BENGAL KDC HOUSING DEVELOPMENT LIMITED
Balance Sheet as at March 31, 2026

	Notes	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
(I) ASSETS			
(1) Non-current assets			
(a) Property, plant and equipment	04	0.01	0.01
		0.01	**0.01**
(b) Financial assets			
(i) Investments			
a) Investments in equity instruments	05	2.40	2.40
(ii) Loans	06	1,377.84	1,315.00
(iii) Other financial asset	07	0.10	0.10
(c) Deferred tax assets (net)	08	-	-
		1,380.35	**1,317.51**
(2) Current Assets			
(a) Financial assets			
(i) Trade receivables		-	-
(ii) Cash and cash equivalent	09	2.00	2.41
(iii) Other balances with Bank	10	2.68	2.54
(iv) Other current assets	11	1.73	1.97
(b) Income tax assets (net)	12	-	-
		6.41	**6.92**
TOTAL ASSETS		**1,386.75**	**1,324.43**
(II) EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital	13	20.00	20.00
(b) Other equity	14	295.34	263.36
		315.34	**283.36**
(2) Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings	15	997.33	997.33
		997.33	**997.33**
(3) Current liabilities			
(a) Financial liabilities			
(i) Borrowings		-	-
(i) Trade payables			
a) Total outstanding dues of micro enterprises and small enterprises		-	-
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	16	0.59	0.29
(b) Income tax Liabilities (net)	17	4.28	0.84
(c) Other current liabilities	18	69.22	42.61
		74.08	**43.74**
TOTAL EQUITY AND LIABILITIES		**1,386.75**	**1,324.43**

As per terms of our report attached
For and on behalf of the Board of Directors

For KASG & CO.
Chartered Accountants
Firm Regn No.002228C

ROSHAN KUMAR BAJAJ
Partner
Membership No. 068523

Prashant Mehra
Managing Director

Ramesh Kumar Mehra
Director

Date : 22nd May 2026
Place:- Kolkata

Karan Mehra
CFO

Sanjay Lal Gupta
Company Secretary

BENGAL KDC HOUSING DEVELOPMENT LIMITED
Statement of Profit and Loss for the period ended March 31, 2026

		Notes	For the year ended 31.03.2026 (Rs in lakhs)	For the year ended 31.03.2025 (Rs in lakhs)
(1)	Other income	19	69.95	69.96
(2)	**Total Revenue**		69.95	69.96
(3)	**EXPENSES**			
	(a) Employee benefits expense	20	18.37	19.00
	(b) Finance Cost		-	-
	(c) Depreciation and amortisation expense	21	-	-
	(d) Other expenses	22	8.34	8.37
	Total Expenses (3)		26.71	27.37
(4)	**Profit before tax (2) - (3)**		43.24	42.59
(5)	**Tax Expense**			
	(a) Current tax			
	(i). Current tax for current period	23	11.26	10.72
	(ii). Current tax for earlier Periods		(0.00)	0.90
	(b) Deferred tax			
	Total tax expense (5)		11.26	11.62
(6)	**Profit for the period (4) - (5)**		31.98	30.97
(7)	**Other comprehensive income**			
	(a). Items that will be reclassified to statement of profit and loss			
	(b) Items that will be reclassified to statement of profit and loss			
	Total other comprehensive income (7)		-	-
(8)	**Total Comprehensive Income (6) + (7)**		31.98	30.97
	Earnings per equity share(in rupees): (Face value of share of Rs 10 each)			
	(a) Basic	24	15.99	15.49
	(b) Diluted		15.99	15.49

For KASG & CO.
Chartered Accountants
Firm Regn No.002228C

As per terms of our report attached
For and on behalf of the Board of Directors

ROSHAN KUMAR BAJAJ
Partner
Membership No. 068523

Prashant Mehra
Managing Director

Ramesh Kumar Mehra
Director

Date : 22nd May 2026
Place:- Kolkata

Karan Mehra
CFO

Sanjay Lal Gupta
Company Secretary

BENGAL KDC HOUSING DEVELOPMENT LIMITED
Statement of Cash Flows for the year ended 31 March 2026

	For the year ended 31.03.2026	For the year ended 31.03.2025
	Rs in Lakhs	Rs in Lakhs
A. Cash Flows from Operating activities:		
Profit for the year	43.24	42.59
Adjustments for:		
Interest income	(69.96)	(69.96)
Operating loss before working capital changes	(26.72)	(27.37)
Adjustments for changes in operating assets/ liabilities		
Other current financial assets	0.24	(0.84)
Trade Payables	0.30	(2.67)
Other current liabilities	26.60	34.10
Cash used used in operations	0.42	3.22
Direct taxes paid	(7.83)	(9.75)
Net cash used in operating activities	(7.39)	(6.53)
B. Cash Flow from Investing activities:		
Payments for acquisition of Property, plant and equipments	-	-
Interest received	0.14	0.14
Loan given	6.98	6.98
Loan repaid (net)	-	-
Net cash generated from investing activities	7.12	7.12
C. Cash Flow from Financing activities:		
Finance cost paid	-	-
Net cash used in financing activities	-	-
Net increase/(decrease) in cash and cash equivalents	(0.27)	0.59
Cash and cash equivalents at the beginnning of the year	4.95	4.35
Cash and cash equivalents at end of the year	4.68	4.94
See accompanying notes forming part of the financial statements	-	

1. Cash and cash equivalents represents cash, cheques on hand and balances with banks. (Refer Note. 9&10)
2. Figures in brackets represent outflows.

