-
Net debt as at 31 March 2024	3.85	-	100.54	1,872.94	1,977.33
Proceeds/Addition during the year	37,330.21	1,517.65	-	2,154.16	41,002.02
Finance costs recognised	285.61	(0.90)	-	286.51	571.22
Repayment during the year	(37,517.09)	(1,349.56)	(100.54)	(588.65)	(39,555.84)
Other non-cash movements:	32.29	24.67	-	-	56.96
Acquisitions/disposals	-	-	-	-	-
Fair value adjustments	-	-	-	-	-
Net debt as at 31 March 2025	134.87	191.85	0.00	3,724.98	4,051.69

38 Segment Information

1) Rental Income

The Company is primarily carrying out leasing of managed commercial workspaces of equipped premises

2) Brokerage & other services

The Income from Brokerage from real estate is classified under Brokerage & other services

3) Furniture

The Income from Sale of furniture is classified under furniture segment

Segment information for the year ended 31 March 2025

Particulars	Rental Income	Total
Revenue from operations	-	-
External revenue	2,003.93	2,003.93
Inter segment revenue	-	-
Total revenue from operations	2,003.93	2,003.93
Segment results	361.78	361.78
Add/(Less): Finance Cost	(204.37)	(204.37)
Add: Un-Allocable other Income	2,349.48	2,349.48
Profit before tax	2,506.89	2,506.89
Segment assets	35,064.43	35,064.43
Add/(Less): Un-allocable	8,903.36	8,903.36
Total assets	43,967.79	43,967.79
Segment Liabilities	4,985.01	4,985.01
Add/(Less): Un-allocable	15.25	15.25
Total liabilities	5,000.26	5,000.26

Segment information for the year ended 31 March 2024

Particulars	Rental	Brokerage & other services	Furniture	Total
Revenue from operations	-	-	-	-
External revenue	513.13	0.11	584.00	1,097.24
Inter segment revenue	-	-	-	-
Total revenue from operations	513.13	0.11	584.00	1,097.24
Segment results	164.52	0.04	187.24	351.80
(Less): Finance Cost	-	-	-	(128.96)
Add: Un-Allocable other Income	-	-	-	128.97
Profit before tax	164.52	0.04	187.24	351.81
Segment assets	28,224.66	-	11,478.31	39,702.97
Add/(Less): Reconciling Items	-	-	-	-
Total assets	28,224.66	-	11,478.31	39,702.97
Segment Liabilities	1,152.57	-	1,498.25	2,650.81
Add/(Less): Reconciling Items	-	-	-	-
Total liabilities	1,152.57	-	1,498.25	2,650.81

Information about geographical areas

Company's operations are in India and therefore, no separate geographical information is disclosed. All the non-current operating assets of the Company are located in India.



39 Related party disclosures

Information on related party transactions as required by Ind AS 24 - Related Party Disclosures are given below:

List of related parties:

Particulars	Entity Name
(i) Subsidiary companies	EFC Limited Whitehills Interior Limited Ek Design Industries Limited EFC Estate Private Limited EFC Investment Advisors Private Limited EFC Estate 710 Alpha Private Limited EFC AIF LLP EFC Estate 56 Alpha Private Limited (Formely Known as Degwekar Industries Private Limited)
(ii) Stepdown subsidiaries	EFC Investment Manager Private Limited EFC Estate Marisoft 23 Private Limited EFC Estate Wakadewadi Private Limited EFC Estate Marisoft 14 Private Limited Bigbox Ventures Private Limited EFC Prime EFC Tech Space Private Limited Monarch WorkSpace Sprint Workspace
(iii) Joint venture	Forty Two Ventures Limited
(iv) Key managerial personnel	
Chairman and Managing Director	Umesh Kumar Sahay
Non Executive Non Independent Director (w.e.f 24 October 2024)	Abhishek Narbaria
Whole Time Director	Nikhil Dilipbhai Bhuta
Company Secretary	Aman Gupta
Independent Director	Rajesh Chandrakant Vaishnav Gayathri Srinivasan Iyer Mangina Srinivas Rao
(v) Entities over which the KMP or their relatives is able to exercise significant influence/control	TCC Concept Limited Brantford Limited ALTRR Software Services Limited EMF Clinic Private Limited NES DATA Private Limited DC&T Global Private Limited

