URBANA FACILITY MAINTENANCE PRIVATE LIMITED

(A Subsidiary Company of Bengal NRI Complex Limited)

BALANCE SHEET AS AT 31st MARCH 2026 AND STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED ON THAT DATE

Independent Auditor's Report

To The Members of **Urbana Facility Maintenance Private Limited**

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of Urbana Facility Maintenance Private Limited ("the Company"), which comprise the Balance Sheet as at 31st March, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of the material accounting policies and other explanatory information (herein after referred to as " financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 (hereinafter referred to as "the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards notified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time (hereinafter referred to as "Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2026, its profit (including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Material uncertainty related to Going Concern

We draw attention to Note 32.9 to the Financial Statements regarding accumulated losses as on reporting date exceed the company's net worth. These conditions raise doubt about the company's ability to continue as a going concern. These events or conditions, along with other matters as set forth in aforesaid note, indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report including Annexure to Board's Report, but does not include the Financial Statements and our auditor's report thereon.

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

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

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

Responsibilities of the Management and Those Charged with Governance for the Financial Statements

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

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

The Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls 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 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 financial statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on other legal and regulatory requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order to the extent applicable.

2. As required by Section 143(3) of the Act, we report that:

   i. 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.

   ii. 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.

   iii. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash flows dealt with by this report are in agreement with the relevant books of account.

   iv. In our opinion, the aforesaid Financial Statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

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

   vi. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

vii. 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:

a. The Company did not have any pending litigations as at March 31, 2026—Refer Note No. 33.1 to the financial statements.

b. The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses.

c. There were no amounts required to be transferred to the Investor Education and Protection Fund by the Company.

d. (i) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(ii) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(iii) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.

e. The Company has not declared or paid any dividend during the year.

f. Based on our examination, which included test checks, the company has used accounting software for maintaining its books of account for the financial year ended 31st March, 2026 which has feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of audit we did not come across any instance of the audit trail feature tampered with.

The Company has preserved the Audit trail (edit log) as per the statutory requirements for record retention.

3. 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 Company has not paid/ provided for any managerial remuneration (except sitting fees) during the year.

For G. P. Agrawal & Co.
Chartered Accountants
Firm Registration No. -302082E

(CA. Sunita Kedia)
Partner
Membership No. 060162
UDIN:

Place of Signature: Kolkata
Dated: The day of , 2026

"ANNEXURE A" TO THE AUDITOR'S REPORT

Statement referred to in paragraph 1 of 'Report on Other Legal and Regulatory Requirements' in our report of even date to the members of **Urbana Facility Maintenance Private Limited** on the financial statements for the year ended 31st March, 2026.

(i) a) (A) The company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(B) The company has maintained proper records showing full particulars of intangible assets.

b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Property, Plant and Equipment have been physically verified by the management during the year, which, in our opinion, is reasonable having regard to the size of the Company and nature of its assets. No material discrepancy was noticed on such verification.

c) According to the information and explanations given to us and based on our examination of the relevant records of the Company, the Company does not hold immovable property. Therefore, the provisions of clauses (i)(c) of paragraph 3 of the said order are not applicable to the Company.

d) The Company has not revalued any of its Property, Plant and Equipment (including right of use assets) during the year. Accordingly, reporting under clause (i)(d) of paragraph 3 of the said order is not applicable to the Company.

e) No proceedings have been initiated during the year or are pending against the Company as at 31st March, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder. Accordingly, reporting under clause (i)(e) of paragraph 3 of the said order is not applicable to the Company.

(ii) a) The inventories have been physically verified during the year by the management at reasonable intervals. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No material discrepancies were noticed on physical verification of the inventory as compared to book records.

b) The company has not been sanctioned any working capital limit in excess of Rs. 5 crore in aggregate, at any point of time during the year, from banks or financial institutions on the basis of security of current assets. Therefore, the provisions of clause (ii) (b) of paragraph 3 of the said order is not applicable to the Company.

(iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made investment in, provided any guarantee or security or granted any loans or advance in the nature of loan, secured or unsecured to companies, firms, limited liability partnership or any other parties. Therefore, the provisions of clause (iii)(a) to (f) of paragraph 3 of the said order are not applicable to the company.

"Annexure A" to the Auditor's Report (Contd.)

(iv) In our opinion and according to the information and explanations given to us, there is no investment made or loan granted, guarantee and security provided in respect of which provisions of Sections 185 and 186 of the Act are applicable.

(v) The Company has not accepted any deposit within the meaning of section 73 to 76 or any other relevant provisions of the Act and the rules framed there under. The directives issued by the Reserve Bank of India are not applicable to the Company. Therefore, reporting under clauses (v) of paragraph 3 of the said order are not applicable to the Company.

(vi) As per the information and explanations given to us by the management, maintenance of cost records prescribed under section 148(1) of the Act is not applicable to the company. Therefore, the provision of the clause (vi) of paragraph 3 of the said order is not applicable to the company.

(vii) (a) According to the information and explanations given to us and based on the examination of the records of the Company as provided to us, the Company is regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income tax, goods and service tax, customs duty, cess and other statutory dues, to the extent applicable, with appropriate authorities and no undisputed amounts payable in respect of the aforesaid dues were outstanding as at 31st March, 2026 for a period of more than six months from the date of becoming payable.

(b) According to the information and explanations given to us, there are no disputed statutory dues, therefore provision of clause (vii) (b) of paragraph 3 of the said order are not applicable to the company.

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

(ix) In our opinion and on the basis of information and explanations given to us and based on our examination of the books of account of the Company

a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

b) The Company has not been declared willful defaulter by any bank or financial institution or any other lenders.

c) During the year, no term loan has been availed by the company and hence, reporting under clause (ix)(c) of the paragraph 3 of the said order is not applicable.

d) On an overall examination of the Financial Statements of the Company, funds raised on short term basis have, prima facie, not been used during the year for long-term purposes by the Company.

"Annexure A" to the Auditor's Report (Contd.)

e) The Company does not have any subsidiary or joint venture or associate and hence, reporting on clause (ix)(e) and (f) of paragraph 3 of the said order is not applicable.

(x) a) As per records examined by us, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year and hence, reporting on clause (x)(a) of paragraph 3 of the said Order is not applicable.

b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause (x)(b) of paragraph 3 of the said Order is not applicable.

(xi) a) According to the information and explanations given to us and as per records examined by us, no fraud by the Company and on the Company has been noticed or reported during the year.

b) No report under sub-section (12) of section 143 of the Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

c) According to the information and explanations given to us and as per records examined by us, the Company has not received any whistle blower complaint during the year.

(xii) In our opinion, the Company is not a nidhi company. Therefore, reporting under clause (xii) of paragraph 3 of the said order is not applicable.

(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 Financial Statements as required by the applicable accounting standards.

(xiv) a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.

b) We have considered the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with them. Accordingly, clause (xv) of paragraph 3 of the said order is not applicable.

(xvi) a) According to the information and explanations given to us, the provisions of Section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company. Accordingly, clauses (xvi) (a), (b) and (c) of paragraph 3 of the said order is not applicable.

"Annexure A" to the Auditor's Report (Contd.)

b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause (xvi)(d) of paragraph 3 of the said order is not applicable.

(xvii) The Company has not incurred any cash loss during the period covered by the audit report, however, cash loss amounting to Rs. 15,781.61 thousand was incurred in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors of the Company during the year. Therefore, the provisions of clause 3 (xviii) of the Order are not applicable to the Company.

(xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) According to the information and explanations given to us and on the basis of the financial records, provisions towards Corporate Social Responsibility (CSR) are not applicable to the company. Therefore, reporting under clause 3(xx)(a) & (b) of the Order is not applicable for the year.

(xxi) The company is not required to prepare consolidated financial statements. Therefore, reporting under clause (xxi) of paragraph 3 of the Order is not applicable to the company.

For G. P. Agrawal & Co.
Chartered Accountants
Firm Registration No. -302082E

(CA. Sunita Kedia)
Partner
Membership No. 060162
UDIN:

Place of Signature: Kolkata
Dated: The day of , 2026

"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF URBANA FACILITY MAINTENANCE PRIVATE LIMITED

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

We have audited the internal financial controls over financial reporting of Urbana Facility Maintenance Private Limited ("the Company") as of 31st March, 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, to the extent applicable to an audit of internal financial controls, both issued by the ICAI. 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 of the financial statements, whether due to fraud or error.

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

"Annexure B" to the Independent Auditor's Report (Contd.)

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that

(1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;

(2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the Company; and

(3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

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

For G. P. Agrawal & Co.
Chartered Accountants
Firm Registration No. -302082E

(CA. Sunita Kedia)
Partner
Membership No. 060162
UDIN:

Place of Signature: Kolkata
Dated: The 25th day of August 2026

Urbana Facility Maintenance Private Limited
CIN- U70102WB2015PTC207352

Balance Sheet as at 31st March, 2026

(Rs. In Thousand)

Sl. No.	Particulars	Note No.	As at 31st March, 2026	As at 31st March, 2025
	ASSETS			
1)	**Non - current assets**			
a	Property, plant and equipment	3	7,213.82	7,274.20
b	Intangible assets	4	25.58	20.20
c	Financial assets			
	(i) Investments	5	28,004.00	33,004.00
	(ii) Other financial assets	6(i)	6,654.39	2,07,382.39
	Total Non Current Assets		**41,897.79**	**2,47,680.79**
2)	**Current assets**			
a	Inventories	7	3,008.43	2,772.63
b	Financial assets			
	(i) Trade receivables	8	11,702.59	11,195.06
	(ii) Cash and cash equivalents	9(i)	6,068.52	61.94
	(iii) Bank balances other than cash and cash equivalents	9(ii)	2,01,000.00	-
	(iv) Other financial assets	6(ii)	3,076.84	3,201.19
c	Current tax assets (net)	10	2,298.12	2,238.23
d	Other current assets	11	12,069.57	10,588.66
	Total Current Assets		**2,39,224.07**	**30,057.71**
	Total Assets		**2,81,121.86**	**2,77,738.50**
	EQUITY AND LIABILITIES			
	Equity			
a	Equity Share Capital	12	100.00	100.00
b	Other Equity	13	(41,128.65)	(53,028.35)
	Total equity		**(41,028.65)**	**(52,928.35)**
1)	**Non - current liabilities**			
a	Financial liabilities			
	(i) Other financial liabilities	14 (i)	2,838.98	3,379.53
b	Provisions	15 (i)	1,832.37	1,257.52
c	Other non current liabilities	16 (i)	2,27,485.45	2,32,918.04
	Total non-current liabilities		**2,32,156.80**	**2,37,555.09**
2)	**Current Liabilities**			
a	Financial liabilities			
	(i) Borrowings	17	33,884.65	37,855.44
	(ii) Trade payables			
	(a) Total outstanding dues of micro enterprises and small enterprises	18	6,685.42	6,842.86
	(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		39,997.34	38,581.60
	(iii) Other financial liabilities	14 (ii)	2,904.41	4,711.44
b	Other current liabilities	16 (ii)	6,405.75	5,043.02
c	Provisions	15(ii)	116.14	77.40
	Total current liabilities		**89,993.71**	**93,111.76**
	Total liabilities		**3,22,150.51**	**3,30,666.85**
	Total equity and liabilities		**2,81,121.86**	**2,77,738.50**
	Corporate Information	**1**		
	Material accounting policies and estimates	**2**		
	Other Disclosures and Additional Regulatory Information	**29-33**		
	The accompanying notes 1 to 33 are an integral part of the financial statements.			