See accompanying notes forming part of the financial statements

For KASG & CO.
Chartered Accountants
Firm Regn No.002228C

As per terms of our report attached
For and on behalf of the Board of Directors

Prashant Mehra
Managing Director

Ramesh Kumar Mehra
Director

ROSHAN KUMAR BAJAJ
Partner
Membership No. 068523

Date : 22nd May 2026
Place:- Kolkata

Karan Mehra
CFO

Sanjay Lal Gupta
Company Secretary

BENGAL KDC HOUSING DEVELOPMENT LIMITED

STATEMENT OF CHANGES IN EQUITY

A. Equity Share Capital

(1) Current reporting period **Rs in lakhs**

Balance at the beginning of the current reporting period	Changes in Equity Share capital due to prior period errors	Restated balance at the beginning of current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period
20.00	-	20.00	-	20.00

(2) Previous reporting period **Rs in lakhs**

Balance at the beginning of the current reporting period	Changes in Equity Share capital due to prior period errors	Restated balance at the beginning of current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period
20.00	-	20.00	-	20.00

B. Other Equity **Rs in lakhs**

Statement of Changes in Equity	Reserves and surplus			Other Comprehensive Income	Total Other Equity
	Retained Earnings	General Reserve	Preference share Redemption Reserve	Investment Revaluation Reserve	
Balance at April 1, 2024	5.34	125.00	100.00	2.05	232.39
Profit for the year	30.97	-	-	-	30.97
Other Comprehensive Income	-	-	-	-	-
Transfer to General Reserve	-25.00	25.00	-	-	-
Transferred from Retained Earnings	-	-	-	-	-
Balance at March 31, 2025	11.31	150.00	100.00	2.05	263.36
Profit for the year	31.98	-	-	-	31.98
Other Comprehensive Income	-	-	-	-	-
Transfer to General Reserve	-	-	-	-	-
Transferred from Retained Earnings	-	-	-	-	-
Balance at March 31, 2026	43.29	150.00	100.00	2.05	295.34

See accompanying notes forming part of the financial statements

As per terms of our report attached

For and on behalf of the Board of Directors

For KASG & CO.
Chartered Accountants
Firm Regn No.002228C

ROSHAN KUMAR BAJAJ
Partner
Membership No. 068523

Date : 22nd May 2026
Place:- Kolkata

Prashant Mehra
Managing Director

Ramesh Kumar Mehra
Director

Karan Mehra
CFO

Sanjay Lal Gupta
Company Secretary

1. General corporate information

Bengal KDC Housing Development Limited is a Public limited company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The company is a subsidiary company of M/s Kaushalya Infrastructure Development Corporation Limited. The shares are not listed on any Stock Exchange in India. The Company has been incorporated with the object of dealing in Housing projects. The Company carries on its business in domestic markets only.

2. Basis of preparation and presentation

This is the separate financial statement presented as per requirement of Ind AS 27 – Separate Financial Statements, those presented by a parent.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. In these separate financial statements, the fair value for measurement and/or disclosure purpose is determined on such basis except for leasing transactions that are within the scope of Ind AS 17 – Leases / Ind AS 116 – Leases, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 – Inventories or value in use in Ind AS 36 – Impairment of assets.

In addition, for financial reporting purposes, fair value measurements are categorized in to Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included in Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The Balance Sheet and the Statement of Profit and Loss are prepared and presented in the format prescribed in the Division II of Schedule III to the Companies Act, 2013. The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 – Statement of Cash Flows. The disclosure requirements with respect to items in the

3. Summary of material accounting policies

3.01 Statement of compliance

The financial statements have been prepared in accordance with Ind ASs notified under the Companies (Indian Accounting Standard) Rules, 2015, as amended, and the relevant provisions of the Companies Act, 2013 (‘the Act’), as applicable.

3.02 Use of Estimates

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

3.03 Revenue recognition

The Company has following major sources of revenue:

3.03.01 Other services / activities

Revenues from consultancy services are recognized overtime when such services are performed.

3.03.02 Other Income

Interest: Interest income is recognized on time proportion basis taking into account the amount outstanding and the effective interest rate applicable.

3.04 Employee Benefits

3.04.01 Short-term benefits

Short term employee benefits are recognised as an expense at the undiscounted amount in the Statement of Profit and Loss of the year in which the related service is rendered.

3.04.02 Defined retirement benefits

The cost of providing defined benefit retirement benefits are determined using the projected unit credit method. The Company provides gratuity benefits to its employees. Defined benefit costs which are recognised in profit and loss are categorised as follows

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements); and
- net interest expense or income; and

The retirement benefit obligation recognised in the separate financial statements represents the actual deficit or surplus in the Company's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reduction in future contributions to the plans.

The liability for termination benefit is recognised at the earlier of when the entity can no longer withdraw the offer of the termination benefit and when the entity recognises any related restructuring costs.

