

ALLOUD REALTY PRIVATE LIMITED

Aloud Realty Private Limited (the “**Issuer**” or the “**Company**”) was incorporated at Pune on 18th July, 2023 as a private limited company. For more information about the Issuer, please refer “*General Information*” given in Section 3 of this General Information Document.

Registered Office: Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045

Corporate Office: Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045

Telephone: +91-020-67166716 | **Website:** www.aloudrealty.com

Email: cs@solitaire.in | **CIN:** U68100PN2023PTC222310 | **PAN:** [AAZCA0613P]

Company Secretary: [Mr. Prateek Ghatiya]; **Tel.:** [02067166716]; **E-mail:** [cs@solitaire.in]

Compliance Officer: [Mr. Prateek Ghatiya]; **Tel.:** [02067166716]; **E-mail:** [cs@solitaire.in]

Chief Financial: [Mr. Parag Parwal]; **Tel.:** [02067166716]; **E-mail:** [accounts@solitaire.in]

Promoters: Atul Chordia and Ashok Chordia

GENERAL INFORMATION DOCUMENT BY ALOUD REALTY PRIVATE LIMITED (THE “ISSUER”) FOR ISSUE OF SENIOR, SECURED, REDEEMABLE, LISTED, RATED, INTEREST BEARING NON-CONVERTIBLE SECURITIES (AS DEFINED IN THE SEBI (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021, AND ANY AMENDMENTS THERETO (“SEBI NCS REGULATIONS”)) (“NCDs”) OF FACE VALUE OF [INR 1,00,000 (INDIAN RUPEES ONE LAKH ONLY)] EACH (“FACE VALUE”) FOR AN AMOUNT WITHIN THE LIMITS AS PERMITTED BY THE SPECIAL RESOLUTION PASSED BY SHAREHOLDERS’ OF THE ISSUER ON 26TH APRIL, 2025 UNDER SECTION 42 OF THE COMPANIES ACT, 2013, BY WAY OF PRIVATE PLACEMENT. EACH ISSUANCE OF NCDs PURSUANT TO THIS GENERAL INFORMATION DOCUMENT WILL BE BY WAY OF A KEY INFORMATION DOCUMENT (THE “KEY INFORMATION DOCUMENT”) CONTAINING THE TERMS AND CONDITIONS OF ISSUANCE OF SUCH NCDs, IN ACCORDANCE WITH SEBI NCS REGULATIONS (INCLUDING COMPLIANCE WITH THE EBP MECHANISM GUIDELINES OF THE RELEVANT STOCK EXCHANGE, IF APPLICABLE). AN OFFER OF NCDs WILL BE MADE BY ISSUE OF A SIGNED PRIVATE PLACEMENT OFFER CUM APPLICATION LETTER TO ELIGIBLE INVESTORS (AS DEFINED IN THE RELEVANT KEY INFORMATION DOCUMENT) IN ACCORDANCE WITH THE PROVISIONS OF THE COMPANIES ACT, 2013 AND RELATED RULES (“COMPANIES ACT”).

FORMITY WITH THE APPLICABLE PROVISIONS OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021, READ WITH THE SEBI MASTER CIRCULAR DATED AUGUST 10, 2021, THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS REGULATIONS), 2015 AND THE COMPANIES ACT, 2013, EACH AS AMENDED FROM TIME TO TIME. THIS GENERAL INFORMATION DOCUMENT IS NEITHER A PROSPECTUS NOR A STATEMENT IN LIEU OF PROSPECTUS.

Type of Placement Memorandum: General Information Document of Private Placement of NCDs
Date: 30th April, 2025

NEITHER THE ISSUER NOR ANY OF ITS PROMOTERS OR DIRECTORS HAS BEEN DECLARED AS A WILFUL DEFAULTER.

This General Information Document contains relevant information and disclosures required to be made by the Issuer under SEBI NCS Regulations and the Companies Act for issuance of NCDs pursuant to the relevant Key Information Document.

A) ELECTRONIC BOOK PROVIDER PLATFORM

THIS GENERAL INFORMATION DOCUMENT IS NEITHER A PROSPECTUS NOR A STATEMENT IN LIEU OF A PROSPECTUS. A DRAFT OF THIS GENERAL INFORMATION DOCUMENT IS BEING UPLOADED ON THE BSE’S ELECTRONIC BOOK PROVIDER PLATFORM AND AN OFFER UNDER SECTION 42 OF THE COMPANIES ACT 2013, WILL MADE TO SUCCESSFUL IDENTIFIED INVESTORS ACCEPTABLE TO THE ISSUER WHICH WILL BE ISSUED A SERIALY NUMBERED AND SPECIFICALLY ADDRESSED PRIVATE PLACEMENT OFFER LETTER AND ACCOMPANYING APPLICATION FORM AFTER

COMPLETION OF THE ELECTRONIC BIDDING FOR DEBENTURES.

B) DISCLOSURE UNDER SECTION 26(4) OF THE COMPANIES ACT

NOTHING IN THE GENERAL INFORMATION DOCUMENT SHALL CONSTITUTE AND/OR DEEM TO CONSTITUTE AN OFFER OR AN INVITATION TO OFFER, TO BE MADE TO THE PUBLIC GENERALLY TO SUBSCRIBE FOR OR OTHERWISE ACQUIRE THE BONDS AND COMMERCIAL PAPERS AND ITS CONTENTS SHOULD NOT BE CONSTRUED TO BE A PROSPECTUS UNDER THE COMPANIES ACT, 2013 AND ACCORDINGLY, THIS GENERAL INFORMATION DOCUMENT HAS NOT BEEN FILED OR DELIVERED FOR FILING TO THE REGISTRAR OF COMPANIES UNDER SECTION 26(4) OF COMPANIES ACT, 2013.

GENERAL RISKS

Investments in non-convertible securities involves a degree of risk and investors should not invest any funds in such securities unless they can afford to take risks attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking any investment decision, investors must rely on their examination of the issue including risks involved in it. Specific attention of investors is invited to statement of risk factors contained under Section 1 (Risk Factors) of this general information document. These risks are not and are not intended to be a complete list of all risks and considerations relevant to the non-convertible securities or investor's decision to purchase such securities.

CREDIT RATING

The rating details in relation to each Issuance shall be mentioned in the relevant Key Information Document and shall be valid as on the date of issuance of the relevant NCDs and the listing of such NCDs.

LISTING

The NCDs offered pursuant to this General Information Document read with the relevant Key Information Document will be listed in the manner indicated in the Key Information Document.

VALIDITY OF GENERAL INFORMATION DOCUMENT

This General Information Document and various Issuances through relevant Key Information Document shall be valid for a period of 1 (one) year from the Issue Opening Date of the first Issuance and in respect of each Issuance during the period of validity of this General Information Document, the Issuer shall file with the stock exchange, the Key Information Document with respect to such Issuance, containing details of the offer of such Issuance through the Key Information Document, material developments, material changes, if any, in the information including the financial information provided in this General Information Document or the earlier Key Information Document, as applicable.

ISSUE SCHEDULE*

ISSUE OPENING DATE	ISSUE CLOSING DATE	ISSUE EARLIEST CLOSING DATE	PAY-IN DATE	DEEMED DATE OF ALLOTMENT
As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document

INTEREST	INTEREST PAYMENT FREQUENCY	FINAL MATURITY DATE	REDEMPTION AMOUNTS
As per the relevant Key Information Document.	As per the relevant Key Information Document.	As per the relevant Key Information Document.	As per the relevant Key Information Document.

DETAILS ABOUT ARRANGER, ANCHOR INVESTOR AND ELIGIBLE INVESTORS

Anchor investor: As per the relevant Key Information Document.

The Eligible Investors: As per the relevant Key Information Document.

Underwriting: Not applicable for this issue

Compliance Clause of EBP: This Issue is made on the Electronic Book Building Mechanism of stock exchange as mentioned in the relevant Key Information Document in compliance with SEBI NCS Regulations, SEBI Master Circular and EBP Mechanism Guidelines. This General Information Document and the relevant Key Information Document for each tranche or issuance of Debentures will be uploaded on the EBP of stock exchange in compliance with the applicable EBP Mechanism Guidelines.

* The Issuer reserves the right to change the issue schedule including the deemed date of allotment at its sole and absolute discretion without giving any reasons or prior notice. In the event of a change in the above issue schedule, the Issuer shall communicate the revised issue schedule to the Investors.


REGISTRAR TO THE ISSUE	LISTING EXCHANGE
MUFG INTIME INDIA PRIVATE LIMITED Address: C-101, 1 st Floor, 247 Embassy Park, LBS Marg, Vikhroli West, Mumbai - 400083 Tel No. 02249186000 Fax No: N.A. Email: debtca@mufgintime.co.in Contact Person: Mr. Ganesh Jadhav (Sr. AVP) SEBI Registration Number: INR000004058 CIN: U67190MH1999PTC118368 Website: www.linkintime.co.in	BSE Limited  Address: Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai-400001 Phone No.: +91-22-22721233/ +91 22 2272 8321 Fax No.: +91 022 22721919 E-mail: is@bseindia.com ; corp.comm@bseindia.com ; ketan.mehta@bseindia.com CIN: L67120MH2005PLC155188
STATUTORY AUDITORS	
V.T. & Associates Address: Flat No. 10, Kundan Park, Shivajinagar, Pune, Maharashtra 411004 Tel: +91- 9850599333 E-mail: vtandassociates123@gmail.com Contact Person: Mr. Niraj Nawandhar	

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I. DISCLAIMER CLAUSE:

THIS GENERAL INFORMATION DOCUMENT AND THE RELEVANT KEY INFORMATION DOCUMENT FOR PRIVATE PLACEMENT OF NCDs (HEREINAFTER REFERRED TO AS THE “**OFFER DOCUMENTS**” ARE NEITHER A PROSPECTUS NOR A STATEMENT IN LIEU OF PROSPECTUS. THE ISSUE OF NCDs WILL BE STRICTLY ON A PRIVATE PLACEMENT BASIS. THE OFFER DOCUMENTS HAVE BEEN OR WILL BE PREPARED IN CONFORMITY WITH THE SEBI NCS REGULATIONS AND THE COMPANIES ACT. THE OFFER DOCUMENTS ARE NOT INTENDED TO BE CIRCULATED TO MORE THAN 200 (TWO HUNDRED) INVESTORS IN ANY FINANCIAL YEAR, AS ELIGIBLE UNDER THE LAWS OF INDIA TO INVEST IN THESE NCDs (“**ELIGIBLE INVESTORS**”). MULTIPLE COPIES OF THE OFFER DOCUMENTS GIVEN TO THE SAME ENTITY SHALL BE DEEMED TO BE GIVEN TO THE SAME PERSON AND SHALL BE TREATED AS SUCH. IT DOES NOT CONSTITUTE AND SHALL NOT BE DEEMED TO CONSTITUTE AN OFFER OR AN INVITATION TO SUBSCRIBE TO THE NCDs ISSUED TO THE PUBLIC IN GENERAL. THE OFFER DOCUMENTS HAVE NEITHER BEEN DELIVERED FOR REGISTRATION NOR ARE INTENDED TO BE REGISTERED.

THE OFFER DOCUMENTS HAVE BEEN PREPARED TO PROVIDE GENERAL INFORMATION ABOUT THE ISSUER TO POTENTIAL INVESTORS TO WHOM IT IS ADDRESSED AND WHO ARE WILLING AND ELIGIBLE TO SUBSCRIBE TO THE NCDs. THE OFFER DOCUMENTS DO NOT PURPORT TO CONTAIN ALL THE INFORMATION THAT ANY POTENTIAL INVESTOR MAY REQUIRE. NEITHER THE OFFER DOCUMENTS NOR ANY OTHER INFORMATION SUPPLIED IN CONNECTION WITH THE NCDs IS INTENDED TO PROVIDE THE BASIS OF ANY CREDIT OR OTHER EVALUATION NOR SHOULD ANY RECIPIENT OF THE OFFER DOCUMENTS CONSIDER SUCH RECEIPT A RECOMMENDATION TO PURCHASE ANY NCDs. EACH INVESTOR CONTEMPLATING THE PURCHASE OF ANY NCDs SHOULD MAKE HIS OWN INDEPENDENT INVESTIGATION OF THE FINANCIAL CONDITION AND AFFAIRS OF THE ISSUER AND HIS OWN APPRAISAL OF THE CREDITWORTHINESS OF THE ISSUER. POTENTIAL INVESTORS SHOULD CONSULT THEIR OWN FINANCIAL, LEGAL, TAX AND OTHER PROFESSIONAL ADVISORS AS TO THE RISKS AND INVESTMENT CONSIDERATIONS ARISING FROM AN INVESTMENT IN THE NCDs AND SHOULD POSSESS THE APPROPRIATE RESOURCES TO ANALYSE SUCH INVESTMENT AND THE SUITABILITY OF SUCH INVESTMENT TO SUCH INVESTOR'S PARTICULAR CIRCUMSTANCES. IT IS THE RESPONSIBILITY OF INVESTORS TO ALSO ENSURE THAT THEY WILL SUBSCRIBE TO AND SELL THE NCDs IN STRICT ACCORDANCE WITH THE OFFER DOCUMENTS AND OTHER APPLICABLE LAWS, SO THAT THE SALE DOES NOT CONSTITUTE AN OFFER TO THE PUBLIC WITHIN THE MEANING OF THE COMPANIES ACT.

THE ISSUER CONFIRMS THAT, AS OF THE DATE HEREOF, THIS GENERAL INFORMATION DOCUMENT CONTAINS INFORMATION THAT IS ACCURATE IN ALL MATERIAL RESPECTS AND DOES NOT CONTAIN ANY UNTRUE STATEMENT OF A MATERIAL FACT, OR OMITS TO STATE ANY MATERIAL FACT, NECESSARY TO MAKE THE STATEMENTS HEREIN THAT WOULD BE, IN THE LIGHT OF CIRCUMSTANCES UNDER WHICH THEY ARE MADE, NOT MISLEADING. NO PERSON HAS BEEN AUTHORIZED TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATION NOT CONTAINED OR INCORPORATED BY REFERENCE IN THE OFFER DOCUMENTS OR IN ANY MATERIAL MADE AVAILABLE BY THE ISSUER TO ANY POTENTIAL INVESTOR PURSUANT TO THE OFFER DOCUMENTS AND, IF GIVEN OR MADE, SUCH INFORMATION OR REPRESENTATION MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY THE ISSUER.

THE CONTENTS OF THE OFFER DOCUMENTS ARE INTENDED TO BE USED ONLY BY THOSE INVESTORS TO WHOM THE OFFER DOCUMENTS ARE ISSUED. THE OFFER DOCUMENTS ARE NOT INTENDED FOR DISTRIBUTION TO ANY OTHER PERSON AND SHOULD NOT BE REPRODUCED BY THE RECIPIENT.

THE PERSON WHO IS IN RECEIPT OF THE OFFER DOCUMENTS SHALL MAINTAIN UTMOST CONFIDENTIALITY REGARDING THE CONTENTS OF THE OFFER DOCUMENTS AND SHALL NOT REPRODUCE OR DISTRIBUTE IN WHOLE OR PART OR MAKE ANY ANNOUNCEMENT IN

PUBLIC OR TO A THIRD PARTY REGARDING ITS CONTENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ISSUER.

THE ISSUER DOES NOT UNDERTAKE TO UPDATE THIS GENERAL INFORMATION DOCUMENT TO REFLECT SUBSEQUENT EVENTS AFTER THE DATE OF THE GENERAL INFORMATION DOCUMENT EXCEPT ANY INFORMATION PROVIDED IN THE KEY INFORMATION DOCUMENTS AFTER THE DATE OF THIS GENERAL INFORMATION DOCUMENT AND THUS IT SHOULD NOT BE RELIED UPON WITH RESPECT TO SUCH SUBSEQUENT EVENTS WITHOUT FIRST CONFIRMING ITS ACCURACY WITH THE ISSUER. NEITHER THE DELIVERY OF THIS GENERAL INFORMATION DOCUMENT NOR ANY SALE OF NCDs MADE PURSUANT TO THIS SHALL, UNDER ANY CIRCUMSTANCES, CONSTITUTE A REPRESENTATION OR CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE ISSUER SINCE THE DATE HEREOF.

IN THE EVENT OF CONFLICT BETWEEN THE PROVISIONS OF THE OFFER DOCUMENTS AND THE DEBENTURE DOCUMENTS (TO BE EXECUTED BY THE ISSUER WITH RESPECT TO EACH ISSUANCE INTER ALIA RECORDING THE TERMS AND CONDITIONS UPON WHICH THE RELEVANT NCDs ARE BEING ISSUED BY THE ISSUER), THE TERMS OF THE DEBENTURE DOCUMENTS SHALL PREVAIL.

THE OFFER DOCUMENTS DO NOT CONSTITUTE, NOR MAY IT BE USED FOR OR IN CONNECTION WITH, AN OFFER OR SOLICITATION BY ANYONE IN ANY JURISDICTION IN WHICH SUCH OFFER OR SOLICITATION IS NOT AUTHORIZED OR TO ANY PERSON TO WHOM IT IS UNLAWFUL TO MAKE SUCH AN OFFER OR SOLICITATION. NO ACTION IS BEING TAKEN TO PERMIT AN OFFERING OF THE NCDs OR THE DISTRIBUTION OF THE OFFER DOCUMENTS IN ANY JURISDICTION WHERE SUCH ACTION IS REQUIRED. THE DISTRIBUTION OF THE OFFER DOCUMENTS AND THE OFFERING AND SALE OF THE NCDs MAY BE RESTRICTED BY LAW IN CERTAIN JURISDICTIONS. PERSONS INTO WHOSE POSSESSION THE OFFER DOCUMENTS COMES ARE REQUIRED TO INFORM THEMSELVES ABOUT AND TO OBSERVE ANY SUCH RESTRICTIONS. THE OFFER DOCUMENTS ARE MADE AVAILABLE TO POTENTIAL INVESTORS IN THE ISSUE ON THE STRICT UNDERSTANDING THAT IT IS CONFIDENTIAL.

ANY ISSUANCE PURSUANT TO THIS GENERAL INFORMATION DOCUMENT WILL BE ON A PRIVATE PLACEMENT BASIS AND ACCORDINGLY, SECTION 26(4) OF THE COMPANIES ACT IS NOT APPLICABLE TO ANY ISSUANCE.

THE OFFER DOCUMENT DOES NOT CONTAIN A STATEMENT PURPORTED TO BE MADE BY AN EXPERT, UNLESS THE EXPERT IS A PERSON WHO IS NOT, AND HAS NOT BEEN, ENGAGED OR INTERESTED IN THE FORMATION OR PROMOTION OR MANAGEMENT OF THE ISSUER AND HAS GIVEN HIS WRITTEN CONSENT TO THE ISSUE OF THE ISSUE DOCUMENT AND HAS NOT WITHDRAWN SUCH CONSENT BEFORE THE DELIVERY OF A COPY OF THE ISSUE DOCUMENT TO THE REGISTRAR (AS APPLICABLE) FOR REGISTRATION.

STOCK EXCHANGE DISCLAIMER CLAUSE: AS REQUIRED, A COPY OF THE OFFER DOCUMENTS HAS BEEN OR SHALL BE FILED WITH THE STOCK EXCHANGE PURSUANT TO THE SEBI NCS REGULATIONS. IT IS TO BE DISTINCTLY UNDERSTOOD THAT FILING OF THE OFFER DOCUMENTS WITH THE STOCK EXCHANGE SHOULD NOT, IN ANY WAY, BE DEEMED OR CONSTRUED THAT THE SAME HAS BEEN CLEARED OR APPROVED BY THE STOCK EXCHANGE. THE STOCK EXCHANGE DOES NOT TAKE ANY RESPONSIBILITY EITHER FOR THE FINANCIAL SOUNDNESS OF ANY SCHEME OR THE PROJECT FOR WHICH ANY ISSUE UNDER THE OFFER DOCUMENTS IS PROPOSED TO BE MADE, OR FOR THE CORRECTNESS OF THE STATEMENTS MADE OR OPINIONS EXPRESSED IN THE OFFER DOCUMENTS.

SEBI DISCLAIMER CLAUSE: IT IS TO BE DISTINCTLY UNDERSTOOD THAT FILING OF THE OFFER DOCUMENTS WITH THE SEBI SHOULD NOT, IN ANY WAY, BE DEEMED OR CONSTRUED THAT THE SAME HAS BEEN CLEARED OR APPROVED BY SEBI. SEBI DOES NOT TAKE ANY RESPONSIBILITY EITHER FOR THE FINANCIAL SOUNDNESS OF ANY SCHEME OR THE PROJECT FOR WHICH ANY ISSUE UNDER THE OFFER DOCUMENTS IS

PROPOSED TO BE MADE, OR FOR THE CORRECTNESS OF THE STATEMENTS MADE OR OPINIONS EXPRESSED IN THE OFFER DOCUMENTS.