As per our report of even date attached.
For G. P. Agrawal & Co.
Chartered Accountants
Firm's Registration No. - 302082E

For and on behalf of Board of Directors

(CA. Sunita Kedia)
Partner
Membership No. 060162

Sonali Roygupta
Director
(DIN -09620062)

Manjurul Hoque
Director
(DIN -07167177)

Place: Kolkata
Date: The 25th day of August , 2026

Urbana Facility Maintenance Private Limited

CIN- U70102WB2015PTC207352

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

(Rs. In Thousand)

Particulars	Note No.	Year ended 31st March, 2026	Year ended 31st March, 2025
Revenue from operations	19	1,97,990.67	1,86,280.55
Other income	20	28,553.16	22,065.23
Total income		**2,26,543.83**	**2,08,345.78**
Expenses			
Purchases of Stock-In-Trade	21	16,197.01	17,804.59
Changes in inventories of stock in trade	22	160.06	393.65
Employee benefits expense	23	13,506.57	13,396.46
Finance costs	24	2,638.29	2,689.82
Depreciation and amortization expense	25	1,930.89	2,416.54
Other expenses	26	1,80,138.63	1,89,842.92
Total expenses		**2,14,571.45**	**2,26,543.99**
Profit/(loss) before tax		**11,972.38**	**(18,198.21)**
Tax expense	27	-	-
Total tax expense		-	-
Profit/(loss) for the year		**11,972.38**	**(18,198.21)**
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Remeasurements of the defined benefit plans		(72.68)	(29.79)
Total Other comprehensive income for the year (Net of Tax)		**(72.68)**	**(29.79)**
Total comprehensive income for the year		**11,899.70**	**(18,227.99)**
Earnings per Equity share of face value Rs. 10 each	28		
Basic earnings per share (Rs.)		1,197.24	(1,819.82)
Diluted earnings per share (Rs.)		1,197.24	(1,819.82)
Corporate Information	**1**		
Material accounting policies and accounting estimates	**2**		
Other Disclosures and Additional Regulatory Information	**29-33**		

The accompanying notes 1 to 33 are an integral part of the financial statements.

As per our report of even date attached.

For G. P. Agrawal & Co.
Chartered Accountants
Firm's Registration No. - 302082E

For and on behalf of Board of Directors

(CA. Sunita Kedia)
Partner
Membership No. 060162

Sonali Roygupta
Director
(DIN -09620062)

Manjurul Hoque
Director
(DIN -07167177)

Place: Kolkata
Date: The 25th day of August , 2026

Urbana Facility Maintenance Private Limited
CIN- U70102WB2015PTC207352
Statement of Changes in Equity for the year ended 31st March, 2026

A. Equity Share Capital

(Rs. In Thousand)

Particulars	Total
Balance as at 1st April, 2025	100.00
Changes in equity share capital during the year	-
Balance as at 31st March, 2026	100.00

Particulars	Total
Balance as at 1st April, 2024	100.00
Changes in equity share capital during the year	-
Balance as at 31st March, 2025	**100.00**

B. Other Equity

(Rs. In Thousand)

Particulars	Reserves & Surplus	Total other equity
	Retained Earnings	
Balance as at 1st April, 2025	**(53,028.35)**	**(53,028.35)**
Profit/(loss) for the year	11,972.38	11,972.38
Other Comprehensive Income (net of tax)*	(72.68)	(72.68)
Total Comprehensive Income for the year	11,899.70	11,899.70
Balance as at 31st March, 2026	**(41,128.65)**	**(41,128.65)**

(Rs. In Thousand)

Particulars	Reserves & Surplus	Total other equity
	Retained Earnings	
Balance as at 1st April, 2024	**(34,800.36)**	**(34,800.36)**
Profit/(loss) for the year	(18,198.21)	(18,198.21)
Other Comprehensive Income (net of tax)*	(29.79)	(29.79)
Total Comprehensive Income for the year	**(18,227.99)**	**(18,227.99)**
Balance as at 31st March, 2025	**(53,028.35)**	**(53,028.35)**

*Represent Remeasurement of defined benefit obligation

Corporate Information	**1**
Material accounting policies and accounting estimates	**2**
Other Disclosures and Additional Regulatory Information	**29-33**

The accompanying notes 1 to 33 are an integral part of the financial statements.

For and on behalf of Board of Directors

(CA. Sunita Kedia)	**Sonali Roygupta**	**Manjurul Hoque**
Partner	Director	Director
Membership No. 060162	(Din - 09620062)	(DIN -07167177)

Place: Kolkata
Date: The 25th day of August , 2026

Urbana Facility Maintenance Private Limited
CIN- U70102WB2015PTC207352
Statement of Cash Flows for the year ended 31st March, 2026

(Rs. In Thousand)

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
(A) Cash Flow From Operating Activities		
Profit/(Loss) before tax	11,972.38	(18,198.21)
Adjustments to reconcile profit before tax to net cash flow provided by operating activities :		
Allowance for expected credit losses	9.22	116.67
Finance Cost	2,638.29	2,689.82
Interest income	(17,012.26)	(18,837.57)
Depreciation and amortization expense	1,930.89	2,416.54
Remeasurement of Defined benefit obligation	-	(29.79)
Loss on discard of property, plant and equipment	25.62	92.20
Operating Profit before Working Capital Changes	**(435.86)**	**(31,750.32)**
Adjustments to reconcile Operating Profit to Cash Flow provided by changes in Working Capital :		
Increase in non current / current provisions	540.90	512.81
Increase/(Decrease) in Other current/non-current financial liabilities	(2,347.58)	3,816.81
Increase/(Decrease) in Other non current liabilities	(5,432.59)	(2,091.16)
Increase/(Decrease) in Trade payables	1,258.30	13,960.69
Increase in Other current liabilities	1,362.73	(4,758.18)
Increase in Other non current financial assets	(272.00)	(78.51)
Increase in Inventories	(235.80)	596.01
Decrease/(Increase) in Trade receivables	(516.75)	1,060.49
Increase in Other current financial assets	-	(482.75)
Decrease in Other current assets	(1,480.91)	2,708.49
Cash generated from/(used in) Operating Activities	**(7,559.55)**	**(16,505.64)**
Direct Tax (Paid)/Refund	(59.89)	(1.06)
Net Cash generated from/(used in) Operating Activities	**(7,619.44)**	**(16,506.68)**
(B) Cash Flow from Investing Activities		
Addition to Property, plant and equipment	(1,901.52)	(1,802.96)
Investments in fixed deposits	-	(1,61,000.00)
Maturity of Fixed Deposits	-	1,61,000.00
Sale of bonds	5,000.00	2,000.00
Interest received	17,136.62	18,837.57
Net Cash generated from/(used in) Investing Activities	**20,235.10**	**19,034.61**
(C) Cash Flow from Financing Activities		
Proceeds from/(Repayment of) short term borrowings (Net)	(3,970.80)	169.38
Interest paid	(2,638.29)	(2,689.82)
Net Cash generated from/(used in) Financing Activities	**(6,609.08)**	**(2,520.44)**
Net Increase in Cash & Cash Equivalents (A+B+C)	6,006.58	7.50
Opening cash & cash equivalents	61.94	54.45
Closing cash & cash equivalents	**6,068.52**	**61.94**

Notes : to the Statement of Cash Flows

1. The above Statement of Cash Flows has been prepared under the "Indirect Method" as set out in Indian Accounting Standard - 7 on Statement of Cash Flows.
2. Figures in bracket represent cash outflow from respective activities.
3. Cash and cash equivalents do not include any amount which is not available to the Company for its use.

(Rs. In Thousand)

4. Cash and Cash Equivalents at the end of the year consist of :	As at 31st March, 2026	As at 31st March, 2025
Cash in hand	24.82	5.64
Balance with Banks in Current Accounts	6,043.70	56.30
(Refer Note 9)	**6,068.52**	**61.94**

5.Change in company's liabilities arising from financing activities:

(Rs. In Lakh)

Particulars	As at 31st March, 2025	Cash flows *	Non-cash flows	As at 31st March, 2026
(a) Working capital loans (Refer Note 17)	37,855.44	(3,970.80)	-	33,884.65

Particulars	As at 31st March, 2024	Cash flows *	Non-cash flows	As at 31st March, 2025
(a) Working capital loans (Refer Note 17)	37,686.06	169.38	-	37,855.44

* Includes Cash flow on account of both principal and interest.

Corporate information	1
Material accounting policies	2
Other disclosures and Additional regulatory information	29-33

The accompanying notes 1 to 33 are an integral part of the financial statements.

As per our report of even date attached.

For G. P. Agrawal & Co.
Chartered Accountants
Firm's Registration No. - 302082E

For and on behalf of Board of Directors

(CA. Sunita Kedia)
Partner
Membership No. 060162

Sonali Roygupta
Director
(DIN -09620062)

Manjurul Hoque
Director
(DIN -07167177)

Place: Kolkata
Date: The 25th day of August , 2026

Urbana Facility Maintenance Private Limited
Notes to financial statements

1. Corporate Information

Urbana Facility Maintenance Private Limited ("the Company") an existing Company, under the Companies Act, 2013 having Corporate Identity Number ("CIN") U70102WB2015PTC207352 is a private limited company incorporated and domiciled in India and has its registered office situated at 783, Anandapur, P.O.East Kolkata Township Project, Kolkata - 700107, West Bengal.