3.05 Taxation

i). Current tax

Current tax is the amount of tax payable on the taxable profit for the year as determined in accordance with the provisions of the Income Tax Act, 1961. Taxable profit differs from 'Profit Before Tax' as reported in the Statement of Profit and Loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

ii). Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the separate financial statements and the corresponding tax bases used in the computation of taxable profits. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business
The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rates (and tax laws) that have been enacted or substantially enacted by the end of the reporting period.

iii). Minimum alternate tax

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is recognised as an asset in the balance sheet when there is convincing evidence that the Company will pay normal income tax during the specified period and it is probable that future economic benefit associated with it will flow to the Company.

iv). Current tax and deferred tax

Current tax and deferred tax are recognised in Statement of Profit and Loss, except when they relate to items that are recognised in Other Comprehensive Income or directly in equity, in which case, the current and deferred tax are also recognised in Other Comprehensive Income or directly in equity respectively. The current and deferred tax arising from the initial accounting for business combination, are included in the accounting for the business combination.

3.06 Property, Plant and equipment

Land, buildings, Plant and equipment, Furniture and Fixtures, Vehicles, Office equipments held for use in the operations, or for administrative purposes are stated at cost less
Depreciation is recognised so as to write off the cost of assets (other than freehold land) less their residual values over the useful lives, using the straight-line method. Depreciation of
An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss
Estimated useful lives of the assets are as follows:

Computers	:	**3 years**

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is recognised in profit and loss.

The Company has elected to continue with the carrying value of all of its property, plant and equipment recognized as of April 1, 2016 measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

3.07 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets (Other than goodwill) to determine whether there is any indication that those assets have suffered any 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). When 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.

Recoverable amount is the higher of fair value less costs of disposal 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 risks specific to the asset for which the estimates of future cash flows have not be adjusted.

If the recoverable amount of an asset or cash generating unit is estimated to be less than the carrying amount, the carrying amount of the asset or cash generating unit is reduced to its recoverable amount. An impairment loss is recognised immediately in profit and loss.

When an impairment loss subsequently reverses, the carrying value of the asset or cash generating unit is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset or cash generating unit in prior years. Any reversal of an impairment loss is recognised immediately in profit and loss.

3.08 Provisions, Contingent liabilities and Contingent assets

3.08.01 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliable.

3.08.02 Contingent liabilities and assets

Contingent liability is a possible obligation that arises from past events and 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 is a present obligation that arises from past events but is not recognised because either it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation, or a reliable estimate of the amount of the obligation cannot be made. Contingent liabilities are disclosed and not recognised. Contingent assets are neither recognised nor disclosed.

3.09 Investments in subsidiaries, joint ventures and associates

Investments in subsidiaries, joint ventures and associates are initially recognised and subsequently measured at cost less impairment loss, if any.

3.10 Financial instruments

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

3.11 Financial assets

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

3.11.01 Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are

- the asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding.

Interest income is recognised in profit and loss for Fair value through other comprehensive inome (FVTOCI) debt instruments. For the purpose of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus exchange differences on the amortised cost are recognised in profit and loss and other changes in the fair value of FVTOCI financial assets in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit and loss.

All other financial assets are subsequently measured at fair value.

3.11.02 Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premium or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Income is recognised on effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in Statement of Profit and Loss and is included in the "Other income" line item.

3.11.03 Investments in equity instruments at FVTOCI

On initial recognition, the Company make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in the fair value of investments in equity instruments (other than investments held for trading) in other comprehensive income. These instruments are initially measured at fair value plus transaction costs. Subsequently they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for Equity through other comprehensive income'. On disposal of these investments the cumulative gain or loss is nor reclassified to profit and loss.

Dividends on these investments in equity instruments are recognised in profit and loss when the Company's right to receive dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends are included as part of 'Other income' in the Statement of Profit and Loss.

3.11.04 Financial assets at fair value through profit and loss (FVTPL)

Financial assets which meets the criteria of financial assets held for trading are designated as 'Financial Assets at FVTPL'. The Company has derivatives that are not designated and effective as a hedge instrument which are designated as 'Financial Assets at FVTPL'. Financial assets at FVTPL are measured at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in Statement Profit and Loss.

3.11.05 Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on trade receivables, other contractual rights to receive cash or other financial instruments. Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive, discounted at the original effective interest rate. The Company estimates cash flows by considering all contractual terms of the financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risks on that financial instrument has increased significantly since initial recognition. If the credit risk on financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12 month expected credit losses.

If the Company measures the loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risks has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12 month expected credit losses.

For trade receivables or any contractual right to receive cash or another financial asset that results from transactions that are within the scope of Ind AS 11 and Ind AS 18, the Company always measures loss allowance at an equal to life time expected credit losses. For the purpose of measuring lifetime expected credit loss allowance for trade receivables the Company has used practical expedient as permitted under Ind AS 109. The expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward looking information.

3.11.06 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flow from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of financial asset in its entirety, the difference between the asset's carrying amounts and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit and loss if such gain or loss would have otherwise been recognised in Statement of Profit and Loss on disposal of that financial asset.

3.12 Financial liabilities and equity instruments

3.12.01 Classification as debt or equity

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

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

Repurchases of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

3.12.02 Financial liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings and payables. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

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

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit and loss. The net gain or loss recognised in profit and loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

3.12.03 Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

3.12.04 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company’s obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in Statement Profit and Loss.

3.17 Joint Venture Operations

In respect of contracts executed in Integrated Joint Ventures under profit sharing arrangement (assessed as AOP under Income tax laws), the services rendered to the Joint Ventures are accounted as income on accrual basis.