DISCLAIMER FROM THE ISSUER: THE ISSUER ACCEPTS NO RESPONSIBILITY FOR THE STATEMENTS MADE OTHERWISE THAN IN THE OFFER DOCUMENTS OR IN ANY OTHER MATERIAL ISSUED BY OR AT THE INSTANCE OF THE ISSUER AND THAT ANYONE PLACING RELIANCE ON ANY OTHER SOURCE OF INFORMATION WOULD BE DOING SO AT THEIR OWN RISK.

DISCLAIMER IN RESPECT OF JURISDICTION: THE LAWS OF INDIA WILL GOVERN AND BE USED TO CONSTRUE THE OFFER DOCUMENTS AND THE NCDs. NOTHING IN THE OFFER DOCUMENTS CONSTITUTES AN OFFER OF SECURITIES FOR SALE IN ANY OTHER JURISDICTION, OTHER THAN INDIA, WHERE SUCH OFFER OR PLACEMENT WOULD BE IN VIOLATION OF ANY LAW, RULE OR REGULATION.

INVESTORS ARE ADVISED TO READ THE RISK FACTORS CAREFULLY BEFORE TAKING AN INVESTMENT DECISION IN ANY ISSUE PURSUANT TO THE OFFER DOCUMENTS. FOR TAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE ISSUER AND THE OFFER INCLUDING THE RISKS INVOLVED. THE NCDs HAVE NOT BEEN RECOMMENDED OR APPROVED BY ANY REGULATORY AUTHORITY IN INDIA, INCLUDING THE SEBI, NOR DOES SEBI GUARANTEE THE ACCURACY OR ADEQUACY OF THE OFFER DOCUMENTS. SPECIFIC ATTENTION OF INVESTORS IS INVITED TO THE STATEMENT OF 'RISK FACTORS' GIVEN IN SECTION 1 OF THIS GENERAL INFORMATION DOCUMENT, AS WELL AS THE SECTION TITLED 'GENERAL RISKS' ON THE COVER PAGE OF THIS GENERAL INFORMATION DOCUMENT.

ISSUER'S ABSOLUTE RESPONSIBILITY

THE ISSUER, HAVING MADE ALL REASONABLE INQUIRIES, ACCEPTS RESPONSIBILITY FOR AND CONFIRMS THAT THE OFFER DOCUMENTS CONTAIN ALL INFORMATION WITH REGARD TO THE ISSUER AND THE ISSUE WHICH IS MATERIAL IN THE CONTEXT OF THE ISSUE, THAT THE INFORMATION CONTAINED IN THE OFFER DOCUMENTS IS TRUE AND CORRECT IN ALL MATERIAL ASPECTS AND IS NOT MISLEADING, THAT THE OPINIONS AND INTENTIONS EXPRESSED IN THE OFFER DOCUMENTS ARE HONESTLY STATED AND THAT THERE ARE NO OTHER FACTS, THE OMISSION OF WHICH MAKE THE OFFER DOCUMENTS AS A WHOLE OR ANY OF SUCH INFORMATION OR THE EXPRESSION OF ANY SUCH OPINIONS OR INTENTIONS MISLEADING.

INVESTMENT IN NON-CONVERTIBLE SECURITIES IS RISKY AND INVESTORS SHOULD NOT INVEST ANY FUNDS IN SUCH SECURITIES UNLESS THEY CAN AFFORD TO TAKE THE RISK ATTACHED TO SUCH INVESTMENTS. INVESTORS ARE ADVISED TO TAKE AN INFORMED DECISION AND TO READ THE RISK FACTORS CAREFULLY BEFORE INVESTING IN THE ISSUANCE. FOR TAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR EXAMINATION OF THE ISSUE INCLUDING THE RISKS INVOLVED IN IT. SPECIFIC ATTENTION OF INVESTORS IS INVITED TO STATEMENT OF RISK FACTORS CONTAINED UNDER **SECTION 1** OF THIS GENERAL INFORMATION DOCUMENT. THESE RISKS ARE NOT, AND ARE NOT INTENDED TO BE, A COMPLETE LIST OF ALL RISKS AND CONSIDERATIONS RELEVANT TO THE NON-CONVERTIBLE SECURITIES OR INVESTOR'S DECISION TO PURCHASE SUCH SECURITIES.

THE ISSUER HAS NO SIDE LETTER WITH ANY NCD HOLDER EXCEPT THE ONE(S) DISCLOSED IN THE OFFER DOCUMENT/PLACEMENT MEMORANDUM. ANY COVENANTS LATER ADDED SHALL BE DISCLOSED ON THE STOCK EXCHANGE WEBSITE WHERE THE DEBT IS LISTED.

CREDIT RATING AGENCIES DISCLAIMER CLAUSE: AS PER THE RELEVANT KEY INFORMATION DOCUMENT.

II. DEFINITIONS AND ABBREVIATIONS

BSE	BSE Limited
BSE-BOND EBP	EBP Platform of BSE
Issuer or Company	Aloud Realty Private Limited incorporated in Pune on 18 th July 2023 and bearing corporate identity number as U68100PN2023PTC222310.
Bankruptcy Code	Insolvency and Bankruptcy Code, 2016, as may be amended, replaced or substituted from time to time.
Companies Act or Act	Companies Act, 2013, as amended, modified, supplemented or re-enacted from time to time, and includes all rules, circulars and clarifications, issued pursuant thereto, from time to time.
EBP Mechanism Guidelines	Electronic Book Mechanism issued by BSE <i>vide</i> their Notice bearing reference number 20230417-35 dated April 17, 2023, as may be amended or replaced from time to time.
EBP Platform	Platform for issuance of NCDs on a private placement basis, established in accordance with the SEBI Master Circular, e.g. BSE-BOND EBP.
Eligible Investor(s)	As defined in the relevant Key Information Document.
General Information Document	This document which sets out the information regarding the NCDs being issued on a private placement basis.
Issue or Issuance	Any issue of NCDs (pursuant to a Key Information Document) by way of private placement.
Memorandum and Articles of Association	The memorandum of association and articles of association of the Issuer, as amended from time to time.
NA	Not Applicable.
NCDs or Debentures or NCS	Non-convertible Debentures as defined in the SEBI NCS Regulations.
Offer Documents or Issue Document	This General Information Document and the relevant Key Information Document.
Rating Agency(ies)	As defined in the relevant Key Information Document.
Rs. or INR or ₹	Indian National Rupee.
SEBI	Securities and Exchange Board of India, constituted under the Securities and Exchange Board of India Act, 1992 (as amended from time to time)
SEBI Debenture Trustee Master Circular	SEBI master circular bearing reference number SEBI/HO/DDHS-PoD3/P/CIR/2024/46SEBI/HO/DDHS-PoD1/P/CIR/2023/109 dated May 16, 2024, March 31, 2023 titled 'Master Circular for Debenture Trustee', as may be amended, clarified or updated from time to time.

SEBI LODR Regulations	Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as may be amended, clarified or updated from time to time.
SEBI Master Circular	SEBI master circular bearing reference number SEBI/HO/DDHS/PoD1/P/CIR/2024/54SEBI/HO/DDHS/PoD1/P/CIR/2023/119 dated August 10, 2021May 22, 2024 titled 'Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper Master Circular for Issue and Listing of Non-Convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper', as may be amended, clarified or updated from time to time.
SEBI NCS Regulations	SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as may be amended, clarified or updated from time to time.
SEBI Regulations	Collectively, SEBI NCS Regulations, SEBI LODR Regulations, SEBI (Debenture Trustees) Regulations, 1993, SEBI Debenture Trustee Master Circular, SEBI Master Circular and such other applicable rules, regulations, notifications and circulars issued by SEBI from time to time.
Debenture Documents	The Debenture documents executed or to be executed by the Issuer with respect to each Issuance <i>inter alia</i> recording the terms and conditions upon which the relevant NCDs will be issued by the Issuer.

Note: Other terms used but not defined in this General Information Document shall have the meanings ascribed to such term in the Debenture Documents and the relevant Key Information Document.

I. DISCLOSURE REQUIREMENTS UNDER FORM PAS-4 (Pursuant to section 42 of Companies Act, 2013 read with Rule 14(1) of Companies (Prospectus and Allotment of Securities) Rules, 2014) – Please refer to Section 3 of the General Information Document.

SECTION 1: RISK FACTORS

Investing in the NCDs involves significant risk. Investors of the NCDs should consider carefully all of the information in the Offer Documents, including in particular, the risk factors discussed below. Unless the context requires otherwise, the risk factors described in the Offer Documents apply alone to the Issuer. If any of the following risks actually occur, our business, results of operations, cash flow, financial condition and prospects could be materially and adversely affected. In addition, other risks and uncertainties not currently known to us or that we currently deem immaterial may also materially and adversely affect our business, financial condition, cash flows and results of operations. This could, in turn, affect adversely our ability to make payments on the NCDs offered pursuant to the Offer Documents.

Unless specified or quantified in the relevant risk factors, the Issuer is not in a position to quantify the financial or other implications of any risk mentioned herein below.

In this section, a reference to “we”, “us”, or “our” means the Issuer, unless the context otherwise requires. The risks in relation to investing in NCDs are mentioned in the relevant Key Information Document.

1. RISKS RELATING TO THE ISSUER AND ISSUE

The Issuer believes that the following factors may affect its ability to fulfil its obligations in relation to the Debentures. These risks may include, among others, business aspects, securities market, interest rate, market volatility and economic, political, and regulatory risks and any combination of these and other risks. Eligible investors should carefully consider all the information in this GID, including the risks and uncertainties described below, before making an investment in the Debentures. All of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring.

GENERAL RISKS

Investment in bank debt and debt-related securities involve a degree of risk and Investors should not invest any funds in the Debentures, unless they can afford to take the risks attached to such investments. For taking an investment decision, Investors must rely on their own examination of the Issuer including the risks specified in this General Information Document. The Debentures have not been recommended or approved by the SEBI nor does SEBI guarantee the accuracy or adequacy of this General Information Document.

An investment in the Debentures involves risks. These risks may include, among others, debenture market, interest rate, market volatility and economic, political and regulatory risks and any combination of these and other risks. Some of these are briefly discussed in this General Information Document.

Prospective investors should be experienced with respect to transactions in instruments such as the Debentures. Prospective investors should understand the risks associated with an investment in the Debentures and should only reach an investment decision after careful consideration of (a) the suitability of an investment in the Debentures in the light of their own particular financial, tax and other circumstances; and (b) the information set out in this General Information Document.

The Debentures may decline in value. More than one risk factor may simultaneously affect the Debentures such that the effect of a particular risk factor may not be predictable. In addition, more than one risk factor may have a compounding effect which may not be predictable. No assurance can be given as to the effect that any combination of risk factors may have on the value of the Debentures.

Each of the risks highlighted in this General Information Document or relevant Key Information Document could have a material adverse effect on the business, operations, financial condition or prospects of the Issuer which, in turn, could affect its ability to fulfil its obligations under this General Information Document along with relevant Key Information Document. In addition, each of the risks highlighted in this General Information Document and/or Relevant Key Information Document could adversely affect the rights of the Investors

under this General Information Document and relevant Key Information Document and, as a result, prospective Investors could lose some or all of their contribution towards the Debentures.

Investors are advised to read the risk factors specified in this General Information Document along with relevant Key Information Document carefully before making an investment in the Debentures offered in the Issue. Prospective investors must rely on their own examination of the Issuer and the Issue, including the risks and uncertainties involved.

Recipients of this General Information Document and relevant Key Information Document should note that the risks described in this General Information Document and/or relevant Key Information Document are not the only risks the Issuer faces. The Issuer has only described those risks in connection with the Issue and its ability to fulfil its obligations thereunder which it considers to be material. There may be additional risks that the Issuer currently considers not to be material or of which it is not currently aware, and any of these risks could have the effects set forth above now or in the future. Unless specified or quantified in the risks specified in this General Information Document and/or relevant Key Information Document, the Issuer is not in a position to quantify the financial or other implications of any of the risks described herein.

Every business carries certain inherent risks and uncertainties that can affect its financial condition, results of operations and prospects. The management of the Issuer understands that risks can negatively impact the attainment of both short term operational and long-term strategic goals.

The following factors have been considered for determining the materiality, of which:

- (a) Some events may not be material individually but may be found material collectively.
- (b) Some events may have material impact qualitatively instead of quantitatively.
- (c) Some events may not be material at present but may have material impact in the future.

All these factors may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such event occurring.

The following are the risks envisaged by the management of the Issuer relating to the Issuer, the Debentures and the market in general. Potential investors should carefully consider all the risk factors in this General Information Document for evaluating the Issuer and its business and the Debentures before making any investment decision relating to the Debentures. Unless the context requires otherwise, the risk factors described below apply to the Issuer. The Issuer believes that the factors described below represent the principal risks inherent in investing in the Debentures but do not represent that the statements below regarding the risks of holding the Debentures are exhaustive. The investors should also read the detailed information set out elsewhere in this General Information Document and reach their own views prior to making any investment decision.

If any one of the following stated risks actually occurs, the Issuer's business, financial conditions and results of operations could suffer and, therefore, the value of the Debentures could decline and/or the Issuer's ability to meet its obligations in respect of the Debentures could be affected. More than one risk factor may have simultaneous effect with regard to the Debentures such that the effect of a particular risk factor may not be predictable.

Please note that unless specified or quantified in the relevant risk factors, the Issuer is not in a position to quantify the financial or other implications of any risk mentioned herein below:

- (a) Risk relating to the Issue of the Debentures

Investment in debt and debt related securities involve a degree of risk and investors should not invest any funds in the debt instruments, unless they can afford to take

the risks attached to such investments. The investors are advised to take an informed decision and read the risk factors carefully before taking an investment decision in this Issue. For taking an investment decision, the investors must rely on their own examination of the Issuer, this General Information Document issued in pursuance hereof and the Issue including the risks involved. The Issue has not been recommended or approved by SEBI, BSE, NSE or RBI nor does SEBI, BSE, NSE or RBI guarantee the accuracy or adequacy of this GID.

- (b) The Debentures may not be suitable investment for all purchasers
Potential investors should ensure that they understand the nature of the Debentures and the extent of their exposure to risk, that they have sufficient knowledge, experience, and access to professional advisers to make their own legal, tax, accounting and financial evaluation of the merits and risks of investment in the Debentures and that they consider the suitability of the Debentures as an investment in the light of their own circumstances and financial condition.
- (c) Issuer's indebtedness and covenants imposed by its financing arrangements may restrict its ability to conduct its business or operations. The Issuer may enter into financing arrangements from time to time which may require it to maintain certain security cover for some of its borrowings. Should there be any breach of financial or other covenants of any financing arrangements and such breach continues beyond the stipulated cure period (if any), the Issuer may be subjected to various consequences as a result of such default and default in payment of interest, default in redemption or repayment, non-creation of debenture redemption reserve, default in payment of penal interest of such borrowings. Further, under some of the financing arrangements, the Issuer may be required to inform / obtain prior approval of the lenders / debenture holders / debenture trustee for various actions. Any such breaches by the Issuer or failure to obtain such consents may result or impact the ability of the Issuer to service the Debenture Outstandings and any obligations due under the Debenture Documents (as defined under the Debenture Documents) or to even conduct its business or operations. All consents required from existing lenders of the Issuer for the issuance of Debentures or creation of security to secure the Debentures, as on the date of this General Information Document, have been duly obtained.
- (d) There has been no prior public market for the Debentures. Any issue of Debentures carried out hereunder will be a new issue of debentures and the Debentures have no established trading market. There is no assurance that a trading market for the Debentures will exist and no assurance is given as to the liquidity of any trading market. Before this offering, there has been no public market for these Debentures. Although an application will be made to list the Debentures on the relevant Stock Exchange, there can be no assurance that an active public market for the Debentures will develop, and if such a market were to develop, there is no obligation on us to maintain such a market. The liquidity and market prices of the Debentures can be expected to vary with changes in market and economic conditions, our financial condition and prospects and other factors that generally influence market price of such instruments. Such fluctuations may significantly affect the liquidity and market price of the Debentures, which may trade at a discount to the price at which you purchase the Debentures.
- (e) **We enter into arrangements with third parties to acquire land or leasehold rights and we cannot assure you that such parties have acquired ownership rights or clean title in respect of these lands.**

We typically enter into conveyance or lease hold agreements with the owner(s)/lessors of the land parcel(s) sought to be developed by our Company post such acquisition. Certain parties granting lease hold rights to us may not have acquired ownership rights or clear title in respect of land. In addition, we may face practical difficulties in verifying the title of a prospective seller of the land as there may be a defect in title chain documents which we may not be aware of. Some of the third parties with whom we enter into agreements themselves acquire land from power of attorney holders, who are authorized to transfer land on behalf of the owners of such land. Until ownership rights or clear title has been obtained,

litigation is settled, conditions, as imposed, have been complied with or a judgment has been obtained by a court of competent jurisdiction, we may be unable to utilize such land according to the terms of such agreements, which may adversely affect our business, financial condition and results of operations. Additionally, under certain of our joint development agreements, our development partners are required to aggregate large parcels of land for us to commence developing the project. If these development partners face any difficulties in obtaining or failure to obtain the requisite amount of land parcels, the schedule of development of that project could be substantially disrupted which could have an adverse effect on our business, financial condition and results of operations.

(f) **Changes in regulations / tax laws to which the Issuer is subject could impair the Issuer's ability to meet payments or other obligations**

The Issuer is subject generally to changes in Indian law and/or tax laws, as well as to changes in government regulations by applicable regulators in India and policies and accounting principles. Any changes in the regulatory framework could adversely affect the profitability of the Issuer or its future financial performance, by requiring a restructuring of its activities, increasing costs or otherwise. For example, the Goods and Service Tax has been implemented with effect from July 01, 2017 and has replaced the indirect taxes on goods and services, such as central excise duty, service tax, central sales tax, state value added tax, surcharge and excise, collected by the central and state governments. Goods and Service Tax has increased administrative compliance for companies, which is a consequence of increased registration and form filing requirements. As the taxation system could be subject to further amendments, the consequential effects on the Issuer cannot be determined as of now and there can be no assurance that such effects would not adversely affect its business, future financial performance and the trading price of the Debentures.

(g) **The debentures may be Illiquid**

It is not possible to predict if and to what extent a secondary market may develop in the Debentures or at what price the Debentures will be sold or purchased in the secondary market or whether such market will be liquid or illiquid.

The Issuer may, but is not obliged to, at any time prior to the Final Maturity Date, purchase the Debentures at any price in the open market or by tender or private agreement, subject to applicable regulatory approval, at such terms acceptable to the holders of the Debentures. Any Debentures so purchased may be held or surrendered for cancellation. The more limited the secondary market is, the more difficult it may be for holders of the Debentures to realise the value for the Debentures prior to redemption of the Debentures.

(h) **Refusal of listing of any security of the Issuer during preceding 3 (three) financial years and current financial years by any of the stock exchanges in India or abroad**

As on date, there is no refusal of listing of any security of the Issuer during the last 3 (three) years and current financial year by any of the stock exchanges in India or abroad. Certain debt securities that may be issued by the Issuer in future may be listed on the designated stock exchange(s).

If these securities are delisted from the designated stock exchange(s) for any reason whatsoever, the same may be in breach of certain covenants contained in the documents pertaining to such debt securities, leading to a default under such debt securities. Such default may trigger cross- default provisions or mandatory redemption provisions under the Debentures and the Issuer may be subjected to various consequences of such default.

(i) While the Debentures may be secured, against a charge to the tune of 100% (one hundred percent) of the principal and interest amount in favour of the Debenture Trustee, and it is the duty of the Debenture Trustee to monitor that the security is maintained, however the possibility of recovery of 100% (one hundred percent) of the

amount shall depend on the market scenario prevalent at the time of enforcement of the security.

- (j) All fixed income securities, such as the Debentures, are subject to price risk

All fixed income securities, such as the Debentures, are subject to price risk. The price of such securities will vary inversely with changes in prevailing Interest, i.e., when Interest rise, prices of fixed income securities fall and when / Interest drop, the prices increase. The extent of fall or rise in the prices is a function of the existing interest, days to maturity and the increase or decrease in the level of prevailing Interest. Increased rates of interest, which frequently accompany inflation and/or a growing economy, are likely to have a negative effect on the price of the Debentures.

- (k) **Tax Considerations and Legal Considerations**

Special tax considerations and legal considerations may apply to certain types of potential investors. Potential investors are urged to consult with their own financial, legal, tax and other professional advisors to determine any financial, legal, tax and other implications of this investment.

- (l) **Interest Rate Risk**

All securities where a fixed rate of interest is offered are subject to price risk. The price of such securities will vary inversely with changes in prevailing interest rates, i.e. when interest rates rise, prices of fixed-income securities fall and when interest rates drop, the prices increase. The extent of fluctuation in the prices is a function of the existing coupon, days to maturity and the increase or decrease in the level of prevailing interest rates. Any increase in rates of interest is likely to have a negative effect on the price of the Debentures.

- (m) **Accounting Considerations**

Special accounting considerations may apply to certain types of taxpayers. Potential investors are urged to consult with their own accounting advisors to determine implications of this investment.