The Company is engaged in the services of maintenance of Residential towers and bungalows. All the activity of the company revolves around the main business.

The Company is a wholly owned subsidiary of Bengal NRI Complex Ltd.

The financial statements for the year ended 31st March, 2026 were approved for issue by the Board of Directors on 25th August, 2026 and are subject to the approval by the shareholders in the ensuing Annual General Meeting.

2.1 Material accounting policies

a) Statement of compliance

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under section 133 of the Companies Act, 2013. The financial statements have also been prepared in accordance with the relevant presentation requirements of Division II to Schedule III to the Companies Act, 2013.

b) Basis of Preparation

The financial statements are prepared in accordance with the historical cost convention on accrual basis, except for certain items that are measured at fair values, as explained in the accounting policies.

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, regard less 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. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis.

The preparation of financial statements requires the use of certain critical accounting estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses and disclosed amount of contingent liabilities.

Accounting policies have been consistently applied except where a newly issued Indian Accounting Standard is initially adopted or a revision to an existing Indian Accounting Standard requires a change in the accounting policy hitherto in use.

Material accounting policies (Contd.)

The management believes that the estimates used in preparation of financial statements are prudent and reasonable. Actual results could differ from those estimates and the differences between the actual results and the estimates would be recognised in the periods in which the results are known / materialised.

These Financial Statements are presented in Indian Rupees and all values are rounded off to the nearest thousand upto two decimal except otherwise stated.

c) **Operating Cycle**

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013 and Ind AS 1 – Presentation of Financial Statements. The Company has ascertained its operating cycle to be 12 months for the purpose of current and non-current classification of assets and liabilities.

d) **Revenue from Contract with customer**

Revenue is recognised upon transfer of control of promised goods or services to customers at an amount to which the entity expects to be entitled following a five-step model in accordance with Ind AS 115.Revenue is measured based on the consideration specified in a contract with a customer, and is reduced for volume discounts, rebates and other similar allowances.

Revenue from operations:

Revenue from sale of goods and services are recognised as the performance obligations are satisfied on the basis of agreement entered into with the customers and when the Company's right to receive the income is established. It is measured at the transaction price, which represent amounts chargeable to the customers but excluding goods and service tax. The transaction price is documented on the sales invoice and payment is generally due as per agreed credit terms with customer.

Other income

i) Interest income is recognised on time proportion basis using effective interest method.

ii) Rent and other income is accounted on accrual basis as per the agreement.

e) **Borrowing Cost**

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds including interest expense calculated using the effective interest method, finance charges in respect of assets acquired on finance lease. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Other income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in the statement of profit and loss in the period in which they are incurred.

Material accounting policies (Contd.)

f) **Employee Benefits**

Defined Contribution Plans

Company's contributions towards Regional Provident Fund with respect to employees, paid/payable during the period to the Provident Fund Authority, are charged to the Statement of Profit and Loss.

Contributions to Employees State Insurance Corporation are charged to the Statement of Profit and Loss.

Defined Benefit Plans:

Company's liabilities towards Gratuity and Leave benefits are defined benefit plans. The cost of providing benefits under the defined benefit obligation is calculated by independent actuary using the projected unit credit method. Service costs and net interest expense or income is reflected in the Statement of Profit and Loss. Gain or Loss on account of re-measurements are recognised immediately through other comprehensive income in the period in which they occur.

The employees of the Company are entitled to compensated leave for which the Company records the liability based on actuarial valuation computed using projected unit credit method. These benefits are unfunded.

Short-term and other long-term employee benefits:

A liability is recognised for benefits accruing to employees in respect of wages and salaries, annual leave and sick leave in the period in which related service is rendered liabilities recognised in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service. Liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Company in respect of services provided by employees up to the reporting date.

g) **Property, Plant and Equipment**

Property, Plant and Equipment are initially recognised at cost together with borrowing cost capitalized for qualifying assets. For this purpose, cost includes deemed cost which represents the carrying value of PPE recognised as at 1st April, 2016 measured as per the previous GAAP. Cost comprises the purchase price (including non-refundable duties and taxes) and any directly attributable cost of bringing the asset to its working condition for its intended use.

Subsequent to initial recognition, Property, Plant and Equipment are measured at cost less accumulated depreciation and impairment losses, if any.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that the future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is de-recognised when replaced. All other repairs and maintenance are charged to the Statement of Profit and Loss during the reporting period in which they are incurred.

An item of Property, Plant and Equipment is de-recognised 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 determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the Statement of Profit and Loss.

Material accounting policies (Contd.)

h) **Intangible Assets**

Intangible assets acquired separately are measured on initial recognition at cost. For this purpose, cost includes deemed cost which represents the carrying value of intangible assets recognised as at 1st April, 2016 measured as per the previous GAAP. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and impairment losses, if any.

The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

An intangible asset is de-recognised on disposal, or when no future economic benefits are expected to arise from the continued use of the asset. Gains or losses arising from de-recognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in the Statement of Profit and Loss when the asset is de-recognised.

i) **Depreciation and Amortization expense**

a. Depreciation on Property, Plant and Equipment is provided on written down value method so as to charge the cost of the assets less its residual value over the useful life of the respective asset as prescribed under Part C of Schedule II to the Companies Act, 2013 as stated here in below:

Nature of assets	Useful life
Furniture & Fixtures	10 years
Plant & equipment	15 years
Kitchen equipment	5 years
Electrical Installation	5 years
Office equipment	5 years
Motor Vehicles	10 years
Computers	3 years

Residual value has been considered as 5% of the cost of the respective assets.

a. Computer Software (Acquired) are amortised on straight line basis over a period of three years.

b. Depreciation/amortisation on assets added, sold or discarded during the year is provided on pro-rata basis.

c. Depreciation/amortisation methods, useful lives and residual values are reviewed at each reporting date and adjusted, if appropriate.

j) **Impairment of Assets**

Impairment loss, if any, is provided to the extent, the carrying amount of assets or cash generating units exceed their recoverable amount.

Recoverable amount is higher of an asset's fair value less costs of disposal and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset or cash generating unit and from its disposal at the end of its useful life.

Material accounting policies (Contd.)

Impairment losses recognised in prior years are reversed when there is an indication that the impairment losses recognised no longer exist or have decreased. Such reversals are recognised as an increase in carrying amounts of assets to the extent that it does not exceed the carrying amounts that would have been determined (net of amortization or depreciation) had no impairment loss been recognised in previous years.

k) **Inventories**

Inventories are valued at lower of cost or net realizable value. Cost of inventories comprises of purchase cost, cost of conversion and other cost incurred in bringing them to their respective present location and condition. The cost of inventories is computed on FIFO basis.

a) Stock-in-Trade (Beverages and Liquor Stocks): The cost includes the invoice purchase price, non-recoverable statutory duties/taxes, and directly attributable inward freight or handling charges incurred in bringing the inventories to their current location and condition, net of trade discounts and rebates.
b) Stores, Spares and Operating Supplies: These items are held for consumption in the course of providing facility management and maintenance services and are expensed to the Statement of Profit and Loss upon physical issue.

Net realisable value represents the estimated selling price in the ordinary course of business, less estimated costs necessary to complete the sale.

l) **Financial instruments, Financial assets, Financial liabilities and Equity Instruments**

Recognition of Financial Instruments:

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

Initial Measurement of Financial Instruments:

With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the statement of profit and loss.

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. They are generally due for settlement within one year and therefore are all classified as current. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price determined under Ind AS 115.

Material accounting policies (Contd.)

Subsequent Measurement:

(i) Financial Assets

Financial Assets carried at Amortised Cost (AC):

A financial asset is measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial Assets at Fair Value through Other Comprehensive Income (FVTOCI):

A financial asset is measured at FVTOCI if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Investment in equity instruments that are not held for trading are measured at FVTOCI, where an irrevocable election has been made by management on an instrument-by-instrument basis. These investments 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 reserves. The cumulative gain or loss is not reclassified to the statement of profit and loss on disposal of the investments. Dividends on such investments are recognised in the statement of profit and loss unless the dividend clearly represents a recovery of part of the cost of the investment.

Debt investments measured at FVTOCI are subsequently measured at fair value. Interest income under effective interest method, foreign exchange gains and losses and impairment are recognised in the statement of profit and loss. Other net gains and losses are recognised in Other Comprehensive Income (OCI). On derecognition, gains and losses accumulated in OCI are reclassified to the statement of profit and loss.

Financial Assets at Fair Value through Profit or Loss (FVTPL):

A financial asset which is not classified in any of the above categories are measured at FVTPL. A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases. The Company has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in the statement of profit and loss.

Impairment of Financial Assets:

Loss allowance for expected credit losses is recognised for financial assets measured at amortised cost and FVTOCI at each reporting date based on evidence or information that is available without undue cost or effort.

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

Material accounting policies (Contd.)

In case of debt instruments measured at FVTOCI, the loss allowance shall be recognised in other comprehensive income with a corresponding effect to the profit or loss and not reduced from the carrying amount of the financial asset in the balance sheet. In case of such instrument, amount recognized in the statement of profit and loss are the same as the amount would have been recognized in case the debt instrument is measured at amortised cost.

No Expected credit loss is recognised on equity investments.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 115, the Company measures the loss allowance at an amount equal to lifetime expected credit losses taking into account historical credit loss experience and adjusted for forward-looking information.

De recognition of Financial Assets:
The Company derecognizes a financial asset when the contractual rights to the cash flows 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.

On de recognition of a financial asset accounted under Ind AS 109 in its entirety:

a) for financial assets measured at amortised cost, the gain or loss is recognized in the statement of profit and loss.

b) for financial assets measured at fair value through other comprehensive income, the cumulative fair value adjustments previously taken to reserves are reclassified to the Statement of Profit and Loss unless the asset represents an equity investment in which case the cumulative fair value adjustments previously taken to reserves is reclassified within equity.

(ii) Financial Liabilities and Equity Instruments:

Classification as debt or equity:
Financial liabilities and equity instruments issued are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

Equity Instruments
An Equity Instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in the statement of profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

Financial Liabilities
Financial liabilities are initially measured at fair value, net of transaction costs, and are subsequently measured at amortised cost using the effective interest rate method.