Transactions with the related parties are as follows:

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
EFC Limited		
Loan given	8,920.27	17,531.56
Loan Repayment Received	17,787.84	8,430.72
Expense - Rent	1.80	-
Income - Rent	276.72	-
Income - Corporate Guarantee	73.81	-
Reimbursement of expenses	-	8.04
Compulsory Convertible Debenture ("CCD")	14,000.00	-
Interest Income ICD	923.39	479.08
Interest on CCD	0.04	-
Other payables	-	95.16
Other Receivable	-	93.04
Whitehills Interior Limited		
Loan given	2,563.98	7,649.01
Loan Repayment Received	3,643.22	3,641.00
Designing Expense	-	1.89
Interest Income ICD	423.66	110.59
Reimbursement of expenses	-	2.66
Other payables	130.82	11.06
Other Receivable	3.59	-
Ek Design Industries Limited		
Loan given	1,544.45	11.00
Loan Repayment Received	85.46	-
Investment	-	7.60
Interest Income ICD	73.49	-
Other payables	1.00	-

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Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Brantford Limited		
Loan given	-	380.58
Loan Repayment Received	378.49	0.42
Sales	-	250.00
Deposit received	-	25.00
Interest Income ICD	8.47	2.36
Expense Brokerage	32.53	-
Other payables	27.99	4.25
TCC Concept Limited		
Borrowing Taken	19.31	101.00
Borrowing Repaid	79.61	-
Purchase	16.03	5.71
Interest Expenses ICD	5.68	-
EFC AIFLLP		
Reimbursement of expenses	3.24	-
Investment	9.80	-
EFC Estate 56 Alpha Private Limited (Formerly Known as Degwekar Industries Private Limited)		
Loan Given	452.68	-
Loan Repayment Received	49.80	-
Income - Corporate Guarantee	0.21	-
Investment	1.00	-
Interest Income ICD	2.15	-
EFC Estate 710 Alpha Private Limited		
Loan Given	200.00	-
Investment	1.00	-
Interest Income ICD	1.25	-
EFC Estate Private Limited		
Loan Given	525.65	-
Loan Repayment Received	250.00	-
Investment	0.10	-
Interest Income ICD	32.66	-
EFC Investment Advisors Private Limited		
Borrowing Taken	10.00	-
Investment	10.00	-
Interest Expenses ICD	0.60	-
Forty Two Ventures Limited		
Investment	5.00	-
BIGBOX VENTURES PRIVATE LIMITED		
Loan Given	45.62	-
Interest Income ICD	0.47	-
EFC Investment Manager Pvt Ltd		
Loan Given	2,003.54	-
Loan Repayment Received	2,000.00	-
Interest Income ICD	0.07	-
DC&T GLOBAL PRIVATE LIMITED		
Borrowing Taken	1,488.34	-
Borrowing Repaid	1,370.00	-
Deposit Received	21.00	-
Interest Expenses ICD	1.28	-
EFC Prime		
Loan Given	-	0.37
Loan Repayment Received	0.37	-
EFC Tech Space Pvt Ltd		
Loan Given	-	0.51
Loan Repayment Received	0.51	-
Monarch WorkSpace		
Loan Given	-	0.41
Loan Repayment Received	0.41	-
Sprint Workspace		
Loan Given	-	0.51
Loan Repayment Received	0.51	-



Compensation of Key Managerial Personnel (KMP) of the Company:

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Remuneration of Executive Directors		
Abhishek Narbaria	52.50	25.36
Umesh Sahay	90.00	27.59
Nikhil Bhuta	36.00	32.53
Sitting Fees		
Rajesh Chandrakant Vaishnav	5.60	6.40
Gayathri Srinivasan Iyer	6.20	6.80
Mangina Srinivas Rao	6.10	6.00
Remuneration of Non Executive Directors		
Abhishek Narbaria	37.50	-

As the liabilities for defined benefit plans and leave entitlements are provided on actuarial basis for the Company as a whole, the amounts pertaining to Key Management Personnel are not included.