- (n) **Legality of purchase**

Potential investors of the Debentures will be responsible for the lawfulness of the acquisition of the Debentures, whether under the laws of the jurisdiction of its incorporation or the jurisdiction in which it operates or for compliance by that potential investor with any law, regulation or regulatory policy applicable to it.

- (o) **Political and economic risk in India**

The Issuer operates only within Maharashtra (Pune) and, accordingly, all of its revenues are derived from this market. As a result, it is highly dependent on prevailing economic conditions in this area and its results of operations are significantly affected by factors influencing the Indian economy. An uncertain economic situation, in India and globally, could result in a further slowdown in economic growth, investment and consumption. A slowdown in the rate of growth in the Indian economy could result in lower demand for credit and other financial products and services and higher defaults. Any slowdown in the growth or negative growth of sectors where the Issuer has a relatively higher exposure could adversely impact its performance. Any such slowdown could adversely affect its business, prospects, results of operations and financial condition.

Future government policies and changes in laws and regulations in India and comments, statements or policy changes by any regulator, including but not limited to the SEBI or the RBI, may adversely affect the Debentures. The timing and content of any new law or regulation is not within the Issuer's control and such new law, regulation, comment, statement or policy change could have an adverse effect on market for and the price of the Debentures.

(p) **Internal Risk factors pertaining to the Issuer's business**

- (i) **The Issuer may not be able to obtain approvals, licenses and permits in a timely manner or at all.**

To successfully operate the business, the Issuer is required to obtain statutory and regulatory approvals, licenses, registration and permits and applications need to be made at appropriate stages. There can be no assurance that the Issuer will receive such approvals in a timely manner or at all. The Issuer may encounter material difficulties in fulfilling any conditions precedent to the approvals received by it or any approvals that it may require in the future. The Issuer may also not be able to adapt to new laws, regulations or policies that may come into effect from time to time with respect to the property industry in general or the particular processes with respect to the granting of the approvals. If the Issuer fails to obtain or renew, or experience material delays in obtaining or renewing, the requisite governmental approvals, or if any approvals are suspended or revoked, its business could be substantially disrupted or impeded, which could have a material adverse effect on the business and financial condition of the Issuer.

- (ii) **Our ability to access capital depends on our credit ratings. Any downgrade of our credit ratings would increase borrowing costs and constrain our access to capital and lending markets and, as a result, would negatively affect our net interest margin and our business.**

The cost and availability of capital is, amongst other factors, also dependent on our short term and long term credit ratings. Ratings reflect a rating agency's opinion of our financial strength, operating performance, strategic position, and ability to meet our obligations. The rating agencies reserve the right to suspend, withdraw or revise ratings at any time based on new information or other circumstances. Any downgrade of our credit ratings would increase borrowing costs and constrain our access to capital and lending markets and, as a result, would adversely affect our business. In addition, downgrades of our credit ratings could increase the possibility of additional terms and conditions being added to any new or replacement financing arrangements in the future. Any such adverse development could adversely affect our business, financial condition, cash flows and results of operations.

- (iii) **Limited operations of the Issuer may impact the ability of the Issuer to redeem the Debentures**

The Issuer currently undertakes a single line of business activities. Any deterioration in these business activities of the Issuer may adversely affect the business, financial condition, cash flows and results of operations of the Issuer and the ability of the Issuer to redeem the Debentures.

- (iv) **The Issuer may engage in acquisitions, strategic investments, strategic partnerships alliances or other ventures that may not be successful.**

Issuer may acquire or make strategic investments in complementary businesses, technologies, services or products, or enter into strategic partnerships or alliances with third parties in order to enhance its business. The inability to identify suitable acquisition targets or investments or the inability to complete such transactions on commercially acceptable terms may affect Issuer competitiveness and growth prospects. If the Issuer acquires another company, it may have difficulty in assimilating and integrating the acquired company on commercially acceptable terms. These difficulties may adversely affect the Issuer's ongoing business and may lead to an increase in its expenses.

Any potential acquisition, investment, partnership, alliance or other venture could involve a number of specific risks, including diversion of management attention, higher costs, unanticipated events or circumstances, legal liabilities, failure of the acquired business, some or all of which could have a material adverse impact on its business, financial condition and results of operations. Further, there can be no assurance that it will be able to arrange financing on acceptable terms, if at all, to complete any such transaction.

- (v) This refers to risk of delay or defaults in payments by borrowers of the Company. High levels of customer defaults could adversely affect business plans, financials and credit worthiness. This can be mitigated by strong and independent credit, data based credit appraisal, proactive segment level monitoring and collection processes. Dynamic bureau data usage and deep portfolio analytics are extensively used by the Company for driving risk management actions and shaping the portfolio towards less volatile products.
- (vi) Short-term borrowings carry the risk of refinancing challenges if market conditions worsen or liquidity issues arise. To mitigate this, the Company employs robust liquidity management strategies, maintains a diversified funding base, and ensures effective cash flow forecasting. This helps in managing the risks associated with short-term debt and maintaining financial stability.
- (vii) The Company is prone to operational risks due to employee errors, fraud and technology related issues. This risk is moderated via independent operational risk framework which assesses, highlights forward looking risks and specifies mitigants. Key control standards are implemented across businesses. Processes and functions are regularly reviewed. Any inability of the Issuer to attract or retain talented professionals may impact its business operations.
- (viii) Employee misconduct can lead to operational disruptions, legal liabilities, and reputational damage. The Company addresses this risk through a comprehensive code of conduct, regular training programs, and stringent internal controls. Effective monitoring and a clear disciplinary framework are in place to manage and mitigate misconduct.
- (ix) The absence of guarantees can expose the Company to higher risks related to borrower defaults or financial instability. To manage this risk, the Company employs rigorous credit assessment processes, diversifies its portfolio, and uses risk mitigation tools to protect against potential defaults.
- (q) **External Risk Factors**

Geopolitical tensions leading to supply chain disruptions: Given the geopolitical tensions, there may be significant disruption to various supply chains and the resultant price volatility. In case of prolonged conflict, this may have an impact on the economy in general including real estate sector.

Resurgence of COVID or COVID like situations may arise in the future restricting mobility in those geographies. Restriction in mobility impacts the construction activity as well as pre-sales due to consumers not being able to visit the sites. Availability of labour is also impacted in such a situation thus impacting the construction process.

Economic slowdown: India's real estate industry is closely linked to the domestic economy of the country and undergoes the gyrations of business cycles. In order to fight the inflationary pressures, central banks across all major economies including India, has raised interest rates. India has managed to grow despite the steep rise in interest rates and emerged as the fastest growing major economy in the world. Any excessive monetary tightening by major global central banks as well as the RBI may have a dampening impact on the economy resulting in slower housing demand.

Acts of God, terrorist attacks, civil unrest and other acts of violence or war involving India and other countries could adversely affect the financial markets and the Issuer's business.

Some acts of the God, or terrorist attacks, civil unrest, and other forms of violence or war can negatively impact financial markets and the Issuer's business. The Issuer manages this risk through comprehensive disaster recovery and business continuity plans to mitigate potential financial losses from such unforeseen events

The Issuer's business may be adversely impacted by natural calamities or unfavourable climatic changes.

Natural calamities and some unfavorable climatic changes can adversely affect the Issuer's business operations and financial performance. The Issuer addresses this risk by implementing risk management strategies, diversifying operations across different regions, and incorporating climate risk assessments into its business planning to enhance resilience and adaptability to environmental changes.

(r) ***The Issuer hereby declares that:***

(i) it is in compliance with; and

(ii) nothing in the General Information Document is contrary to,

the provisions of Companies Act, 2013 (18 of 2013), the Securities Contracts (Regulation) Act, 1956 (42 of 1956) and the Securities and Exchange Board of India Act, 1992 (15 of 1992) and the rules and regulations made thereunder.

2. OTHER RISK FACTORS

As set out in the relevant Key Information Document.

3. LISTING OF NCDs

There is no guarantee that the Debentures issued pursuant to this Issue will be listed on the stock exchange in a timely manner, or at all. The Issuer intends to list the Debentures on the WDM segment of the stock exchange. In accordance with Indian law and practice, permissions for listing and trading of the Debentures issued pursuant to this Issue will not be granted until after the Debentures have been issued and allotted. Approval for listing and trading will require all relevant documents authorising the issuing of Debentures to be submitted. There could be a failure or delay in listing the Debentures on the stock exchange. Any failure or delay in obtaining the approval would restrict an investor's ability to trade in the Debentures.

4. RISKS IN RELATION TO THE SECURITY CREATED IN RELATION TO THE NCDs. FURTHER, ANY RISKS IN RELATION TO MAINTENANCE OF SECURITY COVER OR FULL RECOVERY OF THE SECURITY IN CASE OF ENFORCEMENT

As per the relevant Key Information Document.

5. WHILE THE DEBENTURES MAY BE SECURED AGAINST A CHARGE TO THE TUNE OF 100% OF THE PRINCIPAL AND INTEREST AMOUNT IN FAVOUR OF THE DEBENTURE TRUSTEE, AND IT IS THE DUTY OF THE DEBENTURE TRUSTEE TO MONITOR THAT THE SECURITY IS MAINTAINED, HOWEVER THE POSSIBILITY OF RECOVERY OF 100% OF THE AMOUNT SHALL DEPEND ON THE MARKET SCENARIO PREVALENT AT THE TIME OF ENFORCEMENT OF THE SECURITY.

As per the relevant Key Information Document.

6. REFUSAL IN LISTING OF ANY SECURITY OF THE ISSUER DURING LAST 3 (THREE) YEARS BY ANY OF THE STOCK EXCHANGES IN INDIA OR ABROAD:

As of date, the Issuer has not been refused in listing of any security during the last 3 (three) years by any of the stock exchanges in India or abroad and therefore, this would not be applicable.

LIMITED OR SPORADIC TRADING OF NON-CONVERTIBLE SECURITIES OF THE ISSUER ON STOCK EXCHANGES:

The Issuer cannot provide any guarantee that the Debentures will be frequently traded on the Stock Exchange and that there would be any market for the Debentures. It is not possible to predict if and to what extent a secondary market may develop in the Debentures or at what price the Debentures will trade in the secondary market or whether such market will be liquid or illiquid. Once the Debentures are listed or quoted or admitted to trading, no assurance is given that any such listing or quotation or admission to trading will be maintained. The fact that the Debentures may be so listed or quoted or admitted to trading does not necessarily lead to greater liquidity than if they were not so listed or quoted or admitted to trading.

The Issuer may, but is not obliged to, at any time purchase the Debentures at any price in the open market or by tender or private agreement where permitted by law. Any Debentures so purchased may be resold or surrendered for cancellation. The more limited the secondary market is, the more difficult it may be for holders of the Debentures to realise value for the Debentures prior to redemption of the Debentures.

7. IN CASE OF OUTSTANDING DEBT INSTRUMENTS OR DEPOSITS OR BORROWINGS, ANY DEFAULT IN COMPLIANCE WITH THE MATERIAL COVENANTS SUCH AS CREATION OF SECURITY AS PER TERMS AGREED, DEFAULT IN PAYMENT OF INTEREST, DEFAULT IN REDEMPTION OR REPAYMENT, NON-CREATION OF DEBENTURE REDEMPTION RESERVE, DEFAULT IN PAYMENT OF PENAL INTEREST WHEREVER APPLICABLE

As of date, the Issuer has not defaulted in compliance with any material covenants agreed to by the Issuer and therefore, this would not be applicable.

SECTION 2: DISCLOSURES UNDER SEBI NCS REGULATIONS

2.1 DETAILS OF PROMOTERS OF THE ISSUER:

A complete profile of all the promoters of the Issuer, including their name, date of birth, age, personal addresses, educational qualifications, experience in the business or employment, positions/posts held in the past, directorships held, other ventures of each promoter, special achievements, their business and financial activities, photograph, Permanent Account Number.

The details of the Promoters of the Issuer are as follows:

Sr. No.	Particulars	Details
1	Name of the Promoter with logo	1. Ashok Dhanraj Chordia 2. Atul Ashok Chordia
2	Corporate Identification Number (CIN)/	1. Ashok Dhanraj Chordia: NA 2. Atul Ashok Chordia: NA
3	Phone No.	1. Ashok Dhanraj Chordia: 020-67166716 2. Atul Ashok Chordia: 020-67166716
4	Fax No.	NA
5	E-mail	1. Ashok Dhanraj Chordia: cs@solitaire.in 2. Atul Ashok Chordia: secretarial@solitaire.in
6	Website	1. Ashok Dhanraj Chordia : NA 2. Atul Ashok Chordia: NA
7	Contact Person	Mr. Ayush Jhanwar, Director E-mail : cs@solitaire.in Phone No.: 020-6761-6716
8	Profile / Experience	Mr. Ashok Dhanraj Chordia and Mr. Atul Ashok Chordia are promoters of the issuer who leads a leading real estate brand named “Solitaire” and is engaged in development and operating of residential and commercial premises across Pune.
9	Current financial and business activities	Real Estate Construction and allied business activity
10	Permanent Account Number (PAN)	1. Ashok Dhanraj Chordia : AAMPC9919J 2. Atul Ashok Chordia: AHCPC8327R
11	Bank Account Details: i. Bank Name ii. Account number iii. Branch Name	Ashok Dhanraj Chordia: Name of Bank: HDFC Bank, Bhandarkar Road Branch Account No: 57500000513235 IFSC: HDFC0000007 Atul Ashok Chordia: Name of Bank: HDFC Bank, Pashan Branch Account No: 57500000437593 IFSC: HDFC0000223

Declaration: The Issuer confirms that the Permanent Account Number and Bank Account Number(s), driving license number, bank account number(s) and passport number of the promoters and Permanent Account Number of directors shall be submitted to the stock exchanges on which the NCDs are proposed to be listed, at the time of filing the Offer Document.

Details of Promoter Holding in the Issuer as on the date of this General Information Document:

Sr No	Name of the shareholders	Total No of Equity Shares	No. of shares in demat form	Total shareholding as % of total no of equity shares	No of Shares Pledged	% of Shares pledged with respect to shares owned.
1	Ashok Dhanraj Chordia	500	500	50%	0	0
2	Atul Ashok Chordia	500	500	50%	0	0

2.2 DETAILS OF CREDIT RATING ALONG WITH LATEST PRESS RELEASE OF THE CREDIT RATING AGENCY IN RELATION TO THE ISSUE AND DECLARATION THAT THE RATING IS VALID AS ON THE DATE OF ISSUANCE AND LISTING. SUCH PRESS RELEASE SHALL NOT BE OLDER THAN SIX MONTHS FROM THE DATE OF THE OPENING THE ISSUE.

The rating details in relation to each issuance of NCDs shall be mentioned in relevant Key Information Document.

2.3 NAME(S) OF THE STOCK EXCHANGE(S) WHERE THE NON-CONVERTIBLE SECURITIES ARE PROPOSED TO BE LISTED AND THE DETAILS OF THEIR IN-PRINCIPLE APPROVAL FOR LISTING OBTAINED FROM THESE STOCK EXCHANGE(S).

Please refer to the relevant Key Information Document.

2.4 DETAILS OF DESIGNATED STOCK EXCHANGE AND DETAILS OF THE RECOVERY EXPENSE FUND BEING MAINTAINED BY THE ISSUER.

Please refer to the relevant Key Information Document

2.5 ISSUE SCHEDULE

Particulars	Date
Issue opening date	As per the relevant Key Information Document
Issue closing date	As per the relevant Key Information Document
Pay-in Date	As per the relevant Key Information Document
Deemed Date of Allotment	As per the relevant Key Information Document

2.6 NAME AND ADDRESS OF THE FOLLOWING:

Issuer	<p>Aloud Realty Private Limited</p> <p>Registered Address: Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045</p> <p>Corporate Office: S. No. Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045</p> <p>Tel: +91-020-67166716</p> <p>E-mail: cs@solitaire.in</p> <p>Website: www.aloudrealty.com</p> <p>Mr. Prateek Ghatiya Company Secretary of the Issuer: Address: S. No. Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045 Tel: +91-020-67166716 Phone No.: +918452853890</p>
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	<p>Mr. Prateek Ghatiya Compliance Officer of the Issuer: Address: S. No. Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045 Tel: +91-020-67166716 Phone No.: +918452853890</p> <p>Chief Financial Officer of the Issuer: Address: S. No. Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045 Tel: +91-020-67166716 Phone No.: +919145001089</p>
Debenture Trustee	<p>Catalyst Trusteeship Limited Address: GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Kothrud, Pune – 411 038 Corporate Address: Unit No-901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai-400013 Tel No. +91 20 66807200 / 223 / 224 Email: compliancectlmbai@ctltrustee.com</p>
Credit Rating Agency	<p>Acuite Ratings and Research Limited Address: 708, Lodha Supremus Lodha Think Techno Campus, Kanjurmargin East, Mumbai City, Mumbai, Maharashtra, India, 400042 Tel No. +91 80974 52745 Contact Person: Mr. Parth Patel Email: info.requirement@acuite.in</p>
Registrar to the Issue	<p>MUFG Intime India Private Limited Address: C-101, 1st Floor, 247 Embassy Park, LBS Marg, Vikhroli West, Mumbai - 400083 Tel No. 02249186000 Email: debtca@linkintime.co.in</p>
Arrangers	Not Applicable
Guarantors, if any	Not Applicable

2.7 ABOUT THE ISSUER

i. General Information

Name of the Issuer	Aloud Realty Private Limited
Registered Office of Issuer	Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045
Corporate Office of Issuer	Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045
Corporate Identity Number (CIN)	U68100PN2023PTC222310
Phone No.	+91-020-67166716
Contact Person	Mr. Prateek Ghatiya, Company Secretary
Email ID	cs@solitaire.in

- ii. Overview and a brief summary of the business / activities of the Issuer.

(a) **Overview and brief summary of the business / activities of the Issuer:**

Aloud Realty Private Limited was incorporated in the year 2023. It is a private limited company registered with Registrar of Companies, Pune having CIN U68100PN2023PTC222310. The Company is based out in Pune and is carrying out real estate and construction activities.

(b) **Structure of the Group: Corporate Structure of the Issuer:**

S. No.	Name of Shareholders	No. of Shares	Percentage Holding
1.	Ashok Dhanraj Chordia	500	50%
2.	Atul Ashok Chordia	500	50%

(c) **Overview and brief summary of the business / activities of the subsidiaries of the Issuer:**

The Issuer does not have any subsidiaries.

(d) **Details of the branches or units where the Issuer carries on its business activities, if any:**

The Issuer's corporate office and registered office is situated at Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045

Use of proceeds (in the order of priority for which the said proceeds will be utilized):
(i) purpose of the placement; (ii) break-up of the cost of the project for which the money is being raised; (iii) means of financing for the project; (iv) proposed deployment status of the proceeds at each stage of the project.

As per the Key Information Document.

2.8 EXPENSES OF THE ISSUE

As per the relevant Key Information Document.

2.9 FINANCIAL INFORMATION:

- i. Audited financial statements (i.e. Profit & Loss statement, Balance Sheet and Cash Flow statement) for a period of Financial year 2023-24: The financial statements of the Issuer for the financial year ending 31st March 2024 and for the nine months ended 31st December 2024 have been audited and certified by the Statutory Auditor(s) of the Issuer and accompanied with the auditor's report along with the requisite schedules, footnotes, summary etc., are annexed herein as **Part 1 of Annexure A**.

Columnar representation of the Standalone Audited Financial Statements (i.e. Profit & Loss statement, Balance Sheet and Cash Flow statement):

ii. **Key Operational and Financial Parameters on standalone basis:**

Consolidated Financial: NA*

**Note: The Company is not required to prepare the consolidated financial statements since the Company does not have any subsidiary*

Standalone Financial:

(Amount in Hundreds)

Particulars	As at 31 st December 2024	As at March 31, 2024
BALANCE SHEET		
Property, plant and equipment (including capital work in progress and Investment property)	-	-
Intangible Assets (including Intangible assets under development)	-	-
Financial Assets (current and non current)		-
Other Non -Current assets	-	-
Current assets	702.81	794.15
Total Assets	702.81	794.15
Financial Liabilities (Current and Non Current)		
Borrowings (including interest)	-	-
Other financial liabilities	-	-
Non Current Liabilities	-	-
Current liabilities	940.36	976.46
Provisions	-	-
Total liabilities	940.36	976.46
Equity (Equity share capital and other equity)	(237.55)	(182.31)
Total Equity and Liabilities	702.81	794.15

Particulars	As at 31 st December 2024 (Amounts in Hundreds)	As at March 31, 2024 (Amounts in Hundreds)
Profit and Loss		
Total Revenue from operations	-	-
Other income	-	-
Total Income	-	-
Total Expenses	(55.24)	(282.31)
Profit/loss for the year	(55.24)	(282.31)
Other comprehensive income	-	-
Total comprehensive income	(55.24)	(282.31)
Earnings per equity share (basic)	(5.52)	(28.23)
Earnings per equity share (diluted)	(5.52)	(28.23)
Cashflow		
Net cash used in/generated from operating activities (A)	(91.34)	675.61
Net cash used in/generated from investing activities (B)	0.00	0.00
Net cash used in/generated from financing activities (C)	0.00	10,000
Net increase / decrease (-) in cash and cash equivalents	(91.34)	775.61
Opening Balance of Cash and Cash Equivalents	77,561	-
Cash and cash equivalents at end of the period	684.27	775.61
Additional Information	NA	NA
Net worth	(23,755)	(18,231)
Cash and Cash Equivalents	684.27	775.61

Particulars	As at 31 st December 2024 (Amounts in Hundreds)	As at March 31, 2024 (Amounts in Hundreds)
Current Investments	-	-
Net Sales	-	-
Earnings before interest, taxes, depreciation and amortization	(55.24)	(282.31)
Earnings before interest and taxes	(55.24)	(282.31)
Dividend amounts	-	-
Debt equity ratio	-	-
Debt service coverage ratio	-	-
Interest service coverage ratio	-	-
Current ratio	0.75	0.81
Long term debt to working capital	-	-
Current liability ratio - current liabilities / non- current liabilities	-	-

iii. **Debt: Equity Ratio of the Issuer:**

(Amount in Hundreds)		
Particulars	As at 31st December 2024	As at March 31, 2024
Total Debt (a) {Current Borrowings + Non -Current Borrowings}	Nil	Nil
Shareholder's Equity (b) {Total Equity}	100.00	100.00
Debt – Equity Ratio (a/b)	NA	NA

iv. **Details of any other contingent liabilities of the Issuer including amount and nature of liability:**

There are no contingent liabilities of the Issuer.