For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

Material accounting policies (Contd.)

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 de-recognition of the original liability and the recognition of a new liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the statement of profit and loss.

Off-setting of financial instruments
Financial assets and liabilities are offset and the net amount is reported in the Balance Sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously backed by past practice.

Fair value measurement
Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:
a) In the principal market for the asset or liability, or
b) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

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

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

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised into 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 as follows:
- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 - Other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 - Unobservable inputs for the asset or liability.

Expected Credit Loss
Expected credit loss (ECL) is the probability-weighted estimate of credit losses (i.e., the present value of all cash shortfalls) over the expected life of the financial instrument. A cash shortfall is the difference between scheduled or contractual cash flows and actual expected cash flows. Consequently, ECL subsumes both the amount and timing of payments – a credit loss would arise even when a receivable was realised in full but later than when contractually due.

Material accounting policies (Contd.)

m) Taxes on Income

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

Current Tax is determined at the amount of tax payable in respect of taxable profit for the year as per 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 Company's current tax is calculated using tax rate that has been enacted by the end of the reporting period.

Deferred tax

The Company's deferred tax is calculated using tax rate that are substantially enacted by the end of the reporting period.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised for deductible temporary differences and any unused tax losses to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and unused tax losses can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

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.

Current and deferred tax for the year

Current and deferred tax are recognised in the 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.

n) **Foreign Currency transactions**

The functional and presentation currency of the Company is Indian Rupee.Transactions in foreign currency are accounted for at the exchange rate prevailing on the transaction date. Gains/ losses arising on settlement as also on translation of monetary items are recognised in the Statement of Profit and Loss.

o) **Provisions, contingent liabilities and contingent assets**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a 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. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Material accounting policies (Contd.)

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 reliably.

In case of litigations, provision is recognised once it has been established that the Company has a present obligation based on information available up to the date on which the Company's financial statements are finalised and may in some cases entail seeking expert advice in making the determination on whether there is a present obligation.

Contingent Liabilities

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. Company does not recognize contingent liability but discloses its existence in the financial statements.

Contingent Assets

Contingent assets are not recognized in the financial statement, but are disclosed where an inflow of economic benefits is probable.

p) Operating Segments

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker (CODM). The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Board of directors. The Company is a one-segment company and engaged in the services of maintenance of Residential towers and bungalows. All its operations are located in India.

q) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period.

r) Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit/loss before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing flows. The cash flows from operating, investing and financing activities of the Company are segregated.

s) Cash and cash equivalents:

Cash and cash equivalents include cash in hand, cheques in hand, balance with banks on current accounts and short term, highly liquid investments with an original maturity of three months or less and which carry insignificant risk of changes in value.

2.2 Critical accounting judgements and key sources of estimation uncertainty

The preparation of financial statements in conformity with Ind AS requires management to make judgements, estimates and assumptions that affect the application of the accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates. The estimates and underlying assumptions are reviewed on an on-going basis.

Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period; they are recognised in the period of the revision and future periods if the revision affects both current and future periods.

a) Judgements in applying accounting policies

The judgements, apart from those involving estimations (see note below), that the Company has made in the process of applying its accounting policies and that have a significant effect on the amounts recognised in these financial statements pertain to useful life of intangible assets.

b) Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

i) **Useful lives of property, plant and equipment and intangible assets:**
As described in the significant accounting policies, the Company reviews the estimated useful lives of property, plant and equipment and intangible assets at the end of each reporting period.

ii) **Fair value measurements and valuation processes:**
Some of the Company's assets and liabilities are measured at fair value for financial reporting purposes. Fair value measurements are categorised into 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.

Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities are disclosed in the notes to the financial statements.

iii) **Actuarial Valuation:**
The determination of Company's liability towards defined benefit obligation to employees is made through independent actuarial valuation including determination of amounts to be recognised in the Statement of Profit and Loss and in other comprehensive income. Such valuation depend upon assumptions determined after taking into account inflation, seniority, promotion and other relevant factors such as supply and demand factors in the employment market. Information about such valuation is provided in notes to the financial statements.

iv) **Provisions and Contingent Liabilities:**
Any litigation where an outflow of funds is believed to be probable and are liable estimate of the outcome of the dispute can be made based on management's assessment of specific circumstances of each dispute and relevant external advice, management provides for its best estimate of the liability. Such accruals are by nature complex and can take number of years to resolve and can involve estimation uncertainty. Information about such litigations is provided in notes to the financial statements.

Critical accounting judgements and key sources of estimation uncertainty (Contd.)

v) **Impairment of Financial Assets:**
The Company assesses impairment based on expected credit losses (ECL) model on trade receivables. The Company uses a provision matrix to determine impairment loss allowance on the portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivable. At every reporting date, the historically observed default rates are updated.

2.3 Recent Pronouncement

a) New and revised standards adopted by the Company.

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.
In May 2025, MCA notified amendments to Ind AS 21 - The Effects of Changes in Foreign Exchange Rates, applicable w.e.f. 1st April, 2025. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements.

In August 2025, MCA notified the following amendments to:

i) Ind AS 1, Presentation of Financial Statements, applicable w.e.f. 1st April, 2025 – The amendment relates to classification of liabilities as current or non-current and non-current liabilities with covenants. In the context of classifying a liability as current, it removes the requirement of existence of a right to defer settlement for at least 12 months after the reporting date and instead requires that the said right should exist on the reporting date and have substance. The amendment also introduces guidance on classification of liabilities with covenants. The Company has no impact of these amendments in its classification criteria of current and non-current liabilities.

ii) Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments: Disclosures, applicable w.e.f. 1st April, 2025 – The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk. The Company has evaluated the impact of the aforesaid amendments and has made the required disclosures in these financial statements. The amendments do not have any impact on recognition and measurement of financial liabilities or cash flows of the Company.

iii) Ind AS 12, International Tax Reform – Pillar Two Model Rules applicable immediately - The amendments provide a temporary mandatory relief from deferred tax accounting for top-up tax and require companies to disclose that they have applied the relief. This relief is immediate and applies retrospectively. The amendments also require companies to provide new disclosures to compensate for potential loss of information resulting from the relief. Such disclosures are to be provided for annual reporting periods beginning on or after 1st April, 2025. The Company operates only within India and is not subject to the Pillar Two model rules. Accordingly, these amendments do not have any impact on the financial statements of the Company.

b) Standards issued but not yet effective

As at the date of approval of these financial statements, the Ministry of Corporate Affairs has notified certain amendments to Indian Accounting Standards which are not yet effective for the year ended 31 March 2026. The Company has not early adopted these standards.
The Company is evaluating the impact of these amendments on its financial statements. The major amendments include:

i) Proposed Ind AS 118 – Presentation and Disclosure in Financial Statements
Ind AS 118, which is based on IFRS 18, is expected to replace certain requirements of Ind AS 1 and introduce new presentation categories in the statement of profit and loss, including operating, investing and financing categories.

ii) Amendments to Ind AS 109 – Financial Instruments and Ind AS 107 – Financial Instruments: Disclosures

These amendments aim to clarify guidance on classification, measurement and disclosure requirements relating to financial instruments.

Urbana Facility Maintenance Private Limited
CIN- U70102WB2015PTC207352
Notes to Financial Statements (Contd.)

Note 3: Property, Plant and Equipment

(Rs. In Thousand)

Particulars	Furniture & Fixtures	Office Equipment	Plant and Equipment	Kitchen Equipment	Computer	Electrical Installation	Motor Vehicle	Total
Gross carrying amount								
As at 1st April, 2025	1,612.19	2,657.97	9,342.77	701.67	708.42	2,196.17	539.20	17,758.39
Additions during the year	-	191.61	1,522.13	-	115.79	28.63	-	1,858.16
Less: Disposal/Adjustments	24.00	35.00	42.73	-	-	-	-	101.73
Closing balance as at 31st March, 2026	**1,588.19**	**2,814.58**	**10,822.17**	**701.67**	**824.21**	**2,224.80**	**539.20**	**19,514.82**
Accumulated depreciation								
As at 1st April, 2025	964.99	1,798.31	4,196.86	558.31	639.85	1,854.73	471.14	10,484.19
Depreciation charge for the year	168.23	441.27	1,004.15	65.28	52.97	143.58	17.43	1,892.91
Less: Disposal/Adjustments	21.78	32.10	22.22	-	-	-	-	76.10
Closing balance as at 31st March, 2026	**1,111.44**	**2,207.48**	**5,178.79**	**623.59**	**692.82**	**1,998.31**	**488.57**	**12,301.00**
Net carrying amount as at 31st March, 2026	**476.75**	**607.10**	**5,643.38**	**78.08**	**131.39**	**226.49**	**50.63**	**7,213.82**

(Rs.In Thousand)

Particulars	Furniture & Fixtures	Office Equipment	Plant and Equipment	Kitchen Equipment	Computer	Electrical Installation	Motor Vehicle	Total
Gross carrying amount								
As at 1st April, 2024	1,555.08	2,224.74	8,418.00	781.92	809.57	2,184.08	539.20	16,512.59
Additions during the year	106.35	521.70	1,041.69	-	16.35	71.71	-	1,757.80
Less: Disposal/Adjustments	(49.24)	(88.47)	(116.92)	(80.25)	(117.50)	(59.62)	-	(512.00)
Closing balance as at 31st March, 2025	**1,612.19**	**2,657.97**	**9,342.77**	**701.67**	**708.42**	**2,196.17**	**539.20**	**17,758.39**
Accumulated depreciation								
As at 1st April, 2024	782.21	1,291.08	3,292.39	482.64	622.02	1,677.08	447.71	8,595.13
Depreciation charge for the year	226.39	588.41	968.52	136.29	131.52	234.29	23.43	2,308.85
Less: Disposal/Adjustments	(43.61)	(81.18)	(64.05)	(60.62)	(113.69)	(56.64)	-	(419.79)
Closing balance as at 31st March, 2025	**964.99**	**1,798.31**	**4,196.86**	**558.31**	**639.85**	**1,854.73**	**471.14**	**10,484.19**
Net carrying amount as at 31st March, 2025	**647.20**	**859.66**	**5,145.91**	**143.36**	**68.57**	**341.44**	**68.06**	**7,274.20**

Note 4: Intangible assets

As at 31st March, 2026 (Rs. In Thousand)