Outstanding balances with the related parties are as follows:

Particulars	As at 31 March 2025	As at 31 March 2024
Trade payables		
Brantford Limited	29.59	0.25
Borrowings Non-current		
TCC Concept Limited	41.93	107.16
Brantford Limited	19.88	-
DC&T GLOBAL PRIVATE LIMITED	119.49	-
EFC Investment Advisors Private Limited	10.54	-
Other financial liabilities - non current		
Brantford limited	-	19.60
DC&T GLOBAL PRIVATE LIMITED	21.00	-
Other financial liabilities - current		
Forty Two Ventures Limited_Investment Payable	5.00	-
Investment		
EFC Limited	5,000.00	5,000.00
Whitehills Interior Limited	5.10	5.10
EK Design industries Limited	7.60	7.60
EFC Investment Advisors Private Limited	10.00	-
EFC Estate Private Limited_Invest	0.10	-
EFC AIF LLP	9.80	-
EFC Estate 56 Alpha Private Limited (Formely Known as Degwekar Industries Private Limited)	1.00	-
EFC Estate 710 Alpha Private Limited	1.00	-
EFC Limited - CCD	14,000.04	-
Forty Two Ventures Limited	5.00	-
Sitting Fees Payable		
Rajesh Chandrakant Vaishnav	5.49	0.45
Gayathri Srinivasan Iyer	0.74	1.44
Mr. Mangina Srinivasa Rao	5.94	0.45
Trade Receivable		
EFC Limited	0.86	-
EFC Estate 56 Alpha Private Limited (Formely Known as Degwekar Industries Private Limited)	0.24	-
Loans Non-current		
EFC Limited	3,070.51	11,081.70
Whitehills Interior Ltd	3,325.52	4,108.32
EK Design Industries Ltd	1,540.75	11.00
Brantford Limited	-	378.49
EFC Prime	-	0.37
EFC Tech Space Pvt Ltd	-	0.51
Monarch WorkSpace	-	0.41
Sprint Workspace	-	0.51
BIGBOX VENTURES PRIVATE LIMITED	46.99	-
EFC Estate 56 Alpha Private Limited (Formely Known as Degwekar Industries Private Limited)	404.81	-
EFC Estate Private Limited	305.04	-
EFC Estate 710 Alpha Private Limited	201.12	-
EFC Investment Manager Pvt Ltd	8.61	-
Other financial assets - current		
EFC AIF LLP	3.24	-

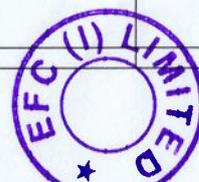
40 Employee benefits

Employee benefit expense of the Company includes various short term employee expenses, defined benefits expenses, expenses toward defined contribution on plans and other long-term employee benefits.

(a) Defined contribution plans

The Company makes provident fund contributions to defined benefit plan for qualifying employees. Under the Schemes, the Company is required to contribute a specified percentage of the payroll costs to fund the benefits. The contributions payable to these plans by the Company are at rates specified in the rules of the schemes.

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Contribution to provident fund	5.02	1.98
Contribution to Gratuity	9.82	-
Total	14.84	1.98



(b) Defined Benefit Plans

The Company has unfunded defined benefit plan for payment of gratuity to all eligible employees calculated at specified number of days of last drawn salary depending upon the tenure of service for each year of completed service subject to minimum service of five years payable at the time of separation upon superannuation or on exit otherwise. These defined benefit gratuity plans are governed by Payment of Gratuity Act, 1972.

Interest rates risk: While calculating the defined benefit obligation a discount rate based on government bonds yields of matching tenure is used to arrive at the present value of future obligations. If the bond yield falls, the defined benefit obligation will tend to increase and plan assets will decrease.

Salary risk: Higher than expected increases in salary will increase the defined benefit obligation

Demographic risks: Demographic assumptions are required to assess the timing and probability of a payment taking place. The effects of this decrement on the DBO depend upon the combination salary increase, discount rate, and vesting criteria and therefore not very straight forward.