3.13 Operating Cycle

Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 36 months for real estate & infrastructure projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non-current.

3.14 Rounding Off

The financial statements have been prepared in Indian Rupees (Rs) rounded off to two nearest decimal places in lakhs unless otherwise stated.

BENGAL KDC HOUSING DEVELOPMENT LIMITED
Notes forming part of the financial statements
04. Property, plant and equipment

Rs in lakhs

	Computers	Total
Cost or deemed cost		
Balance at April 01, 2024	0.22	0.22
Add: Additions	-	-
Balance at March 31, 2025	0.22	0.22
Additions	-	-
Balance at March 31, 2026	**0.22**	**0.22**
Accumulated depreciation		
Balance at April 01, 2024	0.21	0.21
Add: Depreciation expense	-	-
Balance at March 31, 2025	0.21	0.21
Depreciation expense	-	-
Balance at March 31, 2026	**0.21**	**0.21**
Carrying amount		
Balance at March 31, 2024	0.01	0.01
Balance at March 31, 2025	0.01	0.01
Balance at March 31, 2026	**0.01**	**0.01**

BENGAL KDC HOUSING DEVELOPMENT LIMITED
Notes forming part of the financial statements

	As at 31.03.2026 (Rs in lakhs)		As at 31.03.2025 (Rs in lakhs)	
	Qty	**Amount**	**Qty**	**Amount**
	Nos.	**Rs in lakhs**	**Nos.**	**Rs in lakhs**
05. Non-current investments				
(A). Investments in Equity Instruments (unquoted)*				
Investments in Equity Instruments of:-				
Flare Realty Engineers Private Limited	2,600	0.09	2,600	0.09
Kaushalya Township Private Limited	880	2.31	880	2.31
	3,480	2.40	3,480	2.40
Total aggregate quoted investments				
Aggregate book value of unquoted investments		2.40		2.40
Aggregate market value of quoted investments		-		-

* Carried at Fair Value through Other Comprehensive Income

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
06. Loans		
Unsecured, considered good		
Loan to body corporate	-	-
Loan to holding company	1,377.84	1,315.00
	1,377.84	1,315.00

Note - Long term loans to Kaushalya Infrastructure Development Corporation Limited (holding company) are provided at an interest rate of 7.5% p.a. The loans are repayable on demand.

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
07. Other Financial Asset- Non Current		
Security Deposit -NSDL	0.10	0.10
	0.10	0.10

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
08 Deferred Tax Asset		
Defered tax on brought forward losses as per income tax	-	-
	-	-
08.01 Details of deferred tax asset as per income tax		
Opening balance	-	0.01
Brought forward losses as per Income Tax	-	-
Tax rate	26%	26%
Deferred tax (credit)/ charge for the period	-	(0.01)
Deferred tax asset at the end of the period	-	-

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
09. Cash and cash equivalents		
(a). **Cash and cash equivalents**		
(i). Cash in hand	0.21	0.36
(ii). Balances with banks		
In current accounts	1.79	2.05
Total cash and cash equivalents	2.00	2.41

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
10. Other bank balances		
(i) In deposit account	2.68	2.54
Total Other bank balances	2.68	2.54

Note - The company is required to keep the above deposits till the West Bengal Housing Board holds shares in the company.

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
11. Other financial assets- Current		
(a). Other Advances	1.73	1.97
	1.73	1.97

Note - Other advances include advances given to employess.

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
12. Income tax assets (net)		
Current tax assets (net of provision for tax) (refer note 17)	-	(0.84)
	-	(0.84)
Details of Income tax assets:		
At beginning of period	(0.84)	1.03
Tax paid (Net) during period	(11.26)	(10.72)
Changes for the period - Adjustments	7.82	8.86
At end of period- Advance tax/ (Provision for Tax)	(4.28)	(0.84)

Note:- Advance Income Tax has been netted off with the provision for income tax.

BENGAL KDC HOUSING DEVELOPMENT LIMITED
Notes forming part of the financial statements

13. Share capital

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
Authorised:		
2,00,000 Equity Shares of Rs. 10 each	**20.00**	**20.00**
(As at March 31, 2026: 2,00,000 Equity Shares of Rs. 10 each)		
(As at March 31, 2025: 2,00,000 Equity Shares of Rs. 10 each)		
1,10,00,000 Preference Shares of Rs. 10 each	**1,100.00**	**1,100.00**
(As at March 31, 2026: 1,00,00,000 Preference Shares of Rs. 10 each)		
(As at March 31, 2025: 1,00,00,000 Preference Shares of Rs. 10 each)		
	1,120.00	**1,120.00**
Issued, Subscribed and fully paid up:		
2,00,000 Equity Shares of Rs. 10 each	**20.00**	**20.00**
(As at March 31 , 2026: 2,00,000 Equity Shares of Rs. 10 each)		
(As at March 31 , 2025: 2,00,000 Equity Shares of Rs. 10 each)		
	20.00	**20.00**

Reconciliation of Number of shares and amount outstanding at the beginning and end of the reporting period

	For the period ended 31.03.2026		For the year ended 31.03.2025	
	No. of Shares Qty	Amount Rs in lakhs	No. of Shares Qty	Amount Rs in lakhs
Equity shares				
Issued, subscribed and fully paid up:				
As at the beginning and end of the period	**2,00,000**	**20.00**	**2,00,000**	**20.00**
	2,00,000	**20.00**	**2,00,000**	**20.00**

Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company

	As at 31.03.2026		As at 31.03.2025	
	No. of Shares	%	No. of Shares	%
Kaushlya Infrastructure Development Corporation Limited	**1,02,000**	**51.00%**	**1,02,000**	**51.00%**
Prashant Mehra	**28,500**	**14.25%**	**28,500**	**14.25%**
Rahul Mehra	**24,000**	**12.00%**	**24,000**	**12.00%**
Srishty Mehra	**19,000**	**9.50%**	**19,000**	**9.50%**
West Bengal Housing Board	**22,000**	**11.00%**	**22,000**	**11.00%**

Details of shares held by promoters in the Company

SL.No	Promoter name	No. of shares	% of total shares	% change during the period
1	Prashant Mehra	28,500	14.25%	-
2	Rahul Mehra	24,000	12.00%	-
3	Srishty Mehra	19,000	9.50%	-
4	Karan Mehra	2,000	1.00%	-
5	Neeru Mehra	1,250	0.63%	-
6	Ramesh Kumar Mehra	1,250	0.63%	-
7	West Bengal Housing Board	22,000	11.00%	-
8	Kaushlya Infrastructure Development Corporation Limited	1,02,000	51.00%	-

Rights, preferences and restrictions attached to shares
Equity Shares

The Company has one class of equity shares having a par value of Rs.10 per share. Each shareholder is entitled for one vote per share held. The dividend proposed by the board of directors is subject to the approval of the shareholders in the ensuing annual general meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are entitled to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to the number of equity shares held by the shareholders.

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
14. Other Equity		
a). Retained Earnings	43.29	11.31
b). General Reserve	150.00	150.00
c). Preference Share Redemption Reserve	100.00	100.00
d). Investment Revaluation Reserve	2.05	2.05
	295.34	263.36

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
Retained Earnings (Note: 14.1)		
Balance at the beginning of the period	11.31	5.34
Add:Profit/(Loss) for the period	31.98	30.97
Less: Transfer to General reserve	-	(25.00)
Balance at the end of the year	43.29	11.31
Investment Revaluation Reserve (Note: 14.2)		
Balance at the beginning of the year	2.05	2.05
Changes during the period		-
Balance at the end of the year	2.05	2.05
General Reserve (Note 14.3)		
Balance at the beginning of the year	150.00	100.00
Add: Transferred from Retained earnings	-	25.00
	150.00	125.00
Preference Share Redemption Reserve (Note: 14.4)		
Balance at the beginning of the year	100.00	100.00
Add: Transferred from Retained earnings	-	-
Balance at the end of the year	100.00	100.00

14.1 Retained Earnings

Retained Earnings are the profits and gains that the Company has earned till date and adjustments done on transition to Ind AS, less any transfer to general reserve, dividends or other distributions paid to shareholders.

14.2 Investments revaluation reserve

The Company has elected to recognise changes in fair value of certain investments in equity securities in other comprehensive income. These changes are accumulated within the FVTOCI equity investments reserve within equity,The Company transfers amounts from this reserve to retained earnings when the relevant equity securities are derecognised.

14.3 General Reserve

The Company transfers a portion of the net profit of the Company yearly before declaring dividend to general reserve pursuant to the erstwhile provisions of the Companies Act, 1956. Consequent to the introduction of the Companies Act, 2013, there is no such requirement to mandatorily transfer a specified percentage of net profit to general reserve.

14.4 Preference Share Redemption Reserve

The company has elected to create a preference share redemption reserve out of the profits which is available for payment of dividend for the purpose of redemption of preference shares.

BENGAL KDC HOUSING DEVELOPMENT LIMITED

Notes forming part of the financial statements	**As at 31.03.2026 (Rs in lakhs)**	**As at 31.03.2025 (Rs in lakhs)**

15. Long-term Borrowings

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
(a). 10% Non-convertible Non-Cumulative Redeemable Preference Shares	997.33	997.33
	997.33	**997.33**

Note:- The Preference shares will be redeemed at any time at the option of the company @ Rs.55/- each at any time after 15 years but not later than 17 years from the date of allotment. The Preference shares will carry a preferential rights vis-a-vis equity shares of the company with respect to the payment of dividend and repayment of capital during winding up.

16. Trade Payables

	As at 31.03.2026 (Rs in lakhs)	**As at 31.03.2025 (Rs in lakhs)**
(a). Total outstanding dues of micro enterprises and small enterprises		-
(b). Total outstanding dues of creditors other than micro enterprises and small enterprises	0.59	0.29
Total trade payables	**0.59**	**0.29**

Trade Payables ageing schedule (As at 31.03.2026)

Particulars	**Outstanding for following periods from due date of payment**				
	Less than 1 year	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(i) MSME		-	-	-	-
(ii) Others	0.36	0.23			0.59
(iii) Disputed dues-MSME	-	-	-	-	-
(iii) Disputed dues-Others	-	-	-	-	-

Trade Payables ageing schedule (As at 31.03.2025)

Particulars	**Outstanding for following periods from due date of payment**				
	Less than 1 year	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(i) MSME		-	-	-	-
(ii) Others	0.23	0.06			0.29
(iii) Disputed dues-MSME	-	-	-	-	-
(iii) Disputed dues-Others	-	-	-	-	-