Particulars	Computer Software
Gross carrying amount	
As at 1st April, 2025	142.18
Additions during the year	43.36
Closing balance as at 31st March, 2026	**185.54**
Accumulated amortisation	
As at 1st April, 2025	121.98
Amortisation charge for the year	37.98
Closing balance as at 31st March, 2026	**159.96**
Net carrying amount as at 31st March, 2026	**25.58**

As at 31st March, 2025 (Rs. In Thousand)

Particulars	Computer Software
Gross carrying amount	
As at 1st April, 2024	97.02
Additions during the year	45.16
Closing balance as at 31st March, 2025	**142.18**
Accumulated amortisation	
As at 1st April, 2024	14.29
Amortisation charge for the year	107.69
Closing balance as at 31st March, 2025	**121.98**
Net carrying amount as at 31st March, 2025	**20.20**

Note 5: Investments

Particulars	Face value/Unit	As at 31st March, 2026		As at 31st March, 2025	
		No. of units	(Rs. In Thousand)	No. of units	(Rs. In Thousand)
Quoted, Fully Paid up:					
Carried at amortised cost					
Investment in Bonds					
7.54% Government of India Bonds	100.00	2,75,000.00	28,004.00	3,30,000.00	33,004.00
Aggregate book value of quoted investments			28,004.00		33,004.00
Aggregate market value of quoted investments			28,288.65		35,221.00

Note 6: Other financial assets

(Rs.In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
(i) Non current		
Security deposits	6,654.39	6,382.39
Fixed deposits with Banks		
-Original maturity period more than 12 months *	-	2,01,000.00
Total	**6,654.39**	**2,07,382.39**
(ii) Current		
Interest accrued but not due on fixed deposits	3,076.84	3,201.19
	3,076.84	**3,201.19**

* Includes Nil (Previous year Rs. 40,000 thousand) pledge with bank as security against borrowing.

Note 7: Inventories

(Valued at lower of cost and net realisable value) **(Rs. In Thousand)**

	Particulars	As at 31st March, 2026	As at 31st March, 2025
a)	Stock-in-Trade (Food and Beverages)	322.58	482.64
b)	Stores and Spares (including operating supplies)	2,685.85	2,289.99
		3,008.43	**2,772.63**

Note 8: Trade receivables

(Rs. In Thousand)

	Particulars	As at 31st March, 2026	As at 31st March, 2025
(a)	Considered good- Unsecured	8,163.96	7,514.58
	Less: Allowance for expected credit losses	114.22	171.64
		8,049.74	**7,342.94**
(b)	Which have significant increase in credit risk - Unsecured	4,498.16	4,747.45
	Less: Allowance for expected credit losses	845.31	895.33
		3,652.85	**3,852.12**
(c)	Credit impaired	1,230.72	1,230.72
	Less: Allowance for expected credit losses	1,230.72	1,230.72
		-	-
	Total	**11,702.59**	**11,195.06**

i) In determining the allowances for credit losses of trade receivables, the Company has used a practical expedient by computing the expected c allowance for trade receivables based on a provision matrix. The provision matrix takes into account historical credit loss experience. The expe allowance is based on the ageing of the receivables that are due and rates used in the provision matrix.

ii) Movement in Expected Credit Loss

(Rs. In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Balance at the beginning of the year	2,181.03	2,040.34
Charge/(credit) in Statement of Profit and Loss	9.22	140.69
Balance at the end of the year	**2,190.25**	**2,181.03**

iii) Ageing of Trade Receivables is as below: (Rs. In Thousand)

As at 31st March, 2026

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months- 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables- considered good	6,786.26	1,377.70	-	-	-	8,163.96
(ii) Undisputed Trade receivables- which have significant increase in credit risk	-	-	885.46	1,764.59	1,848.11	4,498.16
(iii) Undisputed Trade receivables- credit impaired	-	-	-	-	-	-
(iv) Disputed Trade Receivables- considered good	-	-	-	-	-	-
(v) Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade receivables- credit impaired	-	-	-	-	1,230.72	1,230.72

As at 31st March, 2025 (Rs. In Thousand)

Particulars	Outstanding for following periods from due date of payment.					
	Less than 6 months	6 months- 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables- considered good	5,839.51	1,675.07	-	-	-	7,514.58
(ii) Undisputed Trade receivables- which have significant increase in credit risk	-	-	3,046.90	1,504.85	195.71	4,747.45
(iii) Undisputed Trade receivables- credit impaired	-	-	-	-	-	-
(iv) Disputed Trade Receivables- considered good	-	-	-	-	-	-
(v) Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade receivables- credit impaired	-	-	-	-	1,230.72	1,230.72

Note 9: Cash and cash equivalents and other bank balances

(Rs. In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
(i) Cash and cash equivalents		
Balances with banks		
- in current accounts	6,043.70	56.30
Cash in hand	24.82	5.64
Total	**6,068.52**	**61.94**
(ii) Other Bank Balances		
Fixed deposits with remaining maturity of less than 12 months*	2,01,000	-
Total	**2,01,000**	-

*Includes Rs. 40,000 thousand (Previous year Nil) pledge with bank as security against borrowing.

Note 10: Current tax assets (net)

(Rs. In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Advance tax including Tax Deducted at Source	2,298.12	2,238.23
Total	**2,298.12**	**2,238.23**

Note 11: Other current assets

(Unsecured, considered good) (Rs. In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Balance with government authorities	6,705.97	5,814.51
Advance to suppliers & others	1,798.63	736.30
Prepaid expenses	3,564.97	4,037.85
Total	**12,069.57**	**10,588.66**

Note 12: Equity Share Capital

	Particulars	As at 31st March, 2026		As at 31st March, 2025	
		No. of shares	(Rs.In Thousand)	No. of shares	(Rs.In Thousand)
(a)	**Authorised**				
	Equity shares of Rs. 10/- each	10,000	100.00	10,000	100.00
(b)	**Issued, subscribed and fully paid up**				
	Equity shares of Rs. 10/- each	10,000	100.00	10,000	100.00

(c) Reconciliation of number and amount of equity shares outstanding

Particulars	As at 31st March, 2026		As at 31st March, 2025	
	No. of Shares	(Rs.In Thousand)	No. of shares	(Rs.In Thousand)
At the beginning of the year	10,000	100.00	10,000	100.00
Add/ Less: Changes in equity share capital during the year	-	-	-	-
At the end of the year	**10,000**	**100.00**	**10,000**	**100.00**

(d) Terms and rights attached to equity shares :

The Company has only one class of shares referred to as equity shares having a par value of Rs.10/-. The holder of equity shares are entitled to receive dividend as declared from time to time and are entitled to one vote per share.

In the event of liquidation of the Company, the holders of equity shares will be 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.

(e) Shareholders holding more than 5% shares in the company

Particulars	As at 31st March, 2026		As at 31st March, 2025	
	No. of shares	% held	No. of shares	% held
Equity shares of Rs. 10/- each fully paid Bengal NRI Complex Limited* (Holding company)	10,000	100%	10,000	100%

* Includes 6 shares held by nominee share holders of Bengal NRI Complex Limited

(f) Shares held by promoters at the end of the year

As at 31st March, 2026

Sl. No.	Promoter name	No. of Shares	% of total shares	% Change during the year
1	Bengal NRI Complex Limited	9994	99.94%	(-)0.05
2	*Debjani Mukherjee- Nominee share holder	1	0.01%	-
3	* Anjan Bardhan - Nominee share holder	1	0.01%	(+)0.01
4	* Debajyoti Nandi - Nominee share holder	1	0.01%	(+)0.01
5	* Amit Kumar Kandoi - Nominee share holder	1	0.01%	(+)0.01
6	* Amit Kumar Bhattacharyya - Nominee share holder	1	0.01%	(+)0.01
7	* Manjurul Hoque - Nominee share holder	1	0.01%	(+)0.01

As at 31st March, 2025

Sl. No.	Promoter name	No. of Shares	% of total shares	% Change during the year
1	Bengal NRI Complex Limited	9999	99.99%	-
2	Debjani Mukherjee	1	0.01%	-

Note 13: Other Equity

(Rs. In Thousand)

	Particulars	As at 31st March, 2026		As at 31st March, 2025	
(a)	Retained earnings				
	Balance as per last account	(53,028.35)		(34,800.36)	
	Add: Net profit/(loss) for the year	11,972.38		(18,198.21)	
	Other Comprehensive Income/(loss) (net of tax)*	(72.68)	(41,128.65)	(29.79)	(53,028.35)
			(41,128.65)		**(53,028.35)**

*Represent Remeasurement of defined benefit obligation

Retained Earnings:

This represents accumulated profits/(loss) of the company.

Note 14: Other financial liabilities

(Rs.In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
(i) Non-current		
Security deposit	2,838.98	3,379.53
Total	**2,838.98**	**3,379.53**
(ii) Current		
Security deposit	89.51	-
Accrued expenses	2,814.90	4,711.44
Total	**2,904.41**	**4,711.44**

Note 15: Provisions

(Rs.In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
(i) Non-current		
Provision for employee benefits (Refer Note 33.3)		
Gratuity	1,115.25	837.31
Leave encashment	717.12	420.21
Total	**1,832.37**	**1,257.52**
(ii) Current		
Provision for employee benefits (Refer Note 33.3)		
Gratuity	70.79	49.37
Leave encashment	45.35	28.03
Total	**116.14**	**77.40**

Note 16: Other liabilities

(Rs.In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
(i) Non Current		
Deposit from apartment & bungalow owners	2,27,485.45	2,32,918.04
Total	**2,27,485.45**	**2,32,918.04**
(ii) Current		
Advance from customers	1,845.44	1,494.02
Statutory liabilities	4,426.35	3,268.04
Others	133.96	280.96
Total	**6,405.75**	**5,043.02**

Note 17: Borrowings

(Rs.In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Secured Borrowings (measured at amortized cost)		
Overdraft facility from ICICI Bank (Secured against pledge of Fixed Deposits)	33,884.65	37,855.44
Total	33,884.65	37,855.44

Note 18: Trade Payables

(Rs.In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Total outstanding dues of micro enterprises and small enterprises (Refer Note 33.2)	6,685.42	6,842.86
Total outstanding dues of creditors other than micro enterprises and small enterprises	39,997.34	38,581.60
	46,682.76	**45,424.46**

Trade Payables ageing schedule:

As at 31st March, 2026

(Rs.In Thousand)

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	6,685.42	-	-	-	6,685.42
(ii) Others	39,793.43	64.62	-	139.29	39,997.34
(iii) Disputed dues- MSME	-	-	-	-	-
(iv) Disputed dues- Others	-	-	-	-	-

As at 31st March, 2025

(Rs.In Thousand)

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	6,842.86	-	-	-	6,842.86
(ii) Others	38,307.38	32.27	241.94	-	38,581.60
(iii) Disputed dues- MSME	-	-	-	-	-
(iv) Disputed dues- Others	-	-	-	-	-

Note 19: Revenue from operations

(Rs.In Thousand)

Particulars	Year ended 31st March, 2026		Year ended 31st March, 2025	
(i) Sale of services		1,92,506.78		1,80,817.23
(ii) Other operating revenues				
Rent & electricity	5,348.39		5,292.11	
Issue of ID & RFID Charges	135.50	5,483.89	171.21	5,463.32
Total		1,97,990.67		1,86,280.55

(Rs.In Thousand)

Particulars	Year ended 31st March, 2026		Year ended 31st March, 2025	
(i) Sale of services comprises of :				
Common area maintenance charges		1,65,353.49		1,52,070.63
Hall hire charges		3,374.50		3,261.60
Resturant & Bar Sales		23,778.79		25,485.00
Total		1,92,506.78		1,80,817.23

Footnotes:

Disclosures in terms of Ind AS 115- Revenue from contracts with customers has been given in Note 32.