Disclosures for defined benefit plans based on actuarial reports:

(i) Changes in the present value of the defined benefit obligation are as follows:

Table with 3 columns: Particulars, As at 31 March 2025, As at 31 March 2024. Rows include Defined benefit obligation at beginning of the year, Current service cost, Interest expense, Remeasurement (gains)/losses, and Defined benefit obligation at end of the year.

(ii) Amount recognised in statement of profit and loss and other comprehensive income:

Table with 3 columns: Particulars, For the year ended 31 March 2025, For the year ended 31 March 2024. Rows include Current service cost, Past service cost, Interest expense on DBO, Amount recognised in statement of profit and loss, Remeasurement of defined benefit liability, and Remeasurement (gains)/losses in other comprehensive income.

(iii) Net liability recognised in the balance sheet:

Table with 3 columns: Particulars, As at 31 March 2025, As at 31 March 2024. Rows include Defined benefit obligation, Defined liability recognised in the balance sheet, Classified as non-current, and Classified as current.

(iv) The principal assumptions used in determining obligations for the Company's plan are shown below:

Table with 3 columns: Particulars, As at 31 March 2025, As at 31 March 2024. Rows include Discount rate, Salary escalation, Attrition rate, Mortality rates, and Age (20, 30, 35 Years).

The discount rate is based on the prevailing market yields of Government of India securities as at the Consolidated Balance Sheet date for the estimated term of obligations. The estimate of future salary increases considered, takes into account the inflation, seniority, promotion, increments and other relevant factors.

(v) Sensitivity Analysis

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and mortality. The sensitivity analyses below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Table with 5 columns: Particulars, As at 31 March 2025 (% change in DBO), As at 31 March 2025 (Decrease or increase in DBO), As at 31 March 2024 (% change in DBO), As at 31 March 2024 (Decrease or increase in DBO). Rows include effects of changes in discount rate, salary increase, attrition rate, and mortality rate.

The above analysis has been performed using P.U.C method. If an employee's service in later years will lead to a materially higher level of benefit than in earlier years, these benefits are attributed on a straight-line basis. The limitations are that in assessing the change other parameters are kept constant. As some of the assumptions may be correlated, it is unlikely that changes in assumptions will occur in isolation of one another.

There is no change from the previous period in the methods and assumptions used in the preparation of above analysis, except that the base rates have changed.

(vi) Maturity profile of defined benefit obligation:

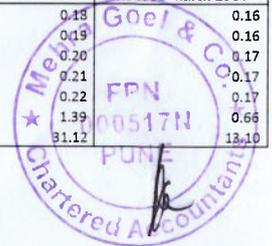
Table with 3 columns: Expected cash flows (valued on undiscounted basis), As at 31 March 2025, As at 31 March 2024. Rows include YEAR (I) to (V), NEXT 5 YEAR PAYOUTS(6-10YRS), and Payouts Above Ten Years.

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(c) **Compensated absences note**

The Company provides for accumulation of compensated absences by certain categories of its employees. These employees can carry forward a portion of the unutilized compensated absences and utilise them in future periods or receive cash in lieu thereof as per the Company's policy. The Company records a liability for compensated absences in the period in which the employee renders the services that increases this entitlement. The total liability recorded by the Company towards this obligation was Rs 5.55 Lakhs and NIL for the years ended 31 March 2025 and 31 March 2024 respectively.

(i) **Changes in the present value of the defined benefit obligation are as follows:**

Particulars	As at 31 March 2025	As at 31 March 2024
Defined benefit obligation at beginning of the year	-	-
Current service cost	5.55	-
Interest expense	-	-
Remeasurement (gains)/losses	-	-
Defined benefit obligation at end of the year	5.55	-

(ii) **Amount recognised in statement of profit and loss and other comprehensive income:**

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Current service cost	5.55	-
Past service cost	-	-
Interest expense on DBO	-	-
Amount recognised in statement of profit and loss	5.55	-
Remeasurement of defined benefit liability:		
Actuarial (gain)/loss from changes in financial assumptions	-	-
Actuarial (gain)/loss due to experience on DBO	-	-
Remeasurement (gains)/losses in other comprehensive income	-	-