- v. **The amount of corporate guarantee or letter of comfort issued by the Issuer along with details of the counterparty (viz. Name and nature of the counterparty, whether a subsidiary, joint venture entity, group company etc.) on behalf of whom it has been issued:**

There are no corporate guarantee of the Issuer.

2.10 BRIEF HISTORY OF THE ISSUER SINCE ITS INCORPORATION GIVING DETAILS OF ITS FOLLOWING ACTIVITIES:

- (a) Details of Share Capital as on 31st March, 2025:

Share Capital	
Authorized Share Capital	₹15,00,000
Issued, Subscribed and Paid-up Share Capital	₹10,000

- (b) Changes in its capital structure as at last quarter end, for the preceding three financial years and current financial year: **Not Applicable**
- (c) Details of the equity share capital for the preceding three financial years and current financial year as on the date of the General Information Document:-

Date of Allotment	No of Equity Shares	Face Value (₹)	Issue Price (₹)	Consideration (Cash, other than cash, etc.)	Nature of Allotment	Cumulative			Remarks
						No. of Equity Shares	Equity Share Capital (₹)	Equity Share Premium (₹)	
13.09.2023	1000	10	-	cash	Initial Capital	-	-	-	-

- (d) Details of any acquisition of or amalgamation with any entity in the preceding one year:
Not Applicable
- (e) Details of any reorganization or reconstruction in the preceding one year: **Not Applicable**

(f) Details of the Shareholding of the Issuer as at 31st December 2024, as per the format specified under the listing regulations:

Category y (I)	Category of sharehold er (II)	Nos. of share holder s (III)	No. of fully paid- up equit y share s held (IV)	No. of Partl y paid- up equit y share s held (V)	No. of shares underlyi ng Depositor y Receipts (VI)	Total nos. shares held (VII) = (IV)+(V)+ (VI)	Sharehold ing as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities (IX)			No. of Shares Underlyin g Outstandi ng convertibl e securities (including Warrants) (X)	Sharehold ing , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XI)= (VII)+(X) As a % of (A+B+C2)	Number of Locked in shares (XII)		Number of Shares pledged or otherwise encumbered (XIII)		Number of equity shares held in demateria liz ed form (XIV)	
								No of Voting Rights					Total as a % of (A+B+C)	No. (a)	As a % of total Share s held (b)	No. (a)		As a % of total Share s held (b)
								Clas s eg: X	Clas s eg: y	Total								
(A)	Promoter & Promoter Group	2	1,000	-	-	1,000	100.00	1,000	-	1,000	100.00	-	-	-	-	-	-	
(B)	Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(C)	Non Promoter- Non Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(C1)	Shares underlyin g DRs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(C2)	Shares held by Employee Trusts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	2	1,000	-	-	1,000	100.00	1,000	-	1,000	100.00	-	-	-	-	-	-	

- (g) List of top 10 holders of equity shares of the Issuer as on the latest quarter end, i.e. 31st March 2025:

S. No.	Name of the shareholders	Total no. of Equity Shares	No. of shares in demat form	Total Shareholding as % of total no of equity shares
1.	Ashok Dhanraj Chordia	500	Nil	50%
2.	Atul Ashok Chordia	500	Nil	50%

Note: There are only two shareholders in the Company who is the promoter.

2.11 FOLLOWING DETAILS REGARDING THE DIRECTORS OF THE ISSUER:

- i. Details of the current directors of the Issuer as on the date of this General Information Document:

Name, Designation and DIN	Age	Address	Date of Appointment	Details of other directorship	Whether willful defaulter (Yes/ No)
Ayush Jhanwar	32 years	B1-601, Mont Vert Finesse, Baner Pashan Link Road, In front of HDFC Bank, Pashan, Pune, Maharashtra - 411021	18 th July, 2023	1. Khubchandani Properties And Investments Private Limited 2. Perfect Realty Private Limited 3. Castle Crest Real Estate Developers Private Limited 4. Pravi Construwell Private Limited 5. Implex Lifespaces Private Limited 6. Procon Construwell Private Limited 7. Classic Promoters And Builders Private Limited 8. Khubchandani Hospitals Private Limited 9. Mahalunge Real Estate Developers Private Limited 10. AAC Real Estate Developers Private Limited 11. Merculus Construwell Private Limited 12. Traxon Projects Private Limited 13. Aloud Realty Private Limited 14. Eastwise Builders Private Limited 15. Chronix Projects Private Limited 16. ADC Real Estate Developers Private Limited	No
Sumit Ramesh Diwane	31 years	S/o Ramesh Diwane, resident of S.No. 80, Sumangal Bunglow, Walhekarwadi Road, Chinchwad, Pune	18 th July, 2023	1. Khubchandani Hospitals Private Limited 2. Perfect Realty Private Limited 3. Khubchandani Properties	No

		411033		And Investments Private Limited	
				4. D S Kulkarni Developers Ltd	
				5. Implex Lifespaces Private Limited	
				6. Procon Construwell Private Limited	
				7. Sesen Realty Private Limited	
				8. Classic Promoters And Builders Private Limited	
				9. Ashdan Properties Private Limited	
				10. Mahalunge Real Estate Developers Private Limited	
				11. AAC Real Estate Developers Private Limited	
				12. Traxon Projects Private Limited	
				13. Aloud Realty Private Limited	
				14. Eastwise Builders Private Limited	
				15. Chronix Projects Private Limited	
				16. ADC Real Estate Developers Private Limited	
				17.	

* Issuer to disclose name of the current directors who are appearing in the RBI defaulter list and/or ECGC default list, if any: - **None of the directors of the Company appears under the defaulter list of RBI**

- ii. Details of change in directors in the preceding three financial years and current financial year:

Since incorporation there has been no change in the directors of the Company

- iii. Details of directors' remuneration, and such particulars of the nature and extent of their interests in the Issuer (during the current year and preceding 3 (three) financial years):-

- (a) Remuneration payable or paid to a director by the Issuer, its subsidiary or associate company; **Not Applicable**

- (b) Shareholding of the director in the Issuer, its subsidiaries and associate companies on a fully diluted basis; **Not Applicable**

For the details of the shareholding pattern of the Issuer, please refer to **Section 2.10 (f)** above.

- (c) Appointment of any relatives to an office or place of profit of the Issuer, its subsidiary or associate company; **Not Applicable**

- (d) Full particulars of the nature and extent of interest, if any, of every Director: **Not Applicable**

I. in the promotion of the Issuer;

Not Applicable

II. in any immoveable property acquired by the Issuer in the 2 (two) years preceding the date of the issue document or any immoveable property proposed to be acquired by it

Not Applicable

III. where the interest of such a director consists in being a member of a firm or company, the nature and extent of his interest in the firm or company, with a statement of all sums paid or agreed to be paid to him or to the firm or company in cash or shares or otherwise by any person either to induce him to become, or to help him qualify as a director, or otherwise for services rendered by him or by the firm or company, in connection with the promotion or formation of the Issuer shall be disclosed.

Not Applicable

- iv. Contribution being made by the directors as part of the offer or separately in furtherance of such objects.

As per the relevant Key Information Document.

2.12 ANY FINANCIAL OR OTHER MATERIAL INTEREST OF THE DIRECTORS, PROMOTERS, KEY MANAGERIAL PERSONNEL OR SENIOR MANAGEMENT IN THE OFFER AND THE EFFECT OF SUCH INTEREST IN SO FAR AS IT IS DIFFERENT FROM THE INTERESTS OF OTHER PERSONS.

None

2.13 FOLLOWING DETAILS REGARDING THE AUDITORS OF THE ISSUER:

- i. Details of the auditor of the Issuer:

Name	Address	Auditor since
V.T. & Associates	Flat No 10, Kundan Park, Shivajinagar, Pune, Maharashtra 411004	Date of Incorporation (18.07.2023)

- ii. Details of change in auditor for preceding three financial years and current financial year:

Name of the Auditor	Address	Date of Appointment	Date of cessation, if applicable	Date of resignation, if applicable
-	-	-	-	-

2.14 DETAILS OF FOLLOWING LIABILITIES OF THE ISSUER AS AT THE END OF THE PRECEDING QUARTER (I.E. 31st December, 2024), OR IF AVAILABLE, A LATER DATE:-

- i. Details of outstanding secured loan facilities:- **Not Applicable**

Name of the Lender	Type of Facility	Amt Sanctioned	Principal Amount Outstanding	Repayment Date / Schedule	Security	Credit Rating, if applicable	Asset Classification
Nil							

ii. Details of outstanding unsecured loan facilities:

Name of the Lender	Type of Facility	Amount Sanctioned	Principal Amount outstanding	Repayment Date / Schedule	Credit Rating, if applicable
-	-	-	-	-	-

iii. Details of outstanding non-convertible securities: **Not Applicable**

iv. Details of commercial paper issuances as at the end of the last quarter: **Not Applicable**

v. List of Top 10 holders of non-convertible securities in terms of value (in cumulative basis): **Not Applicable.**

vi. List of top ten holders of Commercial Paper in terms of value (in cumulative basis): **Not Applicable.**

vii. Details of bank fund based facilities/ rest of the borrowing (if any, including hybrid debt like Foreign Currency Convertible Bonds (FCCB), Optionally Convertible Debentures/ Preference Shares) from financial institutions or financial creditor: **Not Applicable.**

2.15 THE AMOUNT OF CORPORATE GUARANTEE OR LETTER OF COMFORT ISSUED BY THE ISSUER ALONG WITH NAME OF THE COUNTERPARTY (LIKE NAME OF THE SUBSIDIARY, JOINT VENTURE ENTITY, GROUP COMPANY, ETC.) ON BEHALF OF WHOM IT HAS BEEN ISSUED, CONTINGENT LIABILITY INCLUDING DEBT SERVICE RESERVE ACCOUNT GUARANTEES/ ANY PUT OPTION ETC. (DETAILS OF ANY OUTSTANDING BORROWINGS TAKEN/ DEBT SECURITIES ISSUED FOR CONSIDERATION OTHER THAN CASH). THIS INFORMATION SHALL BE DISCLOSED WHETHER SUCH BORROWING/ DEBT SECURITIES HAVE BEEN TAKEN/ ISSUED: (I) IN WHOLE OR IN PART; (II) AT A PREMIUM OR DISCOUNT, OR (III) IN PURSUANCE OF AN OPTION OR NOT.

The Issuer has not provided any Corporate Guarantee or letter of comfort.

2.16 WHERE THE ISSUER IS A NON-BANKING FINANCE COMPANY OR HOUSING FINANCE COMPANY THE DISCLOSURES ON ASSET LIABILITY MANAGEMENT (ALM) SHALL BE PROVIDED FOR THE LATEST AUDITED FINANCIALS:

The Issuer is not a Non-Banking Finance Company or Housing Finance Company.

2.17 DETAILS OF ALL DEFAULT/S AND/OR DELAY IN PAYMENTS OF INTEREST AND PRINCIPAL OF ANY KIND OF TERM LOANS, DEBT SECURITIES, COMMERCIAL PAPER (INCLUDING TECHNICAL DELAY) AND OTHER FINANCIAL INDEBTEDNESS INCLUDING CORPORATE GUARANTEE OR LETTERS OF COMFORT ISSUED BY THE COMPANY, IN THE PRECEDING THREE YEARS AND THE CURRENT FINANCIAL YEAR.

There is no default / delay in payment of interest or principal in any of the financial years.

2.18 ANY MATERIAL EVENT/ DEVELOPMENT OR CHANGE HAVING IMPLICATIONS ON THE FINANCIALS/CREDIT QUALITY (E.G. ANY MATERIAL REGULATORY PROCEEDINGS AGAINST THE ISSUER/PROMOTERS, LITIGATIONS RESULTING IN MATERIAL LIABILITIES, CORPORATE RESTRUCTURING EVENT ETC.) AT THE TIME OF ISSUE WHICH MAY AFFECT THE ISSUE OR THE INVESTOR'S DECISION TO INVEST / CONTINUE TO

INVEST IN THE NON-CONVERTIBLE SECURITIES/COMMERCIAL PAPER:

There has been no material event, development or change on the financials/credit quality (e.g. any material regulatory proceedings against the Issuer/Promoter, litigations resulting in material liabilities, corporate restructuring event etc.) at the time of this General Information Document, which may affect the Issue or the investor's decision to invest/ continue to invest in the non-convertible securities/ commercial paper of the Issuer.

2.19 ANY LITIGATION OR LEGAL ACTION PENDING OR TAKEN BY A GOVERNMENT DEPARTMENT OR A STATUTORY BODY OR REGULATORY BODY DURING THE THREE YEARS IMMEDIATELY PRECEDING THE YEAR OF THE ISSUE OF GENERAL INFORMATION DOCUMENT AGAINST THE PROMOTER OF THE ISSUER:

There are no Legal Action pending or taken by a government department or a statutory body from the date of incorporation against the promoter of the Company.

2.20 DETAILS OF DEFAULT AND NON-PAYMENT OF STATUTORY DUES FOR THE PRECEDING THREE FINANCIAL YEARS AND CURRENT FINANCIAL YEAR:

There is no default / non-payment of statutory dues in any of the financial years.

2.21 DETAILS OF PENDING LITIGATION INVOLVING THE ISSUER, PROMOTER, DIRECTOR, SUBSIDIARIES, GROUP COMPANIES OR ANY OTHER PERSON, WHOSE OUTCOME COULD HAVE MATERIAL ADVERSE EFFECT ON THE FINANCIAL POSITION OF THE ISSUER, WHICH MAY AFFECT THE ISSUE OR THE INVESTOR'S DECISION TO INVEST / CONTINUE TO INVEST IN THE DEBT SECURITIES AND/ OR NON-CONVERTIBLE REDEEMABLE PREFERENCE SHARES.

There are no pending litigation involving the issuer, promoter, director, subsidiaries, group companies or any other person, whose outcome could have material adverse effect on the financial position of the issuer, which may affect the issue or the investor's decision to invest / continue to invest in the debt securities and/ or non-convertible redeemable preference shares.

2.22 DETAILS OF ACTS OF MATERIAL FRAUDS COMMITTED AGAINST THE ISSUER IN THE PRECEDING THREE FINANCIAL YEARS AND CURRENT FINANCIAL YEAR, IF ANY, AND IF SO, THE ACTION TAKEN BY THE ISSUER.

There have been no acts of material fraud committed against the Issuer in the preceding three financial years and current financial year.

2.23 DETAILS OF PENDING PROCEEDINGS INITIATED AGAINST THE ISSUER FOR ECONOMIC OFFENCES, IF ANY.

There have been no pending proceedings initiated against the Issuer for economic offences.

2.24 RELATED PARTY TRANSACTIONS ENTERED DURING THE PRECEDING THREE FINANCIAL YEARS AND CURRENT FINANCIAL YEAR WITH REGARD TO LOANS MADE OR, GUARANTEES GIVEN OR SECURITIES PROVIDED.

Following are the Related Party Transactions entered by the Issuer for FY 2023-24:

Financial Year	Name of Related Party	Total Transaction Amount (INR)	Nature of Transaction
2023-2024	Ashdan Buildcon Private Limited	99,900	Equity Shares Issued

2.25 IN CASE THE ISSUER IS A NON-BANKING FINANCE COMPANY (NBFC) AND THE OBJECTS OF THE ISSUE ENTAIL LOAN TO ANY ENTITY WHO IS A 'GROUP COMPANY' THEN DISCLOSURES SHALL BE MADE IN THE FORMAT PROVIDED.

The Issuer is not a Non-Banking Finance Company.

2.26 IN ORDER TO ALLOW INVESTORS TO BETTER ASSESS THE ISSUE, THE FOLLOWING ADDITIONAL DISCLOSURES TO BE MADE IN THE GENERAL INFORMATION DOCUMENT: (I) A PORTFOLIO SUMMARY WITH REGARDS TO INDUSTRIES/ SECTORS TO WHICH BORROWINGS HAVE BEEN GRANTED BY NBFCS; (II) QUANTUM AND PERCENTAGE OF SECURED VIS-À-VIS UNSECURED BORROWINGS GRANTED BY NBFC; (III) ANY CHANGE IN PROMOTERS' HOLDINGS IN NBFCS DURING THE PRECEDING FINANCIAL YEAR BEYOND THE THRESHOLD SPECIFIED BY THE RESERVE BANK OF INDIA FROM TIME TO TIME.

The Issuer is not a Non-Banking Finance Company.

CONSENT OF DIRECTORS, AUDITORS, BANKERS TO ISSUE, TRUSTEES, SOLICITORS OR ADVOCATES TO THE ISSUE, LEGAL ADVISORS TO THE ISSUE, REGISTRAR TO THE ISSUE, AND LENDERS (IF REQUIRED, AS PER THE TERMS OF THE AGREEMENT) AND EXPERTS.

Please refer to the relevant Key Information Document.

2.27 DEBENTURE TRUSTEE:

M/s. Catalyst Trusteeship Limited is a Debenture trustee.

2.28 UNDERWRITING

Not applicable to the issue/Please refer to the relevant Key Information Document.

2.29 WHETHER SECURITY IS BACKED BY GUARANTEE OR LETTER OF COMFORT OR ANY OTHER DOCUMENT/LETTER WITH SIMILAR INTENT. IN CASE SUCH DOCUMENT DOES NOT CONTAIN DETAILED PAYMENT STRUCTURE (PROCEDURE OF INVOCATION OF GUARANTEE AND RECEIPT OF PAYMENT BY THE INVESTOR ALONG WITH TIMELINES), THE SAME SHALL BE DISCLOSED IN THE OFFER DOCUMENT:

Please refer to the relevant Key Information Document.

2.30 DISCLOSURE OF CASH FLOW WITH DATE OF INTEREST/DIVIDEND/ REDEMPTION PAYMENT AS PER DAY COUNT CONVENTION:

i. The day count convention for dates on which the payment in relation to non-convertible securities which need to be made: As per the relevant Key Information Document.

ii. Procedure and time schedule for allotment and issuance of securities:

Issue opening date	As per the relevant Key Information Document
Issue closing date	As per the relevant Key Information Document
Pay-in Date	As per the relevant Key Information Document
Deemed Date of Allotment	As per the relevant Key Information Document

iii. **Cash flow emanating from the non-convertible securities by way of illustration:**

As per the relevant Key Information Document.

2.31 DISCLOSURES PERTAINING TO WILFUL DEFAULT

Neither the Issuer, nor any of its promoters, the promoter group or directors are debarred from accessing the securities market or dealing in securities by SEBI, or are wilful defaulters. None of the promoters or directors of the Issuer is a fugitive economic offender, or a promoter or whole-time director of another company which is a wilful defaulter.

2.32 DECLARATION BY THE ISSUER

The Issuer hereby confirms that this General Information Document is in compliance with and that nothing in the General Information Document is contrary to the provisions of Companies Act, the Securities Contracts (Regulation) Act, 1956 and the Securities and Exchange Board of India Act, 1992 and the rules and regulations made thereunder.

The compliance with the Companies Act, 2013 and the rules does not imply that payment of dividend or interest or repayment of preference shares or debentures/ bonds, if applicable, is guaranteed by the Central Government.

The monies received under the Issue pursuant to this offer letter shall be used only for the purposes and objects indicated in the Placement Memorandum/private placement offer cum application letter.

Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association of the Issuer. It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

2.33 RATING RATIONALE ADOPTED BY THE RATING AGENCIES

Please refer to the relevant Key Information Document.

2.34 DIRECTOR'S CERTIFICATE

Please refer to the relevant Key Information Document.

2.35 SECURITY

Please refer to the relevant Key Information Document.

2.36 LISTING

Please refer to the relevant Key Information Document.

2.37 OTHER DETAILS

- i. Creation of Debenture Redemption Reserve - relevant legislations and applicability.