Note 20: Other Income

(Rs.In Thousand)

Particulars	Year ended 31st March, 2026		Year ended 31st March, 2025	
Interest income:				
On financial assets carried at amortised cost:				
On Fixed deposits	14,813.67		17,646.58	
On Government Bonds	2,198.59		929.84	
On Security deposits	302.22		261.16	
On Income tax refund	127.86	17,442.34	62.36	18,899.94
Profit from sale of bonds		349.70		100.00
Other non-operating income :				
Insurance Claim Received	6,114.08			
Miscellaneous income	4,647.04	10,761.12	3,065.30	3,065.29
Total		28,553.16		22,065.23

Note 21: Purchases of Stock-In-Trade

(Rs.In Thousand)

Particulars	Year ended 31st March, 2026		Year ended 31st March, 2025	
Purchase of Food for Restaurant	12,600.62		14,799.87	
Purchase (Bar)	3,596.39	16,197.01	3,004.72	17,804.59
		16,197.01		17,804.59

Note 22: Changes in inventories of stock in trade

(Rs.In Thousand)

Particulars	Year ended 31st March, 2026		Year ended 31st March, 2025	
Bar Stock				
Opening stock	482.64		876.29	
Less: Closing stock	322.58	160.06	482.64	393.65
		160.06		**393.65**

Note 23: Employee benefits expense

(Rs.In Thousand)

Particulars	Year ended 31st March, 2026		Year ended 31st March, 2025	
Salaries and wages		12,683.65		12,359.15
Contribution to provident & other funds		280.10		524.65
Staff welfare expense		542.82		512.66
Total		**13,506.57**		**13,396.46**

Note 24: Finance costs

(Rs.In Thousand)

Particulars	Year ended 31st March, 2026		Year ended 31st March, 2025	
Interest expense on overdraft		2,638.29		2,689.82
Total		**2,638.29**		**2,689.82**

Note 25: Depreciation and amortisation expense

(Rs.In Thousand)

Particulars	Year ended 31st March, 2026		Year ended 31st March, 2025	
Depreciation of Property, Plant and Equipment (Refer Note 3)		1,892.91		2,308.85
Amortisation of intangible assets (Refer Note 4)		37.98		107.69
Total		**1,930.89**		**2,416.54**

Note 26: Other expenses

(Rs.In Thousand)

Particulars	Year ended 31st March, 2026		Year ended 31st March, 2025	
Security Service Expenses		37,916.52		37,608.27
Electricity Charges		33,710.81		51,225.59
Annual Maintenance Charges		38,017.07		37,217.29
Activity Centre Service		2,577.28		2,486.50
Complex Maintenance Expenses		26,796.79		18,836.18
Repair & Maintenance		4,990.33		6,216.97
Power & Fuel		2,027.17		1,893.47
Office Maintenance		246.13		252.46
Restaurant Maintenance		106.98		104.31
Liquor Service Charge		1,185.00		1,020.00
Discount on CAM charge		-		71.50
Insurance Premium		1,145.01		1,041.92
House Keeping Expenses		27,817.17		26,483.40
Event expenses		77.28		111.55
Audit Fees (Refer Note 33.6)		175.00		140.00
Consultancy Charges		432.41		358.13
Printing & Stationeries		201.66		223.17
Rates & Taxes		1,601.77		2,205.96
Professional Fees		493.00		1,413.30
Filing Fees		3.06		3.69
Bank Charges		7.59		2.84
Telehone & Fax Charges		165.20		172.51
Miscellaneous Expenses		410.56		545.05
Loss on discard of property, plant and equipment		25.62		92.20
Allowance for expected credit losses		9.22		116.67
Total		**1,80,138.63**		**1,89,842.92**

Note 27: Income Tax Expenses

(Rs.In thousand)

A

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Tax Expense recognized in the statement of profit and loss		
Current Tax	-	-
Tax for earlier year	-	-
Total Current Tax	-	-
Deferred tax charge/(credit)	-	-
Total Deferred Tax	-	-
Total	-	-

(Rs.In thousand)

B

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Tax expense recognized in other comprehensive income		
Deferred tax charge/(credit)	-	-
Total	-	-

(Rs.In thousand)

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Profit/(Loss) before tax	11,972.38	(18,198.21)
Statutory Income Tax Rate	25.17%	25.17%
Expected income tax expense at statutory income tax rate	3,013.45	-
Less: Effect of utilization of brought-forward business losses	(3,013.45)	-
Total Tax Expense/(credit) recognised in profit and loss	**(0.00)**	**(0.00)**

Note 28: Earnings Per Share

(Rs.In Thousand)

S.No	Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
1	Net Profit/ (Loss) after tax attributable to Equity Shareholders	11,972.38	(18,198.21)
2	Weighted average number of Equity Shares Basic (Nos.)	10,000	10,000
3(i)	Weighted average number of Potential Equity Shares (Nos.)	-	-
3(ii)	Weighted average number of Equity Shares Diluted (Nos.)	10,000	10,000
4	Nominal Value of Equity per share (Rs)	10.00	10.00
5	Basic Earnings per share (Rs)	1,197.24	(1,819.82)
6	Diluted Earnings per share (Rs)	1,197.24	(1,819.82)

29 CAPITAL MANAGEMENT

The primary objectives of the Company's capital management policy are to ensure that the Company complies with externally imposed capital requirements and maintains a strong capital base by maximizing shareholders' wealth, safeguarding business continuity and augmenting its internal generations with a judicious use to fund working capital that arise from time to time as well as requirements to finance business growth.

The Company determines the amount of capital required on the basis of annual business plan. The funding needs are met through cash generated from operations and borrowings (overdraft facility) obtained from bank.

30 FINANCIAL INSTRUMENTS AND RELATED DISCLOSURES

This section gives an overview of the significance of financial instruments for the Company and provides additional information on balance sheet items that contain financial instruments.

The details of material 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 to the financial statements.

A) Categories of Financial Instruments

Set out below, is a comparison by class of the carrying amounts and fair value of the Company's financial instruments:

(Rs.In Thousand)

Particulars	Note No.	As at 31st March, 2026		As at 31st March, 2025	
		Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets					
a) Measured at amortised cost					
(i) Investments	5	28,004.00	28,288.65	33,004.00	35,221.00
(ii) Trade receivables	8	11,702.59	11,702.59	11,195.06	11,195.06
(iii) Cash and Cash Equivalents	9	2,07,068.52	2,07,068.52	61.94	61.94
(iv) Other Financial Assets	6	9,731.23	9,731.23	2,10,583.58	2,10,583.58
Total financial assets		**2,56,506.33**	**2,56,790.98**	**2,54,844.58**	**2,57,061.58**
Financial liabilities					
a) Measured at amortised cost					
(i) Borrowings	17	33,884.65	33,884.65	37,855.44	37,855.44
(ii) Trade Payables	18	46,682.77	46,682.77	45,424.46	45,424.46
(iii) Other financial liabilities	14	5,743.39	5,743.39	8,090.97	8,090.97
Total financial liabilities		**86,310.80**	**86,310.80**	**91,370.87**	**91,370.87**

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables.

Other financial assets measured at amortised cost

For other financial assets that have a short-term maturity (less than twelve months), the carrying amounts, which are net of impairment, are a reasonable approximation of their fair value. Such instruments include cash, cash equivalents, Other Bank Balance, Trade and other receivables.

Trade and Other Payables

Trade and other payables that have a short-term maturity (less than twelve months), the carrying amounts are a reasonable approximation of their fair value. Such instruments includes Borrowings, Trade & Other payables.

The fair value of non-current financial assets and financial liabilities carried at amortized cost is substantially same as their carrying amount.

B) Fair value hierarchy

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Level 1 to Level 3, as described below or whose fair value has been disclosed:

Quoted prices in an active market (Level 1): Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments that have quoted price. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period.

Valuation techniques with observable inputs (Level 2): The fair value of financial instruments that are not traded in an active market (for example over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

31 FINANCIAL INSTRUMENTS AND RELATED DISCLOSURES

C) Fair value hierarchy (Contd.)

Valuation techniques with significant unobservable inputs (Level 3): If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities, contingent consideration and investment in Alternate Investment Funds included in level 3.

(Rs.In Thousand)

	As at 31.03.2026			
	Level 1	Level 2	Level 3	Total
Financial Assets				
Investments	28,288.65	-	-	28,288.65
	28,288.65	-	-	**28,288.65**

(Rs.In Thousand)

	As at 31.03.2025			
	Level 1	Level 2	Level 3	Total
Financial Assets				
Investments	35,221.00	-	-	35,221.00
	35,221.00	-	-	**35,221.00**

D) Financial risk management objectives

The Company's activities expose it to a variety of financial risks, including credit risk and liquidity risk. The Company is not exposed to market risk as it invest mainly in such investments which are not subject to material price fluctuations and it do not indulge in transaction involving foreign currencies. The current Risk Management System rests on policies and procedures issued by appropriate authorities; process of regular reviews / audits to set appropriate risk limits and controls; monitoring of such risks and compliance confirmation for the same.

i) Liquidity risk

Liquidity risk is the risk that the Company does not have sufficient financial resources to meet its obligations as they fall due, or will have to do so at an excessive cost. This risk arises from mismatches in the timing of cash flows which is inherent in all finance driven organisations and can be affected by a range of Company-specific and market-wide events. The objectives of the Company's liquidity risk management processes are to lessen the impact of liquidity risk by minimizing mismatch in timing of cash flow.