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
17. Income tax liabilities (net)		
Current tax liabilities (net of advance tax) (refer note 12)	**4.28**	**0.84**
	4.28	**0.84**
Details of Income tax liabilities:		
At beginning of period	**0.84**	**(1.03)**
Tax liability for the period	**11.26**	**10.72**
Changes for the period-Adjustments	**(7.82)**	**(8.86)**
	4.28	**0.84**

Note:- Advance Income Tax has been netted off with the provision for income tax

	As at 31.03.2026 (Rs in lakhs)	As at 31.03.2025 (Rs in lakhs)
18. Other current liabilities		
(a). Statutory dues (Note 18.01)	**1.23**	**0.70**
(b). Audit fee payable	**0.80**	**0.34**
(c). Other Payables (Note 18.02)	**67.19**	**41.58**
Total other liabilities	**69.22**	**42.61**

Note 18.01- Statutory dues include TDS payable as on 31st March, 2026 and 31st March, 2025.
Note 18.02- Other payables include Salary payable as on 31st March, 2026 and 31st March, 2025.

BENGAL KDC HOUSING DEVELOPMENT LIMITED
Notes forming part of the financial statements

		For the year ended 31.03.2026 (Rs in lakhs)	For the year ended 31.03.2025 (Rs in lakhs)
19.	**Other income**		
	(a). Interest income on Financial Assets carried at amortised cost		
	i). From fixed deposits	0.14	0.14
	ii). From loan and advances	69.81	69.81
	Total other income	69.95	69.96

		For the year ended 31.03.2026 (Rs in lakhs)	For the year ended 31.03.2025 (Rs in lakhs)
20.	**Employee benefits expense**		
	(a). Salaries and wages, including bonus	18.37	18.99
	(b). Staff welfare expenses	-	0.01
	Total employee benefits expense	18.37	19.00

		For the year ended 31.03.2026 (Rs in lakhs)	For the year ended 31.03.2025 (Rs in lakhs)
21.	**Depreciation and amortisatiion expense**		
	(a). Depreciation on property, plant and equipment (Refer Note 01)	-	-
	Total depreciation and amortisation expense	-	-

		For the year ended 31.03.2026 (Rs in lakhs)	For the year ended 31.03.2025 (Rs in lakhs)
22.	**Other expenses**		
	(a). Rates, taxes and licenses	0.06	0.03
	(b). Legal and professional fee	0.30	0.45
	(c). Travelling and conveyance expenses	-	0.23
	(d). Accounting charges	1.68	1.68
	(e). Audit fees (Statutory audit fees)	0.40	0.31
	(f). Rent	2.40	2.40
	(g). Sitting fees	0.42	0.45
	(h). Other general expenses	3.08	2.82
	Total other expenses	8.34	8.37

23. Income tax recognised in profit and loss

	For the year ended 31.03.2026 (Rs in lakhs)	For the year ended 31.03.2025 (Rs in lakhs)
Current tax		
In respect of the current period	11.26	10.72
In respect of the earlier periods	(0.00)	0.90
	11.26	11.62
Deferred tax		
In respect of the current period	-	-
	-	-
Total tax expense	11.26	11.62

The income tax expense for the period can be reconciled to the accounting profit (loss) as follows:

	For the year ended 31.03.2026 (Rs in lakhs)	For the year ended 31.03.2025 (Rs in lakhs)
Profit before tax for the period	43.24	42.59
Income tax expense calculated at 26 %	11.24	10.72
Effect of disallowances under tax	0.02	0.04
Total tax expense for the period	11.26	10.76

24. Earnings per share (In rupees)

	For the year ended 31.03.2026 (Rs in lakhs)	For the year ended 31.03.2025 (Rs in lakhs)
Basic and diluted earnings per share		
The earnings and weighted average number of equity shares used in the		
Profit for the period	31.98	30.97
Profit attributable to the Equity Shareholders (A)	31.98	30.97
Weighted average number of equity shares outstanding (B)	2,00,000	2,00,000
Face value of Equity shares in Rupees	10.00	10.00
Basic and diluted earnings per share	15.99	15.49

The Company is not having any potential ordinary shares which are dilutive in nature.

BENGAL KDC HOUSING DEVELOPMENT LIMITED
Notes forming part of the financial statements

25. Related party disclosures:

Information on related party transactions as per Indian Accounting Standards (Ind AS) 24 - Related party Disclosures

A). List of related parties and relationship

Name of the related party	**Nature of Relationship**
Kaushalya Infrastructure Development Corporation Limited	Holding Company
Kaushalya Township Private Limited	Group Company
Key Managerial Person	
Prashant Mehra	Managing Director
Ramesh Kumar Mehra	Director
Asok Kumar Roy Chowdhury	Director
Minoti Nath	Director
Asoke Das	Director
Dipankar Sinha	Director