Please refer to the relevant Key Information Document.

- ii. Issue/instrument specific regulations - relevant details (Companies Act, RBI guidelines, etc.).

Please refer to the relevant Key Information Document.

- iii. Default in Payment:

Please refer to the relevant Key Information Document.

- iv. Delay in Listing:

Please refer to the relevant Key Information Document.

- v. Delay in allotment of securities:

Please refer to the relevant Key Information Document.

- vi. Issue Details:

Please refer to the relevant Key Information Document.

- vii. Application process:

During the period of the Issue, the Eligible Investors can subscribe to the NCDs in accordance with the application process mentioned in the relevant Key Information Document.

- viii. Disclosure prescribed under PAS-4 of Companies (Prospectus and Allotment of Securities) Rules, 2014

Please refer to the Key Information Document.

- ix. Project Details: gestation period of the project; extent of progress made in the project; deadlines for completion of the project; the summary of the project appraisal report (if any), schedule of implementation of the project:

Please refer to the Key Information Document.

2.38 THE BROAD LENDING AND BORROWING POLICY INCLUDING SUMMARY OF THE KEY TERMS AND CONDITIONS OF THE TERM LOANS SUCH AS RE-SCHEDULING, PREPAYMENT, PENALTY, DEFAULT; AND WHERE SUCH LENDING OR BORROWING IS BETWEEN THE ISSUER AND ITS SUBSIDIARIES OR ASSOCIATES, MATTERS RELATING TO TERMS AND CONDITIONS OF THE TERM LOANS INCLUDING RE-SCHEDULING, PREPAYMENT, PENALTY, DEFAULT

The Issuer is not involved in the financial services sector and accordingly does not have a lending policy. The Issuer borrows funds from time to time for its business activities in accordance with authorizations granted by the Board and Companies Act, 2013. For details pertaining to borrowings made by the Issuer, please refer to above mentioned clause 2.14 (ii).

2.39 THE AGGREGATE NUMBER OF SECURITIES OF THE ISSUER AND ITS SUBSIDIARY COMPANIES PURCHASED OR SOLD BY THE PROMOTER GROUP, AND BY THE DIRECTORS OF THE COMPANY WHICH IS A PROMOTER OF THE ISSUER, AND BY THE DIRECTORS OF THE ISSUER AND THEIR RELATIVES, WITHIN SIX MONTHS IMMEDIATELY PRECEDING THE DATE OF FILING THE GENERAL INFORMATION DOCUMENT WITH THE REGISTRAR OF COMPANIES

Not Applicable

2.40 PAGE NUMBER OF THE AUDIT REPORT WHICH SETS OUT THE DETAILS OF THE RELATED PARTY TRANSACTIONS ENTERED DURING THE THREE FINANCIAL YEARS IMMEDIATELY PRECEDING THE ISSUE OF ISSUE DOCUMENT

Issuer has not entered into any related party transaction as per Section 188 of the Companies, Act 2013.

2.41 THE SUMMARY OF RESERVATIONS OR QUALIFICATIONS OR ADVERSE REMARKS OF AUDITORS IN THE THREE FINANCIAL YEARS IMMEDIATELY PRECEDING THE YEAR OF ISSUE OF GENERAL INFORMATION DOCUMENT, AND OF THEIR IMPACT ON THE FINANCIAL STATEMENTS AND FINANCIAL POSITION OF THE ISSUER, AND THE CORRECTIVE STEPS TAKEN AND PROPOSED TO BE TAKEN BY THE ISSUER FOR EACH OF THE SAID RESERVATIONS OR QUALIFICATIONS OR ADVERSE REMARKS

There is no reservations / qualification / adverse remarks given by the auditor in any of the financial years.

2.42 THE DETAILS OF: (A) INQUIRY, INSPECTIONS OR INVESTIGATIONS INITIATED OR CONDUCTED UNDER THE SECURITIES LAWS OR COMPANIES ACT, 2013 OR ANY PREVIOUS COMPANIES LAW; (B) PROSECUTIONS FILED, IF ANY (WHETHER PENDING OR NOT); AND (C) FINES IMPOSED OR OFFENCES COMPOUNDED; IN THE THREE YEARS IMMEDIATELY PRECEDING THE YEAR OF ISSUE OF ISSUE DOCUMENT IN THE CASE OF THE ISSUER BEING A COMPANY AND ALL OF ITS SUBSIDIARIES

There are no inquiry, inspections or investigations initiated or conducted under the securities laws or companies act, 2013 or any previous companies laws against the Issuer neither any prosecutions filed nor any fines imposed or offences compounded since its incorporation.

2.43 THE DETAILS OF ACTS OF MATERIAL FRAUDS COMMITTED AGAINST THE ISSUER IN THE PRECEDING THREE FINANCIAL YEARS AND CURRENT FINANCIAL YEAR, IF ANY, AND ACTIONS TAKEN BY THE ISSUER

NOT APPLICABLE

2.44 UNDERTAKING OF THE ISSUER

- (i) The Issuer has no side letter with any debt securities holder except the one(s) disclosed in the General Information Document. Any covenants later added shall be disclosed on the stock exchange website where the Debenture is listed.
- (ii) This Issuer confirms that the Debenture issue does not form part of non-equity regulatory capital mentioned under Chapter V of SEBI (Issue and Listing of Securitised Debt Instruments and Security Receipts) Regulations, 2008 (as amended). The face value of each Debenture issued on private placement basis shall be Rs.1,00,000/- and other securities shall be as per the relevant Key Information Document.
- (iii) The Issuer declares that debt securities shall be considered as secured only if the charged asset is registered with Sub-registrar and Registrar of Companies or CERSAI or Depository etc., as applicable, or is independently verifiable by the Debenture Trustee.

2.45 DUE DILIGENCE BY THE DEBENTURE TRUSTEE

Please refer to the relevant Key Information Document

2.46 OBJECTS OF THE ISSUE

The funds raised by the issue of the Debentures shall be utilized by the Issuer solely for the purposes of:

- (a) Repayment of existing loan;
- (b) funding the approval/pre-approval expenditures pertaining to the Project;
- (c) Working Capital Requirement and general corporate purpose; and
- (d) funding the transaction expenses in relation to the issuance and allotment of Debentures

2.47 IN PURCHASE OR ACQUISITION OF ANY IMMOVEABLE PROPERTY INCLUDING INDIRECT ACQUISITION OF IMMOVEABLE PROPERTY FOR WHICH ADVANCES HAVE BEEN PAID TO THIRD PARTIES, DISCLOSURES REGARDING:

- (a) **THE NAMES, ADDRESSES, DESCRIPTIONS AND OCCUPATIONS OF THE VENDORS;**
- (b) **THE AMOUNT PAID OR PAYABLE IN CASH, TO THE VENDOR AND WHERE THERE IS MORE THAN ONE VENDOR, OR THE COMPANY IS A SUB-PURCHASER, THE AMOUNT SO PAID OR PAYABLE TO EACH VENDOR, SPECIFYING SEPARATELY THE AMOUNT, IF ANY, PAID OR PAYABLE FOR GOODWILL;**
- (c) **THE NATURE OF THE TITLE OR INTEREST IN SUCH PROPERTY PROPOSED TO BE ACQUIRED BY THE COMPANY; AND**
- (d) **THE PARTICULARS OF EVERY TRANSACTION RELATING TO THE PROPERTY COMPLETED WITHIN THE TWO PRECEDING YEARS, IN WHICH ANY VENDOR OF THE PROPERTY OR ANY PERSON WHO IS OR WAS AT THE TIME OF THE TRANSACTION, A PROMOTER OR A DIRECTOR OR PROPOSED DIRECTOR OF THE COMPANY, HAD ANY INTEREST, DIRECT OR INDIRECT, SPECIFYING THE DATE OF THE TRANSACTION AND THE NAME OF SUCH PROMOTER, DIRECTOR OR PROPOSED DIRECTOR AND STATING THE AMOUNT PAYABLE BY OR TO SUCH VENDOR, PROMOTER, DIRECTOR OR PROPOSED DIRECTOR IN RESPECT OF THE TRANSACTION:**

PROVIDED THAT THE DISCLOSURES SPECIFIED IN SUB-CLAUSES (A) TO (D) ABOVE SHALL BE PROVIDED FOR THE TOP FIVE VENDORS ON THE BASIS OF VALUE VIZ. SALE CONSIDERATION PAYABLE TO THE VENDORS.

PROVIDED FURTHER THAT FOR THE REMAINING VENDORS, SUCH DETAILS MAY BE PROVIDED ON AN AGGREGATED BASIS IN THE OFFER DOCUMENT, SPECIFYING

NUMBER OF VENDORS FROM WHOM IT IS BEING ACQUIRED AND THE AGGREGATE VALUE BEING PAID; AND THE DETAILED DISCLOSURES AS SPECIFIED IN SUB-CLAUSES (I) TO (IV) ABOVE MAY BE PROVIDED BY WAY OF STATIC QR CODE AND WEB LINK. IF THE ISSUER PROVIDES THE SAID DETAILS IN THE FORM OF A STATIC QR CODE AND WEB LINK, THE SAME SHALL BE PROVIDED TO THE DEBENTURE TRUSTEE AS WELL AND KEPT AVAILABLE FOR INSPECTION AS SPECIFIED IN THE NCS REGULATIONS. A CHECKLIST ITEM IN THE 'SECURITY AND COVENANT MONITORING SYSTEM' SHALL ALSO BE INCLUDED FOR PROVIDING THE DETAILED DISCLOSURES, AS SPECIFIED IN SUB-CLAUSES (A) TO (D) ABOVE, TO THE DEBENTURE TRUSTEE AND CONFIRMATION OF THE SAME BY THE DEBENTURE TRUSTEE.

Please refer to the relevant Key Information Document.

2.48 SUMMARY OF THE TERMS OF THE ISSUE

Security Name (Name of the non- convertible securities which includes (Interest /dividend, Issuer Name and maturity year) e.g. 8.70% XXX 2015.	As per the Key Information Document
Issuer	As per the Key Information Document
Type of Instrument	As per the Key Information Document
Nature of Instrument (Secured or Unsecured)	As per the Key Information Document
Seniority (Senior or Subordinated)	As per the Key Information Document
Eligible Investors	As per the Key Information Document
Listing (name of stock Exchange(s) where it will be listed and timeline for listing)	As per the Key Information Document
Rating of the Instrument	As per the Key Information Document
Issue Size	As per the Key Information Document
Minimum subscription	As per the Key Information Document
Option to retain oversubscription (Amount)	As per the Key Information Document
Objects of the Issue / Purpose for which there is requirement of funds	As per the Key Information Document
In case the issuer is an NBFC and the objects of the issue entail loan to any entity who is a 'group company' then disclosures shall be made in the following format	As per the Key Information Document

Details of the utilization of the Proceeds	As per the Key Information Document
Interest / Dividend Rate	As per the Key Information Document
Step Up/Step Down Interest	As per the Key Information Document
Interest /Dividend Payment Frequency	As per the Key Information Document
Interest / Dividend payment dates	As per the Key Information Document
Cumulative / non-cumulative, in case of dividend	As per the Key Information Document
Interest Type (Fixed, floating or other structure)	As per the Key Information Document
Interest Reset Process (including rates, spread, effective ate, interest rate cap and floor etc).	As per the Key Information Document
Day Count Basis (Actual/Actual)	As per the Key Information Document
Interest on Application Money	As per the Key Information Document
Default Interest Rate	As per the Key Information Document
Tenor	As per the Key Information Document
Final Maturity Date	As per the Key Information Document
Redemption Amounts	As per the Key Information Document
Redemption Premium /Discount	As per the Key Information Document
Issue Price	As per the Key Information Document
Discount at which security is issued and the effective yield as a result of such discount.	As per the Key Information Document
Premium/Discount at which security is redeemed and the effective yield as a result of such premium/discount.	As per the Key Information Document
Put Date	As per the Key Information Document
Put Price	As per the Key Information Document
Call] Date	As per the Key Information Document
Call Price	As per the Key Information Document
Put Notification Time (Timelines by which the investor need to intimate Issuer before exercising the put)	As per the Key Information Document
Call Notification Time (Timelines by which the Issuer need to intimate investor before exercising the call)	As per the Key Information Document
Face Value	As per the Key Information Document
Minimum Application and in multiples of thereafter	As per the Key Information Document
Issue Timing	As per the Key Information Document
Issue Opening Date	As per the Key Information Document
Issue Closing date	As per the Key Information Document
Date of earliest closing of the issue, if any.	As per the Key Information Document
Pay-in Date	As per the Key Information Document
Deemed Date of Allotment	As per the Key Information Document
Settlement mode of the Instrument	As per the Key Information Document

Depository	As per the Key Information Document
Disclosure of interest/ Dividend/ redemption dates	As per the Key Information Document
Record Date	As per the Key Information Document
All covenants of the issue (including side letters, accelerated payment clause, etc.)	As per the Key Information Document
Description regarding Security (where applicable) including type of security (movable/immovable/tangible etc.), type of charge (pledge/ hypothecation/mortgage etc), date of creation of security/ likely date of creation of Security minimum security cover revaluation.	As per the Key Information Document
Replacement of security, interest to the debenture holder over and above the Interest as specified in the Trust Deed and disclosed in the issue document	As per the Key Information Document
Debenture Documents	As per the Key Information Document
Conditions Precedent to disbursement	As per the Key Information Document
Condition Subsequent to Disbursement	As per the Key Information Document
Event of Default (including manner of voting /conditions of joining Inter Creditor Agreement)	As per the Key Information Document
Creation of recovery expense fund	As per the Key Information Document
Conditions for breach of covenants (as specified in Debenture Trust Deed)	As per the Key Information Document
Provisions related to cross default clause	As per the Key Information Document
Role and Responsibilities of Debenture Trustee	As per the Key Information Document
Risk factors pertaining to the issue	As per the Key Information Document
Governing Law and Jurisdiction	As per the Key Information Document

Notes:

- (a) If there is any change in Interest pursuant to any event including lapse of certain time period or downgrade in rating, then such new interest and the events which lead to such change should be disclosed: **As per the Key Information Document**
- (b) The list of documents which have been executed in connection with the issue and subscription of debt securities shall be annexed: **As per the Key Information Document**
- (c) While the debt securities are secured to the extent of hundred per cent of the amount of principal and interest or as per the terms of issue document, in favour of debenture trustee, it is the duty of the debenture trustee to monitor that the security is maintained: **As per the Key Information Document**

- (d) The issuer shall provide granular disclosures in their issue document, with regards to the “Object of the Issue” including the percentage of the issue proceeds earmarked for each of the “object of the issue”. Further, the amount earmarked “General Corporate Purposes”, shall not exceed twenty-five per cent of the amount raised by the issuer in the proposed issue (*applicable in case of public issue*): **Not Applicable**

2.49 THE MATTERS RELATING TO: (I) MATERIAL CONTRACTS; AND (II) TIME AND PLACE AT WHICH THE CONTRACTS TOGETHER WITH DOCUMENTS WILL BE AVAILABLE FOR INSPECTION FROM THE DATE OF GENERAL INFORMATION DOCUMENT UNTIL THE DATE OF CLOSING OF SUBSCRIPTION LIST

Please refer to the relevant Key Information Document.

2.50 INCONSISTENCY/REPUGNANCE

In the event of any inconsistency between this (a) General Information Document and the relevant Key Information Document, the provisions of the relevant Key Information Document shall prevail; and (b) General Information Document and the relevant Debenture Documents, the provisions of the relevant Debenture Documents shall prevail.

SECTION 3: DISCLOSURES UNDER COMPANIES ACT, 2013

1. GENERAL INFORMATION

- i. Name, address, website and other contact details of the Issuer , indicating both registered office and the corporate office:

Name	Aloud Realty Private Limited
Registered Office of Issuer	Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045
Corporate Office of Issuer	Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045
Corporate Identity Number	U68100PN2023PTC222310
Phone No.	+91-020-67166716
Contact Person	Mr. Prateek Ghatiya (Company Secretary)
Email	cs@solitaire.in
Website	www.aloudrealty.com
Fax	-

- ii. Date of Incorporation of the Issuer: 18.07.2023
- iii. Business carried on by the Issuer and its subsidiaries with the details of branches or units, if any:

• **The Company is into real estate and construction activities**

- (A) Details of subsidiaries or branches or units of the Issuer:

The Issuer does not have any subsidiary. The Issuer does not have any branch/unit offices.

- iv. Brief particulars of the management of the Issuer:

Following is the composition of the Board of Directors, as on date.

S. No.	Name of the Director	Designation
1.	Mr. Sumit Ramesh Diwane	Director
2.	Mr. Ayush Jhanwar	Director

- v. Name, address, DIN and occupations of the directors:

S. No.	Name of the Director	Occupation	DIN No	Address
1.	Mr. Sumit Ramesh Diwane	Service	10076052	S/o Ramesh Diwane, resident of S.No. 80, Sumangal Bunglow, Walhekarwadi Road, Chinchwad, Pune 411033
2.	Mr. Ayush Jhanwar	Service	10082404	B1-601, Mont Vert Finesse, Baner Pashan Link Road, In front of HDFC Bank, Pashan,

				Pune, Maharashtra - 411021
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- vi. Management perception of Risk Factors: Please refer to **Section 1** of this General Information Document read with the relevant Key Information Document.
- vii. Details of defaults, if any, including therein the amount involved, duration of default, and present status, in repayment of:
- A. Statutory Dues: Nil
- B. Debentures and interest thereon: Nil
- C. Deposits and interest thereon: Nil
- D. Loans from any banks or financial institution and interest thereon: Nil
- viii. Name, designation, address and phone number, email ID of the nodal / compliance officer of the Issuer, if any, for the Issue:
- Name: Mr. Prateek Ghatiya
- Designation: Company Secretary
- Address: Sr. No 36/1/1, Office No. 802, 8th Floor, Chordia G, Pune MH 411045
- Phone No.: 020-67166716 / +918452853890
- Email: cs@solitaire.in
- ix. Details of any default in annual filing of the Issuer Company under the Companies Act, 2013 or the rules made thereunder:
- There is no default in annual filing of the Issuer.

2. PARTICULARS OF OFFER

Please refer to the applicable Key Information Document for a summary of the key terms of each series.

3. MODE OF PAYMENT FOR SUBSCRIPTION

As per the relevant Key Information Document.

4. DISCLOSURES WITH REGARD TO INTEREST OF DIRECTORS, LITIGATION, ETC.

Any financial or other material interest of the directors, promoters or key managerial personnel in the Issue and the effect of such interest in so far as it is different from the interests of other persons	As per the relevant Key Information Document.
Details of any litigation or legal action pending or taken by any Ministry or Department of the Government or a statutory authority against any Promoter of the Issuer during the last 3 (three) years immediately preceding the year of the issue of this General Information Document and any direction issued by such Ministry or Department or statutory authority upon conclusion of such litigation or legal action shall be disclosed	Please refer to the Annexure E

Remuneration of directors (during the current year and last 3 financial years)	No remuneration was paid to the Director's during the current year.
Related party transactions entered during the last 3 (three) financial years immediately preceding the year of issue of this General Information Document including with regard to loans made or, guarantees given or securities provided	There is no related party transaction as per Section 188 of the Companies Act 2013
Summary of reservations or qualifications or adverse remarks of auditors in the last 5 (five) financial years immediately preceding the year of issue of this General Information Document and of their impact on the financial statements and financial position of the Issuer and the corrective steps taken and proposed to be taken by the Issuer for each of the said reservations or qualifications or adverse remark	None
Details of any inquiry, inspections or investigations initiated or conducted under the Act or any previous Issuer law in the last 3 (three) years immediately preceding the year of circulation of this General Information Document in the case of the Issuer and all of its subsidiaries, and if there were any prosecutions filed (whether pending or not) fines imposed, compounding of offences in the last 3 (three) financial years immediately preceding the year of this General Information Document and if so, section-wise details thereof for the Issuer and all of its subsidiaries	Not Applicable
Details of acts of material frauds committed against the Issuer in the last 3 (three) financial years, if any, and if so, the action taken by the Issuer	Not Applicable

5. **FINANCIAL POSITION OF THE ISSUER:**

i. **The capital structure of the Issuer Company in the following manner in a tabular form:**

The authorised, issued, subscribed and paid-up capital (number of securities, description and aggregate nominal value)				
Particulars	Authorized	Issued	Subscribed	Paid-up
Description of shares	Equity Shares	Equity Shares	Equity Shares	Equity Shares
No. of shares	1,50,000	1,000	1,000	1,000
Nominal value per share (INR)	10	10	10	10
Aggregate nominal value (INR)	15,00,000	10,000	10,000	10,000
Total	15,00,000	10,000	10,000	10,000
Size of the Present Issue				
As per the relevant Key Information Document.				
Paid-up Capital:				
A. After the offer:				

As per the relevant Key Information Document.					
B. After the conversion of convertible instruments (if applicable) As per the relevant Key Information Document.					
Share Premium Account:		As per the relevant Key Information Document.			
A. Before the offer:					
B. After the offer:					
Details of the existing share capital of the Issuer:					
i) Equity Share Capital:					
S. No.	Date of Allotment	Number of shares Allotted	Face Value of Shares Allotted (in INR)	Price of Shares (in INR)	Form of Consideration
1	13.09.2023	1,000	10	10,000	Cash
Total		1,000		10,000	
Details of allotments (number and price) made by the Issuer for consideration other than cash in the last one year preceding the date of this General Information Document along with the details of consideration in each case.		No allotments have been made by the Issuer for consideration other than cash in the last one year preceding the date of this offer letter.			
Profits of the Issuer, before and after making provision for tax, for the 3 (three) financial years immediately preceding the date of circulation of this General Information Document/since incorporation		*Figures are in Rupees S. No.	Particulars	As At March 31, 2024	
		1.	Profit / (Loss) Before Tax	(28,231)	
		2.	Profit /(Loss) After Tax	(28,231)	

Dividends declared by the Issuer in respect of the said 3 (three) financial years/since incorporation; interest coverage ratio for last three years (cash profit after tax plus interest paid/interest paid)	The Issuer has not declared dividends from the date of incorporation: The interest coverage ratio is as below: Financial Year 2023-24: Not applicable
A summary of the financial position of the Issuer as in the 3 (three) audited balance sheets immediately preceding the date of circulation of this General Information Document/since incorporation	Please refer to Annexure A of this document.
Audited cash flow statement for the 3 (three) years immediately preceding the date of circulation of this General Information Document/since incorporation	Please refer to Part 1 of Annexure A of this document.
Any change in accounting policies during the last 3 (three) years and their effect on the profits and the reserves of the Issuer/since incorporation	There have been no changes in the accounting policies since incorporation of the Company and their has been no effect on the profits and the reserves of the Issuer.