The Company mitigates its liquidity risks by ensuring timely collections of its trade receivables and close monitoring of its credit cycle. The table below provides details regarding the remaining contractual maturities of significant financial liabilities at the reporting date.

(Rs.In Thousand)

	Less than 1 year	1 to 5 years	>5 years	Total
Financial liabilities				
Measured at amortised cost				
As at 31st March, 2026				
i) Borrowings	33,884.65	-	-	33,884.65
ii) Trade Payables	46,478.85	203.91	-	46,682.77
iii) Other financial liabilities	2,904.41	2,838.98	-	5,743.39
Total financial liabilities	**83,267.91**	**3,042.89**	-	**86,310.80**
As at 31st March, 2025				
i) Borrowings	37,855.44	-	-	37,855.44
ii) Trade Payables	45,150.24	274.21	-	45,424.46
iii) Other financial liabilities	4,711.44	3,379.53	-	8,090.97
Total financial liabilities	**87,717.12**	**3,653.74**	-	**91,370.87**

ii) Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. Financial instruments that are subject to concentrations of credit risk materially consists of trade receivables and deposits with Banks.

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

Financial assets are written off when there is no reasonable expectation of recovery, however, the Company continues to attempt to recover the receivables. Where recoveries are made, these are recognised in the Statement of Profit and Loss.

(i) Trade Receivables

All trade receivables are subject to credit risk exposure. Customer credit risk is managed based on Company's established policy, procedures and control relating to customer credit risk management. Trade receivables are non-interest bearing and are generally there is no credit terms.

The Company has used expected credit loss (ECL) model for assessing the impairment loss. For the purpose, the Company uses a provision matrix to compute the expected credit loss amount. The provision matrix takes into account external and internal risk factors and historical data of credit losses. Refer Note 8 for movement in expected credit loss and trade receivables aging.

An impairment analysis is performed at each balance sheet date on an individual basis for major clients. In addition, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. The maximum exposure to credit risk at the balance sheet date is the carrying value of each class of financial assets disclosed in Note 8.

The Company does not have significant concentration of credit risk related to trade receivables. No single third party customer contributes to more than 10 % of outstanding accounts receivable as at 31st March, 2026 and 31st March, 2025.

The ageing analysis of the receivables (gross) has been disclosed in Note 8.

Movement in allowance for expected credit loss: (Rs.In Thousand)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Balance at the beginning of the year	2,181.03	2,040.34
Charge in Statement of Profit and Loss	9.22	140.69
Balance at the end of the year	**2,190.25**	**2,181.03**

32 DISCLOSURE AS PER IND AS 115 REVENUE FROM CONTRACT WITH CUSTOMERS

Disaggregated revenue information:

(Rs.In Thousand)

Types of goods or service	Year ended 31st March, 2026	Year ended 31st March, 2025
• Common area maintenance charges	1,65,353.49	1,52,070.63
• Hall hire charges	3,374.50	3,261.60
• Resturant & Bar Sales	23,778.79	25,485.00
Total revenue from contract with customers	**1,92,506.78**	**1,80,817.24**

(Rs.In Thousand)

Types of contract	Year ended 31st March, 2026	Year ended 31st March, 2025
• Completed contracts	1,92,506.78	1,80,817.24
Total revenue from contract with customers	**1,92,506.78**	**1,80,817.24**

(Rs.In Thousand)

Timing of goods or service	Year ended 31st March, 2026	Year ended 31st March, 2025
• Transferred at a point in time	23,778.79	25,485.00
• Transferred over time	1,68,728.00	1,55,332.23
Total revenue from contracts with customers	**1,92,506.78**	**1,80,817.24**

(Rs.In Thousand)

Contract balances:	Year ended 31st March, 2026	Year ended 31st March, 2025
Trade receivables (Refer Note 8)	11,702.59	11,195.06
Advance from customers (Refer Note 16)	1,845.44	1,494.02

URBANA FACILITY MAINTENANCE PVT. LTD.

Notes forming part of Financial Statements (Contd.)

Note No. 33: Other Disclosures and Additional Regulatory Information

1. Contingent Liabilities and Capital Commitments (to the extent not provided for)

(Rs. In Thousand)

Sl. No.	Particulars	As at 31st March, 2026	As at 31st March, 2025
1	Contingent Liabilities:	--	--
2	Capital commitments	--	--

The Company has no contingent liabilities or capital commitments as at 31st March, 2026 and 31st March, 2025.

2. Dues to micro and small enterprise

Based on the information/documents available with the Company, information as per the requirement of section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 and Schedule III to the Companies Act, 2013 with respect to trade payables is as follows:

(Rs. In Thousand)

Sl. No.	Description	As at 31st March, 2026	As at 31st March, 2025
i	*The principal amount remaining unpaid to suppliers as at the end of accounting year	6,685.42	6,842.86
ii	The interest due thereon remaining unpaid to suppliers as at the end of accounting year	--	--
iii	The amount of interest paid by the Company in terms of section 16, of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of payment made to the suppliers beyond the appointed day during the year	--	--
iv	The amount of interest is due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	--	--
v	The amount of interest accrued during the year and remaining unpaid at the end of the accounting year	--	--
vi	The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest due as above are actually paid to the small enterprise, for the purpose of disallowing of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	--	--

*Included in the line item "Total outstanding dues of micro enterprises and small enterprises" under Note No. 18.

3. Employee Benefits

As per Indian Accounting Standard – 19 "Employee Benefits ", the disclosure of Employee Benefits as defined in the Indian Accounting Standard are as follows:

Defined Contribution Plan:

Employee benefits in the form of Provident Fund and Employees State Insurance are considered as defined contribution plan.

The contributions to the funds are made in accordance with the relevant statute and are recognized as an expense when employees have rendered service entitled them to the contributions. The contribution to defined contribution plan for the year is as under:

		(Rs. In Thousand)
Particulars	**2025-26**	**2024-25**
Employer's Contribution to Provident Fund	506.48	582.50
Employer's Contribution to Employees State Insurance Scheme	21.81	31.84
Total	**528.29**	**614.34**

Defined Benefit Plan:

Post employment and other long-term employee benefits in the form of gratuity and leave encashment are considered as defined benefit obligation. The present value of obligation is determined based on actuarial valuation using projected unit credit method as at the Balance Sheet date. The amount of defined benefits recognized in the balance sheet represents the present value of the obligation as adjusted for unrecognized past service cost, and as reduced by the fair value of plan assets. Any asset resulting from this to the discounted value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

Risk Management

Valuations are performed on certain basic set of pre-determined assumptions and other regulatory framework which may vary overtime. Thus, the Company is exposed to various risks in providing the above gratuity benefit which are as follows:

(a) Interest Rate risk: The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability (as shown in financial statements).

(b) Liquidity risk: This is the risk that the Company is not able to meet the short-term gratuity payouts. This may arise due to non-availability of enough cash / cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

(c) Salary Escalation risk: The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

(d) Demographic risk: The Company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.

(e) Regulatory risk: Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972 (as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (e.g., Increase in the maximum limit on gratuity of Rs. 20.00 Lacks).

The principal assumptions used for the purposes of the actuarial valuations were as follows:

Particulars	Financial Assumptions	
	As at 31st March, 2026	As at 31st March, 2025
Discount rate(s)	6.97%	6.47%
Expected rate(s) of salary increase	5.00%	5.00%

Particulars	Demographic Assumptions	
	As at 31st March, 2026	As at 31st March, 2025
Mortality Rate (% of IALM12-14)	100.00% (% of IALM 12-14)	100.00% (% of IALM 12-14)

(Rs. In Thousand)

		Gratuity (Unfunded)	Leave Encashment (Unfunded)	Gratuity (Unfunded)	Leave Encashment (Unfunded)
		2025-26		2024-25	
		(Rs. In Thousand)	(Rs. In Thousand)	(Rs. In Thousand)	(Rs. In Thousand)
I.	**Components of Employer Expense recognized in Statement of Profit and Loss:**				
1.	Current Service Cost	233.92	173.89	192.58	226.8
2.	Past Service Cost	--	--	--	--
3.	Interest Cost	57.37	29.00	43.28	14.02
4.	Actuarial (Gain)/ Loss recognized in Statement of Profit and Loss	--	128.40	--	--
	Total	291.29	331.29	235.86	240.86
II.	**Components of Employer Expense recognized in other comprehensive income:**				
	Actuarial (Gain) / Loss from assumptions changes	(55.93)	--	42.28	19.29
	Actuarial (Gain) / Loss from experience assumptions	128.62	--	(12.49)	(12.98)
	Return on plan assets (excluding amounts included in net interest expense)	--	--	--	--
	Total	**72.68**	**--**	**29.79**	**6.31**

Note No. 32: Other Disclosures and Additional Regulatory Information (Contd.)