(iii) **Net liability recognised in the balance sheet:**

Particulars	As at 31 March 2025	As at 31 March 2024
Defined benefit obligation	5.55	-
Defined liability recognised in the balance sheet	5.55	-
Classified as non-current	5.20	-
Classified as current	0.35	-

(iv) **The principal assumptions used in determining obligations for the Company's plan are shown below:**

Particulars	As at 31 March 2025	As at 31 March 2024
Discount rate (in %)	7.08%	0.00%
Salary escalation (in %)	10.00%	0.00%
Attrition rate (in %)	5.00%	0.00%
Mortality rates inclusive of provision for disability	0.00%	0.00%

The discount rate is based on the prevailing market yields of Government of India securities as at the Consolidated Balance Sheet date for the estimated term of obligations. The estimate of future salary increases considered, takes into account the inflation, seniority, promotion, increments and other relevant factors.

(v) **Sensitivity Analysis**

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and mortality. The sensitivity analyses below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Particulars	As at 31 March 2025		As at 31 March 2024	
	% change in DBO	Decrease or increase in DBO	% change in DBO	Decrease or increase in DBO
Effect of +100 basis points in rate of discounting	-13.68%	4.78	0.00%	-
Effect of -100 basis points in rate of discounting	17.26%	6.50	0.00%	-
Effect of +100 basis points in rate of salary increase	15.93%	6.43	0.00%	-
Effect of -100 basis points in rate of salary decrease	-13.11%	4.82	0.00%	-
Effect of +100 basis points in attrition rate	-4.24%	5.31	0.00%	-
Effect of -100 basis points in attrition rate	5.10%	5.83	0.00%	-
Mortality rate	0.09%	5.54	0.00%	-
EFFECT OF NO CEILING	0.00%	-	0.00%	-

The above analysis has been performed using P.U.C method. If an employee's service in later years will lead to a materially higher level of benefit than in earlier years, these benefits are attributed on a straight-line basis. The limitations are that in assessing the change other parameters are kept constant. As some of the assumptions may be correlated, it is unlikely that changes in assumptions will occur in isolation of one another.

There is no change from the previous period in the methods and assumptions used in the preparation of above analysis, except that the base rates have changed.

(vi) **Maturity profile of defined benefit obligation:**

Expected cash flows (valued on undiscounted basis)	As at 31 March 2025	As at 31 March 2024
YEAR (I)	0.20	-
YEAR (II)	0.21	-
YEAR (III)	0.22	-
YEAR (IV)	0.23	-
YEAR (V)	0.24	-
NEXT 5 YEAR PAYOUTS(6-10YRS)	1.62	-
Payouts Above Ten Years	19.99	-



41 Details of loans given, investment made and guarantee given

Disclosure as per Regulations 34(3) and 53(f) of Securities Exchange Board of India - Listing Obligations and Disclosure Requirements (LODR) and Section 186(4) of the Companies Act, 2013 for the year ended 31 March 2025 and 31 March 2024