6. DETAILS

(To be filed by the Applicant)

Name: [●]

Father's name:

[●]

Complete Address including Flat/House Number, Street, Locality, Pin Code:

[●] Phone number, if any: [●]

Email ID, if any:

[●] PAN Number:

[●]

Bank Account Details: [●]

Demat Account: [●]

Subscription Amount: [●]

Number of NCDs: [●]

Signature _____

(initial of the officer of the Issuer designated to keep the record)

7. DECLARATION BY THE DIRECTORS THAT:

- a. the Issuer has complied with the provisions of the Securities Contracts (Regulation) Act, 1956, Securities and Exchange Board of India Act, 1992, Companies Act, 2013 and the rules made thereunder;
- b. the compliance with the Companies Act, 2013 and the rules does not imply that payment of dividend or interest or repayment of preference shares or debentures/ bonds, if applicable, is guaranteed by the Central Government;
- c. the monies received under the Issue pursuant to this offer letter shall be used only for the purposes and objects indicated in the Key Information Document (read with the General Information Document)/private placement offer cum application letter;
- d. whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association;
- e. the PAN, Aadhaar Number, Driving License Number, Bank Account Number(s) and Passport Number of the promoters of the Issuer and PAN of the directors of the Issuer have been submitted to the BSE.

I am authorised by the Board of Directors of the Issuer *vide* resolution number 05 dated 26th April, 2025 to sign this form and declare that all the requirements of the Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. This Key Information Document (read with the General Information Document) contains full disclosures in accordance with the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended from time to time.

Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association of the Issuer. It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

For **Aloud Realty Private Limited**

Sumit Ramesh Diwane
Director
DIN: 10076052

Date: 30th April, 2025

Place: Pune

Attachments:

- Copy of board resolution, as **Annexure D** to the Key Information Document
- Copy of shareholders resolution, as **Annexure D** to the Key Information Document
- Details of Legal Proceedings, as **Annexure E** to the General Information Document
- Summary of financial position and audited cash flow for the last 3 financial years/ from the date of its incorporation (i.e. FY 2023-24, and nine months financials as on 31st December, 2024), as **Annexure A** to the General Information Document.;
- Remuneration of Directors, as **Annexure C** to the General Information Document.
- Changes in accounting policies, as **Annexure D** to the General Information Document.

Note: the signed Director's Declaration has been attached as Annexure C to the Key Information Document.

ANNEXURE A

PART 1

AUDITED FINANCIAL STATEMENTS FOR LAST THREE FINANCIAL YEARS/FROM THE DATE OF ITS INCORPORATION (i.e. F.Y.2023-24 AND NINE MONTHS ENDED 31ST DECEMBER 2024)

(as enclosed separately)

PART 2

AUDITED FINANCIAL STATEMENTS FOR THE PERIOD FROM 1ST APRIL, 2024 TO 31ST MARCH 2024

(as enclosed separately)

ALoud REALTY PRIVATE LIMITED

S.NO. 36/1/1, OFFICE NO., 802, 8TH FLOOR, CHORDIA G, BANER GAON, PUNE, HAVELI,
MAHARASHTRA, INDIA, 411045.

STATEMENT OF ACCOUNTS

F.Y: 2023-24

A.Y: 2024-25

AUDITORS

V T AND ASSOCIATES

CHARTERED ACCOUNTANTS

FLAT NO 10 KUNDAN PARK SHIVAJINAGAR PUNE 411004

Independent Auditor's Report on Financial Statement

To
The Members of
Aloud Realty Private Limited

Report on the Financial Statements

We have audited the accompanying financial statements of Aloud Realty Private Limited ("the Company"), which comprise the Balance Sheet as at 31 March 2024, the Statement of Profit and Loss, Cash Flow Statement for the year ended 31st March 2024 and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for matters in section 134(5) of the Companies Act, 2013 ("the Act") With the respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2015. The Board of Directors of the company are responsible for 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; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.



An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on financial statement.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2024, its loss and Cash flow statement for the year ended on that date.

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 in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
- 2) As required by Section 143 (3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The balance sheet and the statement of profit and loss are dealt with by this Report are in agreement with the books of account;
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - e) On the basis of the written representations received from the directors as on 31 March 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2023 from being appointed as a director in terms of Section 164 (2) of the Act.



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

g) In our opinion and to the best of our information and according to information and explanations given to us, the company being a private company, the provision of section 197 of the Act related to managerial remuneration are not applicable.

h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company does not have any pending litigations which would impact its financial position.
- ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. (a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to accounts, no funds have been advanced or invested (either from borrowed funds or share premium or any other sources of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

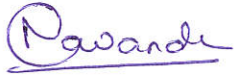
(b) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to accounts, no funds have been received by the Company from any person(s) or entity(ies). including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or Indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



- (c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clauses (a) and (b) contain any material misstatement;
- v. The Company is in the process of identification of 'suppliers' registered under the Micro, Small and Medium Enterprises Development (MSMED) Act, 2006, by obtaining confirmations from all the suppliers. The Company has not yet received intimation from the 'suppliers' regarding their status under MSMED Act, 2006 and hence outstanding amount unpaid as at the year end together with interest paid/payable as required cannot be furnished as per section 43B(h) of Income Tax Act, 1961.
- vi 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 March 31, 2024 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024.

For, V.T. & Associates
Chartered Accountants
FRN : 0110017S



Niraj Nawandhar
Partner

Membership No. 139917

UDIN : 24139917BKAMHO1281

Date : 02-09-2024

Place : Pune



ANNEXURE – A

Annexure to Independent Auditors' Report for the period ended March 2024
(Referred to in Paragraph 1 under the Heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date)

(i) Property, Plant and Equipment

a)

A. The Company has no Property, Plant and Equipment, hence this clause of paragraph 3(i)(a)(A) of the order is not applicable to the company;

B. Company has no intangible assets, hence this clause of paragraph 3(i)(a)(B) of the order is not applicable to the Company.

b) According to the information and explanations given to us, the Company has a regular programme of physical verification to cover Property, Plant and Equipment.

c) According to the information and explanations given to us, there are no immovable assets held by the company except for inventories, hence this clause of paragraph 3 (i) of the order is not applicable to the Company.

d) According to the information and explanations given to us, Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.

e) According to the information and explanations given to us, No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

(ii) Inventories

a) The company has no inventory during the year, hence paragraph 3(ii)(a) of the order is not applicable to the Company.

b) According to the information and explanations given to us, during any point of time of the year, the company has not sanctioned working capital limits, hence paragraph 3 (ii) (b) of the order is not applicable to the Company.

(iii) Investment made or Loans given

a) According to the information and explanations given to us, during the year the company has not made investments, provided guarantee, security, granted loans and advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties;



(Amount in Hundreds)

Sr No	Particulars	Rs.
1	Balance outstanding as at balance sheet date in respect of Loan provided-	
-	Subsidiaries	-
-	Joint Ventures	-
-	Associates	-
-	Others	-
2	Balance outstanding as at balance sheet date in respect of Investment made-	
-	Subsidiaries	-
-	Joint Ventures	-
-	Associates	-
-	Others	-
3	Guarantees provided as at balance sheet date –	
-	Subsidiaries	-
-	Joint Ventures	-
-	Associates	-
-	Others	-

- (b) There are no Investments made, guarantees provided, hence paragraph 3(iii)(b) of the order is not applicable to the company.
- (c) There are no loans granted to companies, Limited Liability Partnerships or any other parties, hence paragraph 3(iii)(c) of the order is not applicable to the company.
- (d) There are no loans granted therefore there is no need to draw repayment schedule. Hence, paragraph 3(iii)(d) of the order is not applicable to the company.
- (e) There is no such loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.
- (f) As disclosed in Note 10 of the financial statements, the Company has not granted loans, either repayable on demand or without specifying any terms or period of repayment to companies and Limited Liability Partnerships. Of these following are the details of the aggregate amount of loans granted to promoters or related parties as defined in clause (76) of section 2 of the Companies Act, 2013:



(Amount in Hundreds)

Particulars	Promoters	Related Parties	Total
Aggregate amount of loans/advances in nature of loans			
- Repayable on Demand	-	-	-
- Without specifying terms of repayment	-	-	-
Percentage of loans/advances in nature of loans to the total loans	-	-	-

(iv) Compliance of Sec. 185 & 186

Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable and have been complied with by the Company.

(v) Public Deposit

According to the information and explanations given to us, the Company has not accepted any deposits including amount which are deemed to be deposit from the public and hence directives issued by the Reserve Bank of India and the provisions of the section 73 to 76 or any other relevant provisions of the Act and the Rules framed there under apply are not applicable. Accordingly, the provision of paragraph 3(v) of the Order is not applicable to the Company.

(vi) Cost Records

In our opinion and according to information and explanations given to us, maintenance of cost records has been prescribed by the Central Government under Section 148(1) of the Companies Act, for the services provided by the company. However, same is not applicable as the annual turnover is below prescribed threshold.

(vii) Statutory Dues

a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has generally been regular in depositing its undisputed statutory dues including income-tax, Goods and Service Tax and cess etc. There are no undisputed dues payable, outstanding as on 31st March, 2024 for a period of more than six months from the date they became payable.

b) According to the information and explanations given to us, there are no amounts in respect of income tax, Goods and Service Tax etc. that have not been deposited with the appropriate authorities on account of any dispute.

(viii) According to the information and explanations given to us, No such case where, transactions not recorded in the books of account, have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of



1961). Accordingly, the provision of paragraph 3(viii) of the Order is not applicable to the Company.

(ix) According to the information and explanations given to us and on the basis of our examination of the books of account;

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

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

(c) There are no term loans obtained during the year by the company. Hence, the requirement to report on clause (ix)(c) of the Order is not applicable to the Company

(d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company.

(x) **Application of fund raise through public offer**

a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not raised money by way of initial public offer or further public offer (including debt instrument) during the year under audit therefore, paragraph 3 (x) (a) of the order is not applicable to the company.

b) As per the information and explanations given by the management and based on our examination of the records, company has not made any preferential allotment or private placement of shares or fully or partly or optionally convertible debentures during the year under review, Accordingly, compliance of section 42 and 62 of the Act does not arise. Therefore paragraph 3 (x)(b) of the order is not applicable to the company.

(xi) **Fraud**

a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the explanation and information given to us, no fraud by the Company or on the Company has been noticed or reported during the course of our audit.



- b) To the best of our knowledge and according to the information and explanation provided to us, No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- c) The Company has not received any whistle blower complaints during the year under review.
- (xii) In our opinion and according to the information and explanations given to us, the company is not a Nidhi Company. Therefore paragraph 3 (xii)(a), (b) and (c) of the order is not applicable to the company.
- (xiii) As the company is a private limited company, it is not required to constitute audit committee hence section 177 of The Companies Act, 2013 is not applicable to the Company. The Company has complied with the provision of section 188 of The Companies Act, 2013 and the details have been disclosed in the financial statement as required by the applicable accounting standards.
- (xiv) In our opinion and based on our examination, the company is not required to have an internal audit system as per provisions of the Companies Act 2013. Therefore paragraph 3 (xiv)(a) and (b) of the order is not applicable to the company.
- (xv) As per the information and explanations given to us, and based on our examination of the records, the company has not entered into any non-cash transaction with directors or persons connected with him. Therefore paragraph 3 (xv) of the order is not applicable to the company.
- (xvi) As per the information and explanations given by the management, company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore paragraph 3 (xvi) of the order is not applicable to the company.
- (xvii) As per the information and explanations given to us, and based on our examination of the records, The Company has incurred cash losses during the financial year stated as follows;

Particulars	As at 31 st March 2024
Cash Loss (Amount in Hundreds)	282.31

- (xviii) There has not been resignation of the statutory auditors of the company during the year. Therefore paragraph 3 (xviii) of the order is not applicable to the company.



- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, 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) As per the information and explanations given to us, and based on our examination of the records, the provisions of Section 135 of the Companies Act, 2013 were not applicable to the preceding financial year and therefore there was no unspent amount required to be transferred to a Fund specified in Schedule VII of the Companies Act, 2013. Further, Section 135(5) of the Act is not applicable to the company, Accordingly, the provision of paragraph 3(xx)(a) and (b) of the Order is not applicable to the Company.

For, V.T. & Associates
Chartered Accountants



Nawandhar

CA Niraj Nawandhar
Membership No: 139917

Place: Pune

Date: 02-09-2024

UDIN: 24139917BKAMHO1281

ANNEXURE – B

Annexure to Independent Auditors' Report for the period ended March 2024 (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 with reference to financial statement of **Aloud Realty Private Limited** ("the Company") as of 31 March, 2024 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

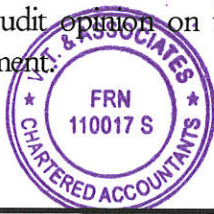
The Company's management is responsible for establishing and maintaining internal financial controls based on, "the internal control with reference to financial statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, 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 Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statement based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statement was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statement and their operating effectiveness. Our audit of internal financial controls with reference to financial statement included obtaining an understanding of internal financial controls with reference to financial statement, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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



Meaning of Internal Financial Controls with reference to Financial Statement

A company's internal financial control with reference to financial statement 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 with reference to financial statement 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 authorizations of management and directors of the company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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 with reference to Financial Statement

Because of the inherent limitations of internal financial controls with reference to financial statement, 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 with reference to financial statement to future periods are subject to the risk that the internal financial control with reference to financial statement 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 with reference to financial statement and such internal financial controls with reference to financial statement were operating effectively as at 31 March, 2024, based on, "the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India".

**For, V.T. & Associates
Chartered Accountants**



Nawandhar

**CA Niraj Nawandhar
Membership No: 139917**

Place: Pune

Date: 02-09-2024

UDIN: 24139917BKAMHO1281

ALoud REALTY PRIVATE LIMITED
(CIN : U68100PN2023PTC222310)

Registered Address : S.No. 36/1/1, Office No., 802, 8th Floor, Chordia G, Baner Gaon, Pune, Haveli, Maharashtra, India, 411045.

Balance Sheet As at 31st March, 2024

	PARTICULARS	Note No.	31st March, 2024 (Amount in Hundreds)
I. EQUITY AND LIABILITIES			
1. Shareholder's Funds			
(a) Share Capital	3		100.00
(b) Reserves and Surplus	4		(282.31)
			(182.31)
2. Share Application Money Pending Allotment			
3. Non- current liabilities			
(a) Long-term borrowings			-
(b) Deferred tax liabilities (Net)			-
(c) Other Long term liabilities			-
(d) Long-term provisions			-
			-
4. Current Liabilities			
(a) Short term borrowings			-
(b) Trade payables			-
(A) total outstanding dues of micro enterprises and small enterprises; and			-
(B) total outstanding dues of creditors other than micro enterprises and small enterprises.			-
(c) Short term provisions	5		50.00
(d) Other current liabilities	6		926.46
			976.46
TOTAL			794.15
II ASSETS			
1. Non-current assets			
(a) Property, Plant & Equipment			
(i) Tangible assets			-
(ii) Intangible assets			-
(iii) Capital work-in-progress			-
(iv) Intangible assets under development			-
(b) Non-current investments			-
(c) Deferred tax assets (net)			-
(d) Long-term loans and advances			-
(e) Other non-current assets			-
			-
2. Current assets			
(a) Current investments			-
(b) Inventories			-
(c) Trade receivables			-
(d) Cash and Cash equivalents	7		775.61
(e) Short-term loans and advances			-
(f) Other current assets	8		18.54
			794.15
TOTAL			794.15

Significant accounting policy

1 & 2

Notes to Accounts forms an integral part of financial statement

As per our report of even date

For, V.T. & Associates

Chartered Accountants

FRN : 0110017S



Niraj Nawandhar
Partner

Membership No. 139917


UDIN : 24139917BKAMHO1281


Date : 02-09-2024

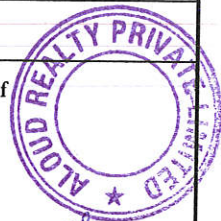
Place : Pune



For & on behalf of the board of
Aloud Realty Private Limited


Ayush Jhanwar
Director
DIN - 10082404


Sumit Diwane
Director
DIN - 10076052



Place : Pune

ALoud REALTY PRIVATE LIMITED

(CIN : U68100PN2023PTC222310)

Registered Address : S.No. 36/1/1, Office No., 802, 8th Floor, Chordia G, Baner Gaon, Pune, Haveli, Maharashtra, India, 411045.

Profit And Loss Statement For The Period Ended 31st March, 2024

	PARTICULARS	Note No.	31st March, 2024 (Amount in Hundreds)
I	Revenue from operations		-
II	Other Income		-
III	Total Revenue (I + II)		-
IV	Expenses:		
a)	Cost of materials consumed		-
b)	Purchases of Stock-in-Trade		-
c)	Changes in inventories of		
	(a) finished goods		-
	(b) work-in-progress and		-
	(c) Stock-in-Trade		-
d)	Employee benefits expense		-
e)	Finance costs		-
f)	Depreciation and amortisation expense		-
a)	Other expenses	9	282.31
	Total Expense		282.31
V	Profit before exceptional and extraordinary items and tax (III - IV)		(282.31)
VI	Exceptional items		-
VII	Profit before extraordinary items and tax (V - VI)		(282.31)
VIII	Extraordinary items		-
IX	Profit before tax (VII- VIII)		(282.31)
X	Tax expense:		
	(1) Current tax		-
	(2) Deferred tax		-
XI	Profit (Loss) for the period		(282.31)
VIII	Earnings per equity share:		
	(1) Basic (In Rs.)		(28.23)
	(2) Diluted (In Rs.)		(28.23)

See accompanying notes to the financial statements

1&2

Notes to Accounts forms an integral part of financial statement

As per our report of even date

For, V.T. & Associates

Chartered Accountants

FRN : 0110017S



Niraj Nawandhar
Partner

Membership No. 139917

UDIN : 24139917BKAMHO1281

Date : 02-09-2024

Place : Pune

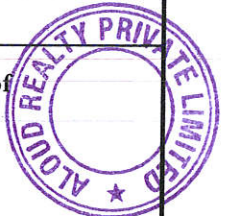


For & on behalf of the board of

Aloud Realty Private Limited



Ayush Jhanwar
Director
DIN - 10082404





Sumit Diwane
Director
DIN - 10076052

Place : Pune

ALLOUD REALTY PRIVATE LIMITED

(CIN : U68100PN2023PTC222310)

Registered Address : S.No. 36/1/1, Office No., 802, 8th Floor, Chordia G, Baner Gaon, Pune, Haveli, Maharashtra, India, 411045.