25.01 Related party disclosures: **(Rs in Lakhs)**

	For the year ended 31.03.2026	For the Year ended 31.03.2025
a). Transactions during the year		
i) **Advances (Repaid)**		
Kaushalya Infrastructure Development Corporation Limited	-	-
Ramesh Kumar Mehra	-	-
ii) **Advances Given**		
Kaushalya Infrastructure Development Corporation Limited	62.83	62.83
Ramesh Kumar Mehra	-	-
i) **Advances Received**		
Ramesh Kumar Mehra	26.00	19.63
ii) **Interest on loans**		
Kaushalya Infrastructure Development Corporation Limited	69.81	69.81
iii) **Remuneration/commission paid to Key Managerial Personnel**		
Prashant Mehra	2.28	2.20
Ramesh Mehra	15.00	15.00
Minoti Nath	0.15	0.21
Asoke Das	0.12	0.21
Sandip Sarkar	0.15	0.04

b). Balances at the end of period		As at 31.03.2026	As at 31.03.2025
i)	**Advances Repaid/Given**		
	Kaushalya Infrastructure Development Corporation Limited	**1,377.84**	**1,315.00**
ii)	**Investment in group company**		
	Flare Realty Engineering Private Limited	**0.09**	**0.09**
	Kaushalya Township Private Limited	**2.31**	**2.31**
ii)	**Advances Received**		
	Ramesh Mehra	**26.00**	
iv)	**Remuneration/ Commission Payable**		
	Prashant Mehra	**2.23**	**3.91**
	Ramesh Mehra	**13.65**	**14.70**
	Ashoke Das	**0.16**	**0.05**
	Sandip Sarkar	**0.15**	
	Minoti Nath	**0.20**	**0.05**

Rs in lakhs

c). Loans and advances granted to promoters, directors, KMPs and the related parties			
Type of Borrower		**Amount of loan or advance in the nature of loan outstanding**	**% to the total loans and advances in the nature of loans**
i)	**Related parties**		
	Unsecured, considered good		
	Kaushalya Infrastructure Development Corporation Limited	**1,377.84**	**100%**

Note - Loans and advances to related parties are repayable on demand

26. Additional information to the Financial Statements

26.01 Contingent Liabilities

The Company does not have any contingent liability as at 31st March, 2026 and 31st March, 2025, respectively.

26.02 Capital and other commitments

The Company does not have any capital & other commitments as at 31st March, 2026 and 31st March, 2025, respectively.

27 Financial instruments

27.01 Capital Management

The Company's capital management is intended to create value for shareholders by facilitating the meeting of long term and short term goals of the Company. The Company determines the amount of capital required on the basis of annual business plan also taking into consideration any long term strategic investment and expansion plans. The funding needs are met through equity and cash generated from operations.

Categories of financial instruments **(Rs in Lakhs)**

Financial assets	**As at 31.03.2026**	**As at 31.03.2025**
Measured at amortised cost		
(a). Cash and bank balances (including earmarked non-current cash and bank balances)	**4.68**	**4.95**
(b). Other financial assets at amortised cost	**1.73**	**1.97**
(c) Loans	**1,377.84**	**1,315.00**
Financial liabilities		
Measured at amortised cost		
Long-term borrowings	**997.33**	**997.33**
Trade payables	**0.59**	**0.29**

27.02 Financial risk management

27.02.01 Financial risk management objectives and policies

The Company's principal financial liabilities, other than derivatives, comprise loans and borrowings and trade and other payables. The Company's principal financial assets include loans, trade and other receivables, and cash and short-term deposits that derive directly from its operations. The Company is exposed to market risk, credit risk and liquidity risk.

The corporate treasury management reports on quarterly basis to the board of directors that monitors risks and policies implemented to mitigate risk exposures.

27.02.02 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.

Foreign currency sensitivity analysis

The company is not involved in any foreign currency transaction, therefore it is not exposed to foreign currency risk.

27.02.03 Interest Rate Risk Management

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of change in market interest rates. Currently the company does not have any debt and hence it is not exposed to any risk of changes in market interest rates.

27.02.04 Credit risk management

Credit risks refers to risk that a counter party will default on its contractual obligations resulting in financial loss to the Company. Credit risk encompasses both the direct risk of default and the risk of deterioration of creditworthiness as well as concentration risks. The Company's Board approved financial risk policies comprise liquidity, currency, interest rate and counterparty risk. Financial instruments that are subject to concentrations of credit risk, principally consist of trade receivables, finance receivables and loans and advances. None of the financial instruments of the Company result in material concentrations of credit risks. The Company does not engage in speculative treasury activity.

The credit risk on bank balances is limited because the counterparties are banks with high credit ratings.

On going credit evaluation is performed on the financial condition of accounts receivable.

27.02.05 Liquidity risk management

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements.
The Company manages liquidity risk by maintaining adequate reserves, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

Liquidity and interest risk tables

The following tables detail the maturity profile of Company's non-derivative financial liabilities with agreed repayment period. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

Rs in lakhs

	Carrying amount	Less than 1 year	More than 1 year	> 5 years
As at 31.03.2026				
Borrowings	997.33	-	997.33	-
Trade payables	0.59	0.59	-	-
Other financial liabilities	69.22	69.22	-	-
	1,067.13	69.81	997.33	-

Rs in lakhs

As at 31.03.2025	Carrying amount	Less than 1 year	More than 1 year	> 5 years
Borrowings	997.33	-	997.33	-
Trade payables	0.29	0.29	-	-
Other financial liabilities	42.61	42.61	-	-
	1,040.23	42.90	997.33	-

28 Financial instruments

28.01 Fair value measurements

The significant accounting policies, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument are disclosed in Note 2.