Name of the Company	For the year ended 31 March 2025	Maximum balance during the year	As at 31 March 2025	For the year ended 31 March 2024	Maximum balance during the year	As at 31 March 2024
Loans Non-current						
EFC Limited	8,920.27	15,886.17	3,070.51	17,962.73	12,146.48	11,081.70
Whitehills Interior Ltd	2,563.98	5,570.75	3,325.52	7,853.00	4,036.12	4,108.32
Ek Design Industries Ltd	1,544.45	1,474.61	1,540.75	11.00	11.00	11.00
Brantford Limited	-	-	-	384.00	380.97	378.49
EFC Prime	-	-	-	0.37	0.37	0.37
EFC Tech Space Pvt Ltd	-	-	-	0.51	0.51	0.51
Monarch WorkSpace	-	-	-	0.41	0.41	0.41
Sprint Workspace	-	-	-	0.51	0.51	0.51
BIGBOX VENTURES PRIVATE LIMITED	45.62	46.57	46.99	-	-	-
EFC Estate 56 Alpha Private Limited (Formerly Known as Degwekar Industries Private Limited)	452.68	402.88	404.81	-	-	-
EFC Estate Private Limited	525.65	502.13	305.04	-	-	-
EFC Estate 710 Alpha Private Limited	200.00	200.00	201.12	-	-	-
EFC Investment Manager Pvt Ltd	2,003.54	2,008.54	8.61	-	-	-
Investments in subsidiaries, unquoted - carried at cost						
EFC Limited	-	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
Whitehills Interior Limited	-	5.10	5.10	5.10	5.10	5.10
EK Design Industries Limited	-	7.60	7.60	7.60	7.60	7.60
EFC Investment Advisors Private Limited	10.00	10.00	10.00	-	-	-
EFC Estate Private Limited_Invest	0.10	0.10	0.10	-	-	-
EFC AIF LLP	9.80	9.80	9.80	-	-	-
EFC Estate 56 Alpha Private Limited (Formerly Known as Degwekar Industries Private Limited)	1.00	1.00	1.00	-	-	-
EFC Estate 710 Alpha Private Limited	1.00	1.00	1.00	-	-	-
Investment in debentures of subsidiary - carried at Cost						
Compulsory convertible debentures - EFC Limited	14,000.04	14,000.04	14,000.04	-	-	-
Investment In Joint Venture						
Forty Two Ventures Limited	5.00	5.00	5.00	-	-	-
Investments in equity shares, quoted - carried at Cost						
Tata Motors Ltd	0.01	0.01	0.01	-	-	-
MPF Systems Limited	40.79	40.79	40.79	-	-	-
Investments in equity shares, quoted - carried at FVOCI						
Eleganz Interiors Ltd	301.61	301.61	301.61	-	-	-

Notes :

- All the above loans have been given for business purposes
- The loanees have not made any investment in the shares of the Company.
- Loans given to employees as per the Company's policy are not considered
- Loans granted are unsecured.
- Refer note 7 for loans granted during the year

Corporate guarantees given by the Company in respect of loans obtained by subsidiaries- During current year & previous year the Company has given guarantee on behalf of its wholly owned subsidiary EFC limited of Rs 12730 Lakhs.

42 Corporate social responsibility (CSR)

During the year, section 135 regarding Corporate Social Responsibility of the Act is not applicable to the company.

43 The Parliament has approved the Code on Social Security, 2020 which may impact the contribution by the Company towards Provident Fund and Gratuity. The effective date from which the Code and its provisions would be applicable is yet to be notified and the rules which would provide the details based on which financial impact can be determined are yet to be notified after which the financial impact can be ascertained. The Company will complete its evaluation and will give appropriate impact in the financial statements following the Code becoming effective and the related rules to determine the financial impact being notified.

44 Additional disclosure with respect to amendments to Schedule III

- The Company has not been declared as Wilful defaulter by any lenders.
- The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- The provision related to number of layers as prescribed under section 2(87) of the Companies Act read with Companies (Restriction on number of Layers) Rules, 2017 is not applicable to Company.
- The Company has not entered into any scheme of arrangement which has an accounting impact on the current or previous financial year.
- The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as search or survey or any other relevant provisions of the Income Tax Act, 1961).
- The Company has not traded or invested in Crypto currency or Virtual Currency during the current financial year and any of the previous financial years.
- The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

transaction with Companies struck off from ROC

i. No Funds 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 for any other person(s) or entity(ies), including foreign entities (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



j. No funds have been received by the Company from or in any other person(s) or entity(ies) including foreign entities (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;