3. Employee Benefits (Contd.)

The amount recognized in the Statement of Profit and Loss for the year ended 31st March, 2026 in respect of Employees Benefit Schemes based on actuarial reports as on 31st March, 2026 is as follows:

(Rs in Thousand)

		Gratuity (Unfunded)	Leave Encashment (Unfunded)	Gratuity (Unfunded)	Leave Encashment (Unfunded)
		As at 31st March, 2026		As at 31st March, 2025	
II.	**Change in Present Value of Defined Benefit Obligation:**				
1.	Present Value of Defined Benefit Obligation at the Beginning of the year	886.67	448.24	621.02	201.08
2.	Interest Cost	57.37	29.00	43.28	14.02
3.	Past Service Cost	--	-	--	-
4.	Current Service Cost	233.92	173.82	192.58	226.84
5.	Actuarial (Gain)/ Losses	72.68	128.40	29.79	6.30
6.	Benefits paid	(64.61)	(17.06)	--	-
7.	Present Value of Obligation at the End of the year	1186.03	762.47	886.67	448.24
III.	**Net Asset/(Liability) recognized in the Balance Sheet as at year end:**				
1.	Present value of Defined Benefit Obligation	1186.03	762.47	886.67	448.24
2.	Fair Value on Plan Assets	--	--	--	--
3.	Funded Status (Surplus/(deficit)	(1186.03)	(762.47)	(886.67)	(448.24)
4.	Net Asset/ (Liability) recognized in Balance Sheet	(1186.03)	(762.47)	(886.67)	((448.24)

Sensitivity Analysis:

Significant actuarial assumptions for determination of defined benefit plan are discount rate and expected salary growth. The sensitivity analysis below has been determined based on reasonably possible changes of the assumptions occurring at the end of the reporting period, while holding all other assumptions constant. The result of sensitivity analysis is given below:

(Rs. in Thousand)

Gratuity	For the year ended March 31, 2026		For the year ended March 31, 2026	
Assumptions	**Discount rate**		**Future salary increases**	
Sensitivity Level	+1 % increase	-1 % decrease	+1 % increase	-1 % decrease
Impact on defined benefit obligation (Rs. in Thousands)	1084.78	1301.84	1306.07	1079.49
% Change compared to base due to sensitivity [+/(-)%]	(8.54)	9.77	10.12	(8.98)

Note No. 32: Other Disclosures and Additional Regulatory Information (Contd.)

3. **Employee Benefits (Contd.)**

	For the year ended March 31, 2025		For the year ended March 31, 2025	
Assumptions	Discount rate		Future salary increases	
Sensitivity Level	+1 % increase	-1 % decrease	+1 % increase	-1 % decrease
Impact on defined benefit obligation (Rs. In Thousands)	805.06	981.19	983.97	801.34
% Change compared to base due to sensitivity [+/(-)%]	(9.20)	10.66	10.97	(9.62)

The following payments are expected contributions to the defined benefit plan in future years:

(Rs. in Thousand)

Gratuity	As at 31st March, 2026	As at 31st March, 2025
Within the next 12 months (next annual reporting period)	70.79	49.37
Between 2 and 5 years	321.69	232.69
Between 6 and 10 years	665.61	305.69
More than 10 years	1434.09	1288.72
Total expected payments	**2492.18**	**1876.47**

(Rs. In Thousand)

Leave Encashment	For the year ended March 31, 2026		For the year ended March 31, 2026	
Assumptions	Discount rate		Future salary increases	
Sensitivity Level	+1 % increase	-1 % decrease	+1 % increase	-1 % decrease
Impact on defined benefit obligation (Rs. in Thousands)	703.24	829.65	836.23	696.64
% Change compared to base due to sensitivity [+/(-)%]	(7.77)	8.81	9.67	(8.63)
	For the year ended March 31, 2025		For the year ended March 31, 2025	
Assumptions	Discount rate		Future salary increases	
Sensitivity Level	+1 % increase	-1 % decrease	+1 % increase	-1 % decrease
Impact on defined benefit obligation (Rs. In Thousands)	401.93	491.06	494.76	407.17
% Change compared to base due to sensitivity [+/(-)%]	(8.33)	9.55	10.38	(9.16)

Note No. 32: Other Disclosures and Additional Regulatory Information (Contd.)

3. **Employee Benefits (Contd.)**

The following payments are expected contributions to the defined benefit plan in future years:

(Rs. in Thousand)

Leave Encashment	As at 31st March, 2026	As at 31st March, 2025
Within the next 12 months (next annual reporting period)	45.35	28.03
Between 2 and 5 years	200.71	106.12
tween 6 and 10 years	508.15	171.55
More than 10 years	742.01	577.08
Total expected payments	**1496.22**	**882.88**

4. **Disclosure as per Ind AS - 108 on 'Operating Segments'**
The Company operates mainly in services of Maintenance of Towers and Bungalows in India and all other activities are incidental thereto, which have similar risk and return, accordingly, there is no separate reportable segment.

5. **Related Party Transactions:**

Related party disclosure as per Indian Accounting Standard-24 for the year ended 31st March, 2026 is given below:

a) Name of the Related parties and description of relationship:
   i) Holding Company: Bengal NRI Complex Ltd.
   ii) Key Managerial Personnel (KMP): Sonali Roy Gupta – Director of the company
   Manjurul Haque - Director of the company
   D.K.Nandi - Director of the company
   Mayank Jalan – Managing Director of Holding Co.
   Vikas Nahata –Director of Holding Co.
   Pradeep Sureka – Director of Holding Co.
   R.K.Bachhawat – Director of Holding Co.
   Rahul Todi – Director of Holding Co.

a) Details of transactions made with Related parties during the year:

Nature of transaction/Name of the Related Party	Holding Company (Rs. In Thousand)	KMP (Rs. In Thousand)	Total (Rs. In Thousand)
Club & Restaurant service - Bengal NRI Complex Ltd.	251.20 (170.41)	-- (--)	251.20 (170.41)

Note No. 32: Other Disclosures and Additional Regulatory Information (Contd.)

Nature of transaction/Name of the Related Party	Holding Company (Rs. In Thousand)	KMP (Rs. In Thousand)	Total (Rs. In Thousand)
Reimbursement of Expenses & Incomes			
Bengal NRI Complex Ltd.	-- (81.43)	-- (--)	-- (81.43)
Income from CAM charges			
Bengal NRI Complex Ltd.	11868.00* (3974.40)	-- (--)	11868.00* (3974.40)*
Rahul Todi	-- (--)	265.88* (213.96)*	265.88* (213.96)*
Income from electricity and hall booking charges			
Rahul Todi	-- (--)	113.10 (52.73)	113.10 (52.73)
Outstanding balance			
Bengal NRI Complex Ltd.	83.86 (1.12)	-- (--)	83.86 (1.12)
Rahul Todi	-- (--)	-- (32.92)	-- (32.92)

* Exclusive of GST

6. **Auditors' Remuneration:**

(Rs. in Thousand)

Particulars	2025-26	2024-25
Statutory Audit fees	120.00	90.00
Tax Audit Fees	30.00	25.00
Other services	25.00	25.00
Total	**175.00**	**140.00**

7. **Details of Loans given, investment made, and guarantee given or security provided covered u/s 186(4) of the Companies Act, 2013:**

There is no Loan and guarantee given or security provided. Refer note 5 for details of Investment made.

8. The networth of the Company as at 31st March, 2026 is negative Rs.41,028.59 thousand. However, the company has prepared its financial statements on going concern basis.

URBANA FACILITY MAINTENANCE PVT. LTD.
Notes to Financial Statements (Contd.)

9. The Deferred Tax Asset (net) of Rs. 1,946.26 thousand (Previous year- Rs. 501.68 thousand) arising out of timing difference as on 31st March, 2026 is on account of the following:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Components of Deferred tax assets:		
Depreciation	918.37	--
Provision for gratuity	284.75	74.01
Provision for unencashable leave	191.90	66.43
Allowance for bad debt	551.24	548.92
Components of deferred tax liabilities:		
Depreciation	--	(187.68)

Note: On the basis of prudence, deferred tax asset has not been recognized in the books of Accounts.

10. Additional regulatory information:

a) The following data represents the various ratios for the year ended:

S. No.	Ratio	Numerator	Denominator	Ratio for the year ended 31.03.2026	Ratio for the year ended 31.03.2025	Variance (%)
1	Current Ratio	Current Assets	Current Liabilities	2.66	0.32	723%[1]
2	Debt-Equity Ratio	Total Debt	Shareholder's equity	(0.83)	(0.72)	15%[2]
3	Debt Service Coverage Ratio	Earning available for debt service	Debt Service	6.27	(4.87)	(229%)[3]
4	Return on Equity Ratio	Net Profit After Taxes	Average shareholder's equity	25.48%	(41.53%)	161%[4]
5	Inventory turnover ratio	Revenue from Operations	Average Inventory	68.50	60.67	13%
6	Trade Receivables turnover ratio	Revenue from Operations	Average Accounts Receivable	17.29	15.81	9%
7	Trade payables turnover ratio	Purchase of materials	Average Accounts Payable	0.35	0.46	(24%)[5]
8	Net capital turnover ratio	Revenue from Operations	Working capital	4.60	4.10	(12%)[6]
9	Net profit ratio	Net Profit	Revenue from Operations	6.05%	(9.77%)	(162%)[7]
10	Return on Capital employed	Earnings before interest and taxes (EBIT)	Capital employed	7.72%	(8.46%)	(191)%[8]

11	Return on investment	Income generated from invested funds	Average invested funds	8.35%	2.82%	5.53%

Reason for variance (where change is more/less than 25 %)

1. Increase in current assets and decrease in current liabilities resulted in decrease of current ratio.

2. Decrease in total debt and increase in total equity during the year has resulted in decrease in the debt-equity ratio.

3. Increase in earnings available for debt service has resulted in an increase in debt service coverage ratio.

4. Decrease in loss for the year resulting in increase in Return on Equity Ratio.

5. Decrease in purchases of materials has led to decrease in the Trade Payables Turnover Ratio.

6. Increase in current assets and decrease in current liabilities resulting in an increase in net capital turnover ratio.

7. Decrease in current year loss has led to the increase in the Net Profit Ratio.

8. Decrease in current year loss has led to the increase in the Return on Capital Employed.

b) Disclosure required under Additional regulatory information as prescribed under paragraph 6L to general instructions for preparation of Balance Sheet under Schedule III to the Companies Act, 2013 are not applicable to the Company except as disclosed in Para 32.10 (a) above.

11. The Government of India has consolidated 29 existing labor legislations into a unified framework comprising four labor codes viz the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "Codes"). The Codes have been made effective from 21st November, 2025. The Ministry of Labor & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The incremental impact of these changes is not material and has been recognized in the standalone financial statements of the Company. Once Central/ State Rules are notified by the Government on all aspects of the Codes, the Company will evaluate impact, if any, on the measurement of employee benefits and would provide appropriate accounting treatment.

12. The previous year's figures have been rearranged wherever required to make them comparable with those of the current year's figures.

As per our report of even date
For G. P. Agrawal & Co.
Chartered Accountants
F.R.No.302082E

For & on behalf of the Board of Directors

(CA. Sunita Kedia)
Partner
Membership No. 060162

Sonali Roygupta
Director
(DIN – 09620062)

Manjurul Hoque
Director
(DIN – 07167177)

Place: Kolkata

Date: The 25th day of August , 2026