Financial assets and Liabilities

The following table summarises financial assets and liabilities measured at fair value on a recurring basis and financial assets and financial liabilities that are not measured at fair value on a recurring basis (but fair value disclosure are required):

(Rs in Lakhs)

	As at March 31, 2026			
	Fair vaue through Other Comprehensive Income	**Amortised Cost**	**Total Carrying Value**	**Total Fair Value**
Financial Assets:				
Investment in Unquoted Equity instrument	2.40	-	2.40	2.40
Loans- Non current	-	1,377.84	1,377.84	1,377.84
Other non current financial asset	-	0.10	0.10	0.10
Trade receivable	-	-	-	-
Cash and cash equivalents	-	2.68	2.68	2.68
Other bank balances	-	1.73	1.73	1.73
Other current financial assets	-	1.73	1.73	1.73
Total	**2.40**	**1,384.07**	**1,386.47**	**1,386.47**
Financial Liabilities				
Long term borrowings	-	997.33	997.33	997.33
Trade payable	-	0.59	0.59	0.59
Total	**-**	**997.92**	**997.92**	**997.92**

	As at March 31, 2025			
	Fair vaue through Other Comprehensive Income	**Amortised Cost**	**Total Carrying Value**	**Total Fair Value**
Financial Assets:				
Investment in Unquoted Equity instrument	2.40	-	2.40	2.40
Loans- Non current	-	1,315.00	1,315.00	1,315.00
Other non current financial asset	-	0.10	0.10	0.10
Trade receivable	-	-	-	-
Cash and cash equivalents	-	2.41	2.41	2.41
Other bank balances	-	2.54	2.54	2.54
Other current financial assets	-	1.97	1.97	1.97
Total	**2.40**	**1,322.02**	**1,324.42**	**1,324.42**
Financial Liabilities				
Long term borrowings	-	997.33	997.33	997.33
Trade payable	-	0.29	0.29	0.29
Total	**-**	**997.62**	**997.62**	**997.62**

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 the following three levels:

• Level 1 — Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.

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

• Level 3 — Inputs are not based on observable market data (unobservable inputs). 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 summarises financial assets and liabilities measured at fair value on a recurring basis and financial assets that are not measured at fair value on a recurring basis (but fair value disclosure are required):

(Rs in Lakhs)

	As at March 31, 2026			
	Level 1	Level 2	Level 3	Total
Financial assets:				
Investment in Unquoted Equity instrument	-	-	2.40	2.40
	-	-	2.40	2.40

	As at March 31, 2025			
	Level 1	Level 2	Level 3	Total
Financial assets:				
Investment in Unquoted Equity instrument	-	-	2.40	2.40
	-	-	2.40	2.40

BENGAL KDC HOUSING DEVELOPMENT LIMITED

Notes forming part of the financial statements

29 Financial ratios

(Rs in lakhs)

Sl. No	Ratios	For the Year ended 31st March 2026	For the Year ended 31st March 2025	% Change	Reason for change
a	Current ratio	0.09	0.16	-45%	Increase in Current liabilities during the period
b	Debt Equity ratio	3.16	3.52	-10%	NA
c	Debt service coverage ratio	NA	-	NA	NA
d	Return on equity ratio	10%	11%	-7.2%	Decrease in profit during the period
e	Inventory turnover ratio	NA	-	NA	NA
f	Trade receivables turnover ratio	NA	-	NA	NA
g	Trade payables turnover ratio	NA	-	NA	NA
h	Net capital turnover ratio	(1.34)	(3.35)	-60%	Decrease in average working capital in the current period
i	Net Profit ratio	45.72%	0.44	3%	NA
j	Return on capital employed	3.29%	0.03	-1%	Increase in EBIT during the period
k	Return on investment	2.44%	0.02	1%	Decrease in profit during the period

1. Current ratio = Current assets ÷ Current liabilities
2. Debt-Equity ratio = Long term borrowings ÷ Shareholders funds
3. Debt service coverage ratio = Earnings available for debt service ÷ Debt service
Where, Earnings for debt service = Net profit before tax + Non cash operating expenses like depreciation + Interest + Other adjustments like loss on sale of fixed assets
Debt service = Interest & Lease payments + Principal repayments

4. Return on Equity ratio = Net profit ÷ shareholders funds
6. Trade receivables turnover ratio = Net credit sales ÷ average receivables
7. Trade payables turnover ratio = Net credit purchases ÷ average payables
8. Net capital turnover ratio = Total turnover ÷ Average working capital
9. Net profit ratio = Net profit ÷ Total revenue
10. Return on capital employed = EBIT ÷ (shareholders funds + Long term borrowings)
11. Return on Investment = Net profit ÷ (shareholders funds + Long term borrowings)

30 Other statutory information

(i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

(ii) The Company do not have any transactions with struck off companies.

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

(iv) The Company have not traded or invested in crypto currency or any form of virtual currency during the financial year.

(v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries); or

b. provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or

b. provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(vii) The Company does not have any 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.

(viii) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

31 Approval of financial statements

The financial statements were approved for issue by the board of directors on 22nd May 2026.

As per terms of our report attached
For KASG & CO.
Chartered Accountants
Firm Regn No.002228C

ROSHAN KUMAR BAJAJ
Partner
Membership No. 068523

Date :
Place:- Kolkata

For and on behalf of the Board of Directors

Prashant Mehra
Managing Director

Ramesh Kumar Mehra
Director

Karan Mehra
CFO

Sanjay Lal Gupta
Company Secretary