k. Analytical Ratios

Ratios	Numerator	Denominator	31 March 2025	31 March 2024	% of Variance	Variance remark
Current ratio (in times)	Current assets	Current liability	9.94	38.58	-74.25%	Decrease in the ratio is due to decrease in Bank Balance & Loans
Debt equity ratio (in times)	Total debt	Shareholders equity	0.005	0.003	81.45%	Increase in the ratio is due to marginal increase in debt as against NIL debt in last year
Debt service coverage ratio (in times)	Earnings for Debt Services (Profit after tax + Depreciation + Finance cost + profit on sale of property plan and equipment)	Debt services (Interest and lease payments + Principle repayments)	1.19	1.66	-28.18%	Increase in debt service is more than increase in earnings for debt service
Return on equity ratio (in %)	Net Profit for the year	Average shareholders equity	0.05	0.01	384%	Increase in the ratio is due to increase in Revenue, Other Income & Net Profit during the year
Inventory turnover ratio (in times)	Cost of goods sold	Average inventory	NA	NA	NA	Refer note (a)
Trade receivables turnover ratio (in times)	Revenue from operations	Average trade receivables	8.88	5.25	69.19%	Increase in the ratio is due to increase in Revenue
Trade payables turnover ratio (in times)	Other expenses	Average trade payables	1.25	2.98	-57.95%	Decrease in the ratio is due to decrease in Trade payable & Other Expenses
Net capital turnover ratio	Revenue from operations	Working capital (current assets- current liabilities)	0.20	0.03	486.82%	Increase in the ratio is due to increase in Revenue
Net profit ratio (in %)	Net Profit for the year	Revenue from operations	0.92	0.23	296.84%	Increase in the ratio is due to increase in Revenue, Other Income & Net Profit during the year
Return on capital employed (in %)	Profit before tax and finance cost	Capital employed (Tangible Net worth + Total debt + Deferred tax liability)	0.06	0.01	571.92%	Increase in the ratio is due to increase in Revenue, Other Income & Net Profit during the year
Return on investment (in %)	Income generated from treasury investments	Average Investment funds in treasury investment)	0.12	0.03	335.54%	Increase in the ratio is due to decrease in the average investment

Note:

(a) In respect of aforementioned ratios there is no significant change (25% or more) in FY 2024-25 in comparison to FY 2023-24

45 Merger

The Board of Directors of EFC Limited (a wholly-owned subsidiary), in its meeting held on 24th December 2024, have approved a Scheme of Arrangement ("the Scheme") u/s 233 of the Companies Act, 2013 for Demerger of Single Tenant Managed / Serviced Office Business with Owned Property (Demerged Undertaking 1), Multiple Tenants Managed Office Business with Owned Property (Demerged Undertaking 2) and Straight Lease Business with Owned Property (Demerged Undertaking 3) into EFC Estate Marisoft 14 Private Limited (Resulting Company 1), EFC Estate Marisoft 23 Private Limited (Resulting Company 2) and EFC Estate Wakadewadi Private Limited (Resulting Company 3) respectively. The Resulting Companies shall pre and post demerger remain part of the Group. It will be subject to approvals from the applicable regulatory authorities, no adjustments have been recorded in the financial statements for the year ended 31st March 2025.

46 Demerger

The Board of Directors, in its meeting held on 24th December 2024, have approved a Scheme of Arrangement ("the Scheme") u/s 233 of the Companies Act, 2013 for Demerger of Single Tenant Managed / Serviced Office Business with Owned Property (Demerged Undertaking 1), Multiple Tenants Managed Office Business with Owned Property (Demerged Undertaking 2) and Straight Lease Business with Owned Property (Demerged Undertaking 3) into EFC Estate Marisoft 14 Private Limited (Resulting Company 1), EFC Estate Marisoft 23 Private Limited (Resulting Company 2) and EFC Estate Wakadewadi Private Limited (Resulting Company 3) respectively. The Resulting Companies shall pre and post demerger remain part of the Group. Pending regulatory and other approvals, no adjustments have been recorded in the financial statements of the Group for the year ended 31st March 2025.

As per our report of even date
For Mehra Goel & Co.
Chartered Accountants
Firm Registration Number: 000517N

Roshan Dutt
Partner
Membership number: 137405
Place: Pune
Date: 29 May 2025



For and on behalf of the Board of Directors
of EFC (I) Limited



Jimesh Kumar Sahay
Chairman and Managing Director
DIN: 01733060

Uday Tushar Vora
Chief Financial Officer

Nikhil Dilipbhai Bhuta
Whole-time Director
DIN: 02111646

Aman Gupta
Company Secretary
Membership number : F10931