Cash Flow Statement For The Period Ended 31st March 2024

Particulars	31st March, 2024
	(Amount in Hundreds)
Net Profit Before Tax	(282.31)
<i>Add Back :- Non Cash/Non Operating Expenses</i>	
Depreciation	-
Interest Expense	-
Operating Profit Before Change In Working Capital	(282.31)
Movement in working capital:	
(Increase)/Decrease in Inventories	-
(Increase)/Decrease in Trade Receivables	-
(Increase)/Decrease in Other Current Assets	(18.54)
Increase/(Decrease) in Other current liabilities	926.46
(Increase)/Decrease in Short term loans and advances	-
Increase/(Decrease) in Trade Payables	-
Increase/(Decrease) in Short Term Provisions	50.00
Operating Profit After Change In Working Capital	675.61
Cash Flow From Investment Activity	
(Increase) / Decrease in Non-current investments	-
(Increase) / Decrease in Current investments	-
Cash Flow From Investment Activity	-
Cash Flow From Financing Activity	
Increase/(Decrease) in Short Term Borrowings	-
Increase/(Decrease) in Long Term Borrowings	-
Change in Equity Share Capital	100.00
Cash Flow From Financing Activity	100.00
Net increase / (decrease) in Cash and cash equivalents (A+B+C)	775.61
Opening Cash And Cash Equivalents	-
Cash and cash equivalents at the end of the period	775.61
Cash and cash equivalents	
1. Cash in hand	6.69
2. Balances with bank	-
- Current accounts	768.92
Cash and cash equivalents at the end of the period	775.61

As per our report of even date

For, V.T. & Associates

Chartered Accountants

FRN : 0110017S

Nawandhar

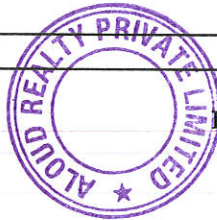
Niraj Nawandhar
Partner

Membership No. 139917

UDIN : 24139917BKAMHO1281

Date : 02-09-2024

Place : Pune

For & on behalf of the board of
Aloud Realty Private LimitedAyush Jhanwar
Director
DIN - 10082404Sumit Diwane
Director
DIN - 10076052

Place : Pune

ALLOUD REALTY PRIVATE LIMITED

Notes Forming Part of Financial Statement for the Year Ended 31st March, 2024

Note No.1 :- Nature of Business :

Aloud Realty Private Limited ("Company") is a Private Limited Company incorporated in India under the provision of Companies Act applicable in India. The Company is primarily engaged in the business of real estate development i.e., construction and sale of commercial and residential units.

Note No.2 :- Significant Accounting Policies :

a. Basis of Preparation of Financial Statements:

The financial statements have been prepared under the historical cost convention in accordance with the generally accepted accounting principles and the provisions of the Companies Act, 2013.

Accounting policies not specifically referred to otherwise are consistent with the generally accepted accounting principles. The Company follows the mercantile system of Accounting and recognizes Income & Expenditure on accrual basis.

b. Use of estimates :

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the application of accounting principles and reported amount of assets, liabilities and the disclosure of contingent liabilities on the date of the financial statements. Actual results may differ from those estimates. Estimates and assumptions are reviewed on an ongoing basis. Any revision to accounting estimates is recognized prospectively in the current and future periods.

c. Current-non-current classification :

All assets and liabilities are classified into current and non-current.

d. Liabilities :

A liability is classified as current when it satisfies any of the following criteria:

- it is expected to be settled in the Company's normal operating cycle;
- it is held primarily for the purpose of being traded;
- it is expected to be settled within 12 months after the reporting date; or
- the Company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Current liabilities include current portion of non-current financial liabilities. All other liabilities are classified as non-current.

e. Assets :

An asset is classified as current when it satisfies any of the following criteria:

- it is expected to be realized in, or is intended for sale or consumption in, the Company's normal operating cycle.
- it is held primarily for the purpose of being traded.
- it is expected to be realized within 12 months after the reporting date; or
- it is cash or cash equivalent unless it is restricted from being exchanged or used to settle liability for at least 12 months after the reporting date.

Current assets include current portion of non-current financial assets. All other assets are classified as non-current.



f. Revenue Recognition :

i. Revenue from real estate projects :

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the amount of the revenue can be reliably measured with no uncertainty as regards to ultimate collection.

Revenue is recognised and accounted on rendering of services in accordance with the terms of arrangement by reference to the stage of completion of the contract.

ii. Other income

Other incomes are accounted on accrual basis.

g. Accounting for Taxes on Income :

Tax expense comprises of current, deferred and fringe benefit tax. Current income tax and fringe benefit tax is measured at the amount expected to be paid to the tax authorities in accordance with the Indian Income Tax Act. Deferred income taxes reflects the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years.

h. Cash and Cash Equivalent

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

i. Events Occurring after Balance Sheet Date

No significant events which could affect the financial position as on 31.03.2024, to a material extent have been reported by the assessee, after the Balance sheet date till the signing of report.

j. Earning Per Share :

Basic earning per equity share is being computed by dividing net profit after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per equity share is computed by dividing adjusted net profit after tax by the aggregate of weighted average number of equity shares and dilutive potential equity shares outstanding during the year.



Note No. 2A : Segment Information

Business Segments :

Based on similarity of activities/products, risk and reward structure, organization structure and internal reporting systems, the Company has structured its operations into one reportable business segment i.e. real estate development.

Geographical Segments :

The Company is operating in the same geographical segment hence operations of the Company do not qualify, for reporting as geographic segments, the criteria set out under Accounting Standard 17 on Segment reporting.

For, V.T. & Associates
Chartered Accountants
FRN : 0110017S



Niraj Nawandhar
Partner

Membership No. 139917

UDIN : 24139917BKAMHO1281

Date : 02-09-2024

Place : Pune



For & on behalf of the board of
Aloud Realty Private Limited



Ayush Jhanwar
Director
DIN - 10082404



Sumit Diwane
Director
DIN - 10076052

Place : Pune

ALoud REALTY PRIVATE LIMITED

Notes Forming Part of Financial Statement for the Year Ended 31st March, 2024

Note 3 Share capital

(Amount in Hundreds)

Ref. No.	Particulars	As at 31st March, 2024	
		No of Shares	Amount
(a)	Authorised :- Equity Shares of Rs 10 Each	1,50,000	15,000.00
	Total	1,50,000	15,000.00
(b)	Issued, Subscribed and Paid-up :- Equity Shares of Rs 10 Each	1,000	100.00
	Total	1,000	100.00

(c) Reconciliation of number of shares outstanding at the beginning and end of the year

Ref. No.	Particulars	As at 31st March, 2024	
		No of Shares	Amount
1	Outstanding at the beginning of the year		
2	Issued during the year	1,000	100.00
	Outstanding at the end of the year	1,000	100.00

(d) Rights, preferences and restrictions attached to Equity shares

The company has only one class of equity shares having par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share on every resolution placed before the company and his voting right on a poll shall be in position to share of the paid up equity capital of the company. In the event of liquidation, the equity share holders are entitled to receive the remaining asstes of the company after payments to secured and unsecured creditors, in proportion of the share holding.

(e) Details of shareholders holding more than 5% shares in the company

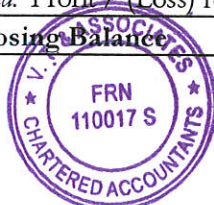
Ref. No.	Particulars	As at 31st March, 2024	
		No of Shares	% of Total Shares
1	Ashdan Buildcon Private Limited	999	99.90%
2	Ashdan Township Holding Private Limited	1	0.10%

(f) Shares held by Promotors

Ref. No.	Particulars	As at 31st March, 2024		
		No of Shares	% of Total Shares	% Change during the year
1	Ashdan Buildcon Private Limited	999	99.90%	100.00%
2	Ashdan Township Holding Private Limited	1	0.10%	100.00%

Note 4 Reserves and surplus

Ref. No.	Particulars	As at 31st March, 2024
	Surplus/ (Deficit) in Statement of Profit & Loss	
1	Opening Balance	-
2	Add: Profit / (Loss) for the year	(282.31)
	Closing Balance	(282.31)



ALoud REALTY PRIVATE LIMITED

Notes Forming Part of Financial Statement for the Year Ended 31st March, 2024

Note 5 Short Term Provisions

Ref. No.	Particulars	As at 31st March, 2024
1	Audit Fees Payable	50.00
	Total	50.00

Note 6 Other current liabilities

Ref. No.	Particulars	As at 31st March, 2024
1	TDS Payable	-
2	Profession Tax Payable	25.00
3	Other Payables	901.36
	Total	926.36

Note 7 Cash and cash equivalents

Ref. No.	Particulars	As at 31st March, 2024
1	Cash in hand	6.69
2	Balance With Bank	768.92
	Total	775.61

Note 8 Other Current Assets

Ref. No.	Particulars	As at 31st March, 2024
1	Balance with Government Authorities	18.54
	Total	18.54

Note 9 Other Expenses

Ref. No.	Particulars	As at 31st March, 2024
1	Audit Fees	50.00
2	Professional Fees	103.00
3	Fees & Taxes	60.31
4	Office Expenses	12.00
5	Profession Tax	25.00
6	Stamp Duty & Registration	20.00
7	Printing & Stationary	12.00
	Total	282.31



Note No. 10: - Related Party Disclosure:

(i) Related Party Relationships :

Sr. No	Name of Related Party	Relationship
1	Ayush Jhanwar	Director
2	Sumit Diwane	Director
3	Ashdan Buildcon Private Limited	Parent Company

(ii) Related Party Transactions :

Sr No.	Name of Related Party	Nature of Transaction	Amount in Hundreds
1	Ashdan Buildcon Private Limited	Equity Shares Issued	99.90

Note No. 11: - Earnings Per Share :-

Particulars	Units	31st March, 2024
Net Profit available for Equity Share Holders (in hundreds)	Rs.	(282.31)
Weighted average number of Equity share holders used as denomination	No.	1,000
Basic and Diluted Earnings Per Share (in Rs.)	Rs.	(28.23)
Face Value per share in	Rs.	10

Note No.13:- Expenditure / Income in Foreign Currency.

During the year, the company has not carried out any foreign currency transactions.

Note No.14:- Contingent Liabilities and Other Commitments.

There is no Contingent Liability and Contingent Asset as at 31.03.2024.

Note No.15: - Details of dues to Micro, Small and Medium Enterprises as per the Micro, Small And Medium Enterprises Development Act, 2006

The Company has a process of identification of 'suppliers' registered under the Micro, Small and Medium Enterprises Development (MSMED) Act, 2006, by obtaining confirmations from all suppliers. The Company has not received intimation from all the 'suppliers' regarding their status under MSMED Act, 2006 and hence disclosures if any, relating to amounts unpaid as at the year end together with interest paid/payable as required have not been furnished.

Note No.16:- Other Statutory Information.

- The Company does not held any immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deeds are not held in the name of the company.
- The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- The Company does not have any transactions with companies struck off.



ALLOUD REALTY PRIVATE] ALLOUD REALTY PRIVATE LIMITED
Notes Forming Part of Financial Statement for the Year Ended 31st March, 2024

Note No- 12 : Ratio Analysis And Its Elements

Sr. No.	Ratio	Numerator	Denominator	31st March, 2024	Remarks
1	Current ratio	Current Assets	Current Liabilities	0.81	-
2	Debt- Equity Ratio	Total Debt	Total Networth	NA	Company has no secured debt
3	Debt Service Coverage ratio	Earnings for Debt Service (NPAT + Finance Costs + Depreciation and amortisation)	Debt Service (Interest and Principal Repayments)	NA	Company has no secured debt
4	Return on Equity ratio (%)	Net Profits after taxes	Average Shareholder's Equity	NA	
5	Inventory Turnover Ratio	Cost of Goods Sold (Operating costs + changes in Inventories)	Average Inventory	NA	Company has no revenue recognition, henceforth no cost of good sold
6	Trade Receivable Turnover Ratio	Revenue from operations *	Average Trade Receivables	NA	
7	Trade Payable Turnover Ratio	Operating Costs and other expenses (Operating Costs include Operating Costs capitalised to projects)	Average Trade Payables	NA	
8	Net Capital Turnover Ratio	Revenue from operations	Average Working Capital	NA	Company has no revenue recognition
9	Net Profit ratio (%)	Net Profits after taxes	Total Revenue	NA	
10	Return on Capital Employed (%)	Earnings before interest and taxes	Capital Employed (Tangible Net Worth + Total Debt + Deferred Tax Liability)	NA	
11	Return on Investment (%)	Net Profits after taxes	Total Assets	NA	



- d. The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- e. The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- f. The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
- (1) 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
 - (2) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- g. The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- (1) 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
 - (2) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- h. In case of the Company, there is no Scheme of Arrangements required to approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

Note No.17: -

The company has no transaction which are not recorded in the books of account or have been surrendered or disclosed as income.

Note No.18: -

Additional information as required by Division I of Schedule III of The Companies Act, 2013 (other than already disclosed above) are either Nil or Not Applicable.

Note No.19: -

Previous year figures have been regrouped, rearranged and reclassification wherever necessary to confirm to current year's classification.

For, V.T. & Associates
Chartered Accountants
FRN : 0110017S



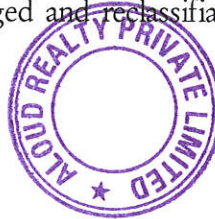
Niraj Nawandhar
Partner

Membership No. 139917

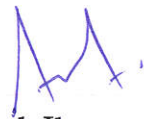
UDIN : 24139917BKAMHO1281

Date : 02-09-2024

Place : Pune



For & on behalf of the board of
Aloud Realty Private Limited


Ayush Jhanwar

Director
DIN - 10082404



Sumit Diwane
Director
DIN - 10076052

Place : Pune

ALOUD REALTY PRIVATE LIMITED

STATEMENT OF ACCOUNTS

1st April, 2024 to 31st December, 2024

**AUDITORS
V T AND ASSOCIATES
CHARTERED ACCOUNTANTS**

FLAT NO 10 KUNDAN PARK SHIVAJINAGAR PUNE 411004

Independent Auditor's Report on Financial Statement

To
The Members of
Aloud Realty Private Limited

Report on the Financial Statements

We have audited the accompanying financial statements of Aloud Realty Private Limited ("the Company"), which comprise the Balance Sheet as at 31 December 2024, the Statement of Profit and Loss, Cash Flow Statement for the period ended 31st December 2024 and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for matters in section 134(5) of the Companies Act, 2013 ("the Act") With the respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2015. The Board of Directors of the company are responsible for 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; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.



An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on financial statement.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 December 2024, its loss and Cash flow statement for the year ended on that date.

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 in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
- 2) As required by Section 143 (3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The balance sheet and the statement of profit and loss are dealt with by this Report are in agreement with the books of account;
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - e) On the basis of the written representations received from the directors as on 31 December 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31 December 2024 from being appointed as a director in terms of Section 164 (2) of the Act.



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

g) In our opinion and to the best of our information and according to information and explanations given to us, the company being a private company, the provision of section 197 of the Act related to managerial remuneration are not applicable.

h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company does not have any pending litigations which would impact its financial position.
- ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. (a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to accounts, no funds have been advanced or invested (either from borrowed funds or share premium or any other sources of Mind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to accounts, no funds have been received by the Company from any person(s) or entity(ies). including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or Indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



(c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clauses (a) and (b) contain any material misstatement;

- v. 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 March 31, 2024 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the period ended 31st December, 2024.

For, V.T. & Associates
Chartered Accountants
FRN : 0110017S



Niraj Nawandhar
Partner
Membership No. 139917
UDIN : 25139917BMHYZZ4908
Date : 28/03/2025
Place : Pune



ANNEXURE – A

Annexure to Independent Auditors' Report for the period ended December 2024
(Referred to in Paragraph 1 under the Heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date)

(i) Property, Plant and Equipment

a)

A. The Company has no Property, Plant and Equipement, hence this clause of paragraph 3(i)(a)(A) of the order is not appliacable to the company;

B. Company has no intangible assets, hence this clause of paragraph 3(i)(a)(B) of the order is not applicable to the Company.

b) According to the information and explanations given to us, the Company has a regular programme of physical verification to cover Property, Plant and Equipment.

c) According to the information and explanations given to us, there are no immovable assets held by the company except for inventories, hence this clause of paragraph 3 (i) of the order is not applicable to the Company.

d) According to the information and explanations given to us, Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.

e) According to the information and explanations given to us, No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

(ii) Inventories

a) The company has no inventory during the year , hence paragraph 3(ii)(a) of the order is not applicable to the Company.

b) According to the information and explanations given to us, during any point of time of the year, the company has not sanctioned working capital limits, hence paragraph 3 (ii) (b) of the order is not applicable to the Company.

(iii) Investment made or Loans given

(a) According to the information and explanations given to us, during the year the company has not made investments, provided guarantee, security, granted loans and advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties;



(Amount in Hundreds)

Sr No	Particulars	Rs.
1	Balance outstanding as at balance sheet date in respect of Loan provided-	
-	Subsidiaries	-
-	Joint Ventures	-
-	Associates	-
-	Others	-
2	Balance outstanding as at balance sheet date in respect of Investment made-	
-	Subsidiaries	-
-	Joint Ventures	-
-	Associates	-
-	Others	-
3	Guarantees provided as at balance sheet date –	
-	Subsidiaries	-
-	Joint Ventures	-
-	Associates	-
-	Others	-

- (b) There are no Investments made, guarantees provided, hence paragraph 3(iii)(b) of the order is not applicable to the company.
- (c) There are no loans granted to companies, Limited Liability Partnerships or any other parties, hence paragraph 3(iii)(c) of the order is not applicable to the company.
- (d) There are no loans granted therefore there is no need to draw repayment schedule. Hence, paragraph 3(iii)(d) of the order is not applicable to the company.
- (e) There is no such loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.
- (f) As disclosed in Note 10 of the financial statements, the Company has not granted loans, either repayable on demand or without specifying any terms or period of repayment to companies and Limited Liability Partnerships. Of these following are the details of the aggregate amount of loans granted to promoters or related parties as defined in clause (76) of section 2 of the Companies Act, 2013:



(Amount in Hundreds)

Particulars	Promoters	Related Parties	Total
Aggregate amount of loans/advances in nature of loans			
- Repayable on Demand	-	-	-
- Without specifying terms of repayment	-	-	-
Percentage of loans/advances in nature of loans to the total loans	-	-	-

(iv) **Compliance of Sec. 185 & 186**

Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable and have been complied with by the Company.

(v) **Public Deposit**

According to the information and explanations given to us, the Company has not accepted any deposits including amount which are deemed to be deposit from the public and hence directives issued by the Reserve Bank of India and the provisions of the section 73 to 76 or any other relevant provisions of the Act and the Rules framed there under apply are not applicable. Accordingly, the provision of paragraph 3(v) of the Order is not applicable to the Company.

(vi) **Cost Records**

In our opinion and according to information and explanations given to us, maintenance of cost records has been prescribed by the Central Government under Section 148(1) of the Companies Act, for the services provided by the company. However, same is not applicable as the annual turnover is below prescribed threshold.

(vii) **Statutory Dues**

a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has generally been regular in depositing its undisputed statutory dues including income-tax, Goods and Service Tax and cess etc. There are no undisputed dues payable, outstanding as on 31st December, 2024 for a period of more than six months from the date they became payable.

b) According to the information and explanations given to us, there are no amounts in respect of income tax, Goods and Service Tax etc. that have not been deposited with the appropriate authorities on account of any dispute.

(viii) According to the information and explanations given to us, No such case where, transactions not recorded in the books of account, have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of



1961). Accordingly, the provision of paragraph 3(viii) of the Order is not applicable to the Company.

(ix) According to the information and explanations given to us and on the basis of our examination of the books of account;

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

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

(c) There are no term loans obtained during the year by the company. Hence, the requirement to report on clause (ix)(c) of the Order is not applicable to the Company

(d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company.

(x) **Application of fund raise through public offer**

a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not raised money by way of initial public offer or further public offer (including debt instrument) during the year under audit therefore, paragraph 3 (x) (a) of the order is not applicable to the company.

b) As per the information and explanations given by the management and based on our examination of the records, company has not made any preferential allotment or private placement of shares or fully or partly or optionally convertible debentures during the year under review, Accordingly, compliance of section 42 and 62 of the Act does not arise. Therefore paragraph 3 (x)(b) of the order is not applicable to the company.

(xi) **Fraud**

a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the explanation and information given to us, no fraud by the Company or on the Company has been noticed or reported during the course of our audit.



- b) To the best of our knowledge and according to the information and explanation provided to us, No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- c) The Company has not received any whistle blower complaints during the year under review.
- (xii) In our opinion and according to the information and explanations given to us, the company is not a Nidhi Company. Therefore paragraph 3 (xii)(a), (b) and (c) of the order is not applicable to the company.
- (xiii) As the company is a private limited company, it is not required to constitute audit committee hence section 177 of The Companies Act, 2013 is not applicable to the Company. The Company has complied with the provision of section 188 of The Companies Act, 2013 and the details have been disclosed in the financial statement as required by the applicable accounting standards.
- (xiv) In our opinion and based on our examination, the company is not required to have an internal audit system as per provisions of the Companies Act 2013. Therefore paragraph 3 (xiv)(a) and (b) of the order is not applicable to the company.
- (xv) As per the information and explanations given to us, and based on our examination of the records, the company has not entered into any non-cash transaction with directors or persons connected with him. Therefore paragraph 3 (xv) of the order is not applicable to the company.
- (xvi) As per the information and explanations given by the management, company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore paragraph 3 (xvi) of the order is not applicable to the company.
- (xvii) As per the information and explanations given to us, and based on our examination of the records, The Company has incurred cash losses during the financial year as well as previous year, stated as follows;

Particulars	As at 31 st December, 2024	As at 31 st March, 2024
Cash Loss (Amount in Hundreds)	55.24	282.31

- (xviii) There has not been resignation of the statutory auditors of the company during the year. Therefore paragraph 3 (xviii) of the order is not applicable to the company.



- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, 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) As per the information and explanations given to us, and based on our examination of the records, the provisions of Section 135 of the Companies Act, 2013 were not applicable to the preceding financial year and therefore there was no unspent amount required to be transferred to a Fund specified in Schedule VII of the Companies Act, 2013. Further, Section 135(5) of the Act is not applicable to the company, Accordingly, the provision of paragraph 3(xx)(a) and (b) of the Order is not applicable to the Company.



For, V.T. & Associates
Chartered Accountants

A handwritten signature in blue ink, appearing to read "Nawandhar", written over a horizontal line.

CA Niraj Nawandhar
Membership No: 139917

Place: Pune

Date: 28/03/2025

UDIN: 25139917BMHYYZ4908

ANNEXURE – B

Annexure to Independent Auditors' Report for the period ended December 2024
(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 with reference to financial statement of **Aloud Realty Private Limited** ("the Company") as of 31 December, 2024 in conjunction with our audit of the financial statements of the Company for the period from 1st April, 2024 to 31st December, 2024.

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 with reference to financial statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, 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 Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statement based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statement was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statement and their operating effectiveness. Our audit of internal financial controls with reference to financial statement included obtaining an understanding of internal financial controls with reference to financial statement, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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



Meaning of Internal Financial Controls with reference to Financial Statement

A company's internal financial control with reference to financial statement 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 with reference to financial statement 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 authorizations of management and directors of the company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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 with reference to Financial Statement

Because of the inherent limitations of internal financial controls with reference to financial statement, 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 with reference to financial statement to future periods are subject to the risk that the internal financial control with reference to financial statement 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 with reference to financial statement and such internal financial controls with reference to financial statement were operating effectively as at 31 December, 2024, based on, "the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India".

**For, V.T. & Associates
Chartered Accountants**



A handwritten signature in blue ink that reads "Nawandhar".

Place: Pune

Date: 28/03/2025

UDIN: 25139917BMHYYZ4908

**CA Niraj Nawandhar
Membership No: 139917**

ALoud REALTY PRIVATE LIMITED
(CIN : U68100PN2023PTC222310)

Registered Address : S.No. 36/1/1, Office No., 802, 8th Floor, Chordia G, Baner Gaon, Pune, Haveli, Maharashtra, India, 411045.

Balance Sheet as at 31st December 2024

	PARTICULARS	Note No.	31st Dec, 2024 (Amount in Hundreds)	31st March, 2024 (Amount in Hundreds)
I. EQUITY AND LIABILITIES				
1. Shareholder's Funds				
(a) Share Capital		3	100.00	100.00
(b) Reserves and Surplus		4	(337.55)	(282.31)
			(237.55)	(182.31)
2. Share Application Money Pending Allotment				
3. Non- current liabilities				
(a) Long-term borrowings			-	-
(b) Deferred tax liabilities (Net)			-	-
(c) Other Long term liabilities			-	-
(d) Long-term provisions			-	-
			-	-
4. Current Liabilities				
(a) Short term borrowings			-	-
(b) Trade payables			-	-
A) total outstanding dues of micro enterprises and small enterprises;			-	-
and			-	-
(B) total outstanding dues of creditors other than micro enterprises and small enterprises.			-	-
(c) Short term provisions		5	50.00	50.00
(d) Other current liabilities		6	890.36	926.46
			940.36	976.46
TOTAL			702.81	794.15
II ASSETS				
1. Non-current assets				
(a) Property, Plant & Equipment				
(i) Tangible assets			-	-
(ii) Intangible assets			-	-
(iii) Capital work-in-progress			-	-
(iv) Intangible assets under development			-	-
(b) Non-current investments			-	-
(c) Deferred tax assets (net)			-	-
(d) Long-term loans and advances			-	-
(e) Other non-current assets			-	-
			-	-
2. Current assets				
(a) Current investments			-	-
(b) Inventories			-	-
(c) Trade receivables		7	684.27	775.61
(d) Cash and Cash equivalents			-	-
(e) Short-term loans and advances		8	18.54	18.54
(f) Other current assets			702.81	794.15
			702.81	794.15
TOTAL			702.81	794.15

1 & 2

Significant accounting policy

Notes to Accounts forms an integral part of financial statement


As per our report of even date
For, V.T. & Associates
Chartered Accountants
FRN : 0110017S




Niraj Nawandhar
Partner
Membership No. 139917
UDIN : 25139917BMHYZ4908
Date : 28/03/2025
Place : Pune



For & on behalf of the board of
Aloud Realty Private Limited


Ayush Jhanwar
Director
DIN - 10082404


Sumit Diwane
Director
DIN - 10076052

Place : Pune

ALOD REALTY PRIVATE LIMITED

(CIN : U68100PN2023PTC222310)

Registered Address : S.No. 36/1/1, Office No., 802, 8th Floor, Chordia G, Baner Gaon, Pune, Haveli, Maharashtra, India, 411045.

Profit And Loss Statement For The Period Ended 31st December 2024

	PARTICULARS	Note No.	31st Dec, 2024 (Amount in Hundreds)	31st March, 2024 (Amount in Hundreds)
I	Revenue from operations		-	-
II	Other Income		-	-
III	Total Revenue (I + II)		-	-
IV	Expenses:			
a)	Cost of materials consumed		-	-
b)	Purchases of Stock-in-Trade		-	-
c)	Changes in inventories of			
	(a) finished goods		-	-
	(b) work-in-progress and		-	-
	(c) Stock-in-Trade		-	-
d)	Employee benefits expense		-	-
e)	Finance costs		-	-
f)	Depreciation and amortisation expense		-	-
a)	Other expenses	9	55.24	282.31
	Total Expense		55.24	282.31
V	Profit before exceptional and extraordinary items and tax (III - IV)		(55.24)	(282.31)
VI	Exceptional items		-	-
VII	Profit before extraordinary items and tax (V - VI)		(55.24)	(282.31)
VIII	Extraordinary items		-	-
IX	Profit before tax (VII- VIII)		(55.24)	(282.31)
X	Tax expense:			
	(1) Current tax		-	-
	(2) Deferred tax		-	-
			(55.24)	(282.31)
XI	Profit (Loss) for the period			
VIII	Earnings per equity share:			
	(1) Basic (In Rs.)		(5.52)	(28.23)
	(2) Diluted (In Rs.)		(5.52)	(28.23)

See accompanying notes to the financial statements

1&2

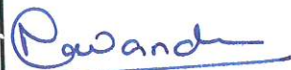
Notes to Accounts forms an integral part of financial statement

As per our report of even date

For, V.T. & Associates

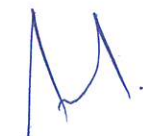
Chartered Accountants


FRN : 0110017S


Niraj Nawandhar
PartnerMembership No. 139917
UDIN : 25139917BMHYZZ4908

Date : 28/03/2025

Place : Pune

For & on behalf of the board of
Aloud Realty Private Limited

Ayush Jhanwar
Director
DIN - 10082404


Sumit Diwane
Director
DIN - 10076052

Place : Pune

ALLOUD REALTY PRIVATE LIMITED

(CIN : U68100PN2023PTC222310)

Registered Address : S.No. 36/1/1, Office No., 802, 8th Floor, Chordia G, Baner Gaon, Pune, Haveli, Maharashtra, India, 411045.

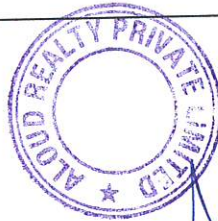
Cash Flow Statement For The Period Ended 31st December 2024

Particulars	31st Dec, 2024	31st March, 2024
	(Amount in Hundreds)	(Amount in Hundreds)
Net Profit Before Tax	(55.24)	(282.31)
<i>Add Back :- Non Cash/Non Operating Expenses</i>	-	-
Depreciation	-	-
Interest Expense	-	-
Operating Profit Before Change In Working Capital	(55.24)	(282.31)
Movement in working capital:		
(Increase)/Decrease in Inventories	-	-
(Increase)/Decrease in Trade Receivables	-	-
(Increase)/Decrease in Other Current Assets	-	(18.54)
Increase/(Decrease) in Other current liabilities	(36.10)	926.46
(Increase)/Decrease in Short term loans and advances	-	-
Increase/(Decrease) in Trade Payables	-	-
Increase/(Decrease) in Short Term Provisions	-	50.00
Operating Profit After Change In Working Capital	(91.34)	675.61
Cash Flow From Investment Activity	-	-
(Increase) / Decrease in Non-current investments	-	-
(Increase) / Decrease in Current investments	-	-
Cash Flow From Investment Activity	-	-
Cash Flow From Financing Activity	-	-
Increase/(Decrease) in Short Term Borrowings	-	-
Increase/(Decrease) in Long Term Borrowings	-	100.00
Change in Equity Share Capital	-	100.00
Cash Flow From Financing Activity	-	100.00
Net increase / (decrease) in Cash and cash equivalents (A+B+C)	(91.34)	775.61
Opening Cash And Cash Equivalents	775.61	-
Cash and cash equivalents at the end of the period	684.27	775.61
Cash and cash equivalents		
1. Cash in hand	106.69	6.69
2. Balances with bank		
- Current accounts	577.58	768.92
Cash and cash equivalents at the end of the period	684.27	775.61

As per our report of even date
For, V.T. & Associates
Chartered Accountants
FRN : 0110017S



Niraj Nawandhar
Niraj Nawandhar
Partner
Membership No. 139917
UDIN : 25139917BMHYYZ4908
Date : 28/03/2025
Place : Pune



Ayush Jhanwar
Ayush Jhanwar
Director
DIN - 10082404

For & on behalf of the board of
Aloud Realty Private Limited

Sumit Diwane
Sumit Diwane
Director
DIN - 10076052

Place : Pune

ALoud REALTY PRIVATE LIMITED
Notes Forming Part of Financial Statement for the Year Ended 31st December 2024

Note No.1 :- Nature of Business :

Aloud Realty Private Limited ("Company") is a Private Limited Company incorporated in India under the provision of Companies Act applicable in India. The Company is primarily engaged in the business of real estate development i.e., construction and sale of commercial and residential units.

Note No.2 :- Significant Accounting Policies :

a. Basis of Preparation of Financial Statements:

The financial statements have been prepared under the historical cost convention in accordance with the generally accepted accounting principles and the provisions of the Companies Act, 2013.

Accounting policies not specifically referred to otherwise are consistent with the generally accepted accounting principles. The Company follows the mercantile system of Accounting and recognizes Income & Expenditure on accrual basis.

b. Use of estimates :

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the application of accounting principles and reported amount of assets, liabilities and the disclosure of contingent liabilities on the date of the financial statements. Actual results may differ from those estimates. Estimates and assumptions are reviewed on an ongoing basis. Any revision to accounting estimates is recognized prospectively in the current and future periods.

c. Current-non-current classification :

All assets and liabilities are classified into current and non-current.

d. Liabilities :

A liability is classified as current when it satisfies any of the following criteria:

- a) it is expected to be settled in the Company's normal operating cycle;
 - b) it is held primarily for the purpose of being traded;
 - c) it is expected to be settled within 12 months after the reporting date; or
 - d) the Company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.
- Current liabilities include current portion of non-current financial liabilities. All other liabilities are classified as non-current.



e. Assets :

An asset is classified as current when it satisfies any of the following criteria:

- a) it is expected to be realized in, or is intended for sale or consumption in, the Company's normal operating cycle.
- b) it is held primarily for the purpose of being traded.
- c) it is expected to be realized within 12 months after the reporting date; or
- d) it is cash or cash equivalent unless it is restricted from being exchanged or used to settle liability for at least 12 months after the reporting date.

Current assets include current portion of non-current financial assets. All other assets are classified as non-current.

f. Revenue Recognition :

i. Revenue from real estate projects :

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Firm and the amount of the revenue can be reliably measured with no uncertainty as regards to ultimate collection.

Revenue is recognised and accounted on rendering of services in accordance with the terms of arrangement by reference to the stage of completion of the contract.

ii. Other income

Other incomes are accounted on accrual basis.

g. Accounting for Taxes on Income :

Tax expense comprises of current, deferred and fringe benefit tax. Current income tax and fringe benefit tax is measured at the amount expected to be paid to the tax authorities in accordance with the Indian Income Tax Act. Deferred income taxes reflects the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years.

h. Cash and Cash Equivalent

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

i. Events Occurring after Balance Sheet Date

No significant events which could affect the financial position as on 31.12.2024, to a material extent have been reported by the assessee, after the Balance sheet date till the signing of report.

j. Earning Per Share :

Basic earning per equity share is being computed by dividing net profit after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per equity share is computed by dividing adjusted net profit after tax by the aggregate of weighted average number of equity shares and dilutive potential equity shares outstanding during the year.



Note No. 2A : Segment Information

Business Segments :

Based on similarity of activities/products, risk and reward structure, organization structure and internal reporting systems, the Company has structured its operations into one reportable business segment i.e. real estate development.

Geographical Segments :

The Company is operating in the same geographical segment hence operations of the Company do not qualify, for reporting as geographic segments, the criteria set out under Accounting Standard 17 on Segment reporting.


For, V.T. & Associates
Chartered Accountants
FRN : 0110017S



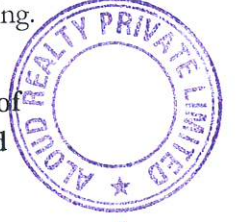
Niraj Nawandhar
Partner
Membership No. 139917
UDIN : 25139917BMHYYZ4908
Date : 28/03/2025
Place : Pune



For & on behalf of the board of
Aloud Realty Private Limited



Ayush Jhanwar
Director
DIN - 10082404



Sumit Diwane
Director
DIN - 10076052

Place : Pune

ALOOD REALTY PRIVATE LIMITED
Notes Forming Part of Financial Statement for the Year Ended 31st December 2024

(In Hundreds)

Note 3 Share capital

Ref. No.	Particulars	As at 31st Dec, 2024		As at 31st March, 2024	
		No of Shares	Amount	No of Shares	Amount
(a)	Authorised :- Equity Shares of Rs 10 Each	1,50,000	15,000	1,50,000	15,000
	Total	1,50,000	15,000	1,50,000	15,000
(b)	Issued, Subscribed and Paid-up :- Equity Shares of Rs 10 Each	1,000	100	1,000	100
	Total	1,000	100	1,000	100

(c) Reconciliation of number of shares outstanding at the beginning and end of the year

Ref. No.	Particulars	As at 31st Dec, 2024		As at 31st March, 2024	
		No of Shares	Amount	No of Shares	Amount
1	Outstanding at the beginning of the year	1,000	100	1,000	100
2	Issued during the year				
	Outstanding at the end of the year	1,000	100	1,000	100

(d) Rights, preferences and restrictions attached to Equity shares

The company has only one class of equity shares having par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share on every resolution placed before the company and his voting right on a poll shall be in proportion to the paid up equity capital of the company. In the event of liquidation, the equity share holders are entitled to receive the remaining assets of the company after payments to secured and unsecured creditors, in proportion of the share holding.

(e) Details of shareholders holding more than 5% shares in the company

Ref. No.	Particulars	As at 31st Dec, 2024		As at 31st March, 2024	
		No of Shares	Amount	No of Shares	% of Total Shares
1	Ashdan Buildcon Private Limited	999	99.90%	999	99.90%
2	Ashdan Township Holding Private Limited	1	0.10%	1	0.10%

(f) Shares held by Promoters

Ref. No.	Particulars	As at 31st Dec, 2024			As at 31st March, 2024		
		No of Shares	% of Total Shares	% Change during the year	No of Shares	% of Total Shares	% Change during the year
1	Ashdan Buildcon Private Limited	999	99.90%	-	999	99.90%	-
2	Ashdan Township Holding Private Limited	1	0.10%	-	1	0.10%	-

Note 4 Reserves and surplus

Ref. No.	Particulars	As at 31st Dec, 2024	As at 31st March, 2024
	Surplus/ (Deficit) in Statement of Profit & Loss		
1	Opening Balance	(282.31)	-
2	Add: Profit / (Loss) for the year	(55.24)	(282.31)
	Closing Balance	(337.55)	(282.31)



ALLOUD REALTY PRIVATE LIMITED

Notes Forming Part of Financial Statement for the Year Ended 31st December 2024

Note 5 Short Term Provisions

Ref. No.	Particulars	As at 31st Dec, 2024	As at 31st March, 2024
1	Audit Fees Payable	50.00	50.00
	Total	50.00	50.00

Note 6 Other current liabilities

Ref. No.	Particulars	As at 31st Dec, 2024	As at 31st March, 2024
1	TDS Payable	-	0.10
2	Profession Tax Payable	-	25.00
3	Other Payables	890.36	901.36
	Total	890.36	926.46

Note 7 Cash and cash equivalents

Ref. No.	Particulars	As at 31st Dec, 2024	As at 31st March, 2024
1	Cash in hand	106.69	6.69
2	Balance With Bank	577.58	768.92
	Total	684.27	775.61

Note 8 Other Current Assets

Ref. No.	Particulars	As at 31st Dec, 2024	As at 31st March, 2024
1	Balance with Government Authorities	18.54	18.54
	Total	18.54	18.54

Note 9 Other Expenses

Ref. No.	Particulars	As at 31st Dec, 2024	As at 31st March, 2024
1	Bank Charges	0.24	-
2	Audit Fees	-	50.00
3	Professional Fees	-	103.00
4	Fees & Taxes	30.00	60.31
5	Office Expenses	-	12.00
6	Profession Tax	25.00	25.00
7	Stamp Duty & Registration	-	20.00
8	Printing & Stationary	-	12.00
	Total	55.24	282.31



Note No. 10: - Related Party Disclosure:**• Related Party Relationships :**

Sr. No	Name of Related Party (*)	Relationship
1	Ayush Jhanwar	Director
2	Sumit Diwane	Director

• Related Party Transactions :

There are no related party transactions undertaken during the year.

Note No. 11: - Earnings Per Share :-

Particulars	Units	31st Dec, 2024	31st March, 2024
Net Profit available for Equity Share Holders	Rs.	(55.24)	(282.31)
Weighted average number of Equity share holders used as denomination	No.	1,000	1,000
Basic and Diluted Earnings Per Share	Rs.	(5.52)	(28.23)
Face Value per share in	Rs.	10	10

Note No.13:- Expenditure / Income in Foreign Currency.

During the year, the company has not carried out any foreign currency transactions.

Note No.14:- Contingent Liabilities and Other Commitments.

There is no Contingent Liability and Contingent Asset as at 31st December, 2024.

Note No.15:- Other Statutory Information.

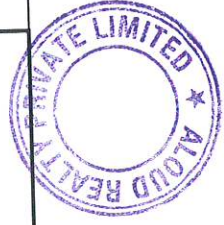
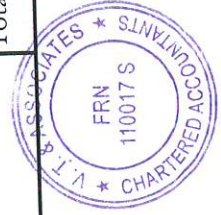
- The Company does not held any immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deeds are not held in the name of the company.
- The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- The Company does not have any transactions with companies struck off.
- The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.



ALoud REALTY PRIVATE LIMITED
Notes Forming Part of Financial Statement for the Year Ended 31st December 2024

Note No- 12 : Ratio Analysis And Its Elements

Sr. No.	Ratio	Numerator	Denominator	31st Dec, 2024	31st March, 2024	Remarks
1	Current ratio	Current Assets	Current Liabilities	0.75	0.81	-
2	Debt- Equity Ratio	Total Debt	Total Networth	NA	NA	Company has no secured debt
3	Debt Service Coverage ratio	Earnings for Debt Service (NPAT + Finance Costs + Depreciation and amortisation)	Debt Service (Interest and Principal Repayments)	NA	NA	Company has no secured debt
4	Return on Equity ratio (%)	Net Profits after taxes	Average Shareholder's Equity	-0.61	NA	Due to Change in Shareholder's Fund
5	Inventory Turnover Ratio	Cost of Goods Sold (Operating costs + changes in Inventories)	Average Inventory	NA	NA	Company has no revenue recognition, henceforth no cost of good sold
6	Trade Receivable Turnover Ratio	Revenue from operations *	Average Trade Receivables	NA	NA	Company has no revenue recognition
7	Trade Payable Turnover Ratio	Operating Costs and other expenses (Operating Costs include Operating Costs capitalised to projects)	Average Trade Payables	NA	NA	
8	Net Capital Turnover Ratio	Revenue from operations	Average Working Capital	NA	NA	
9	Net Profit ratio (%)	Net Profits after taxes	Total Revenue	NA	NA	
10	Return on Capital Employed (%)	Earnings before interest and taxes	Capital Employed (Tangible Net Worth + Total Debt + Deferred Tax Liability)	NA	NA	
11	Return on Investment (%)	Net Profits after taxes	Total Assets	NA	NA	



- f. The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
- (1) 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
 - (2) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- g. The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- (1) 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
 - (2) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- h. In case of the Company, there is no Scheme of Arrangements required to approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

Note No.16: -

The company has no transaction which are not recorded in the books of account or have been surrendered or disclosed as income.

Note No.17: -

Additional information as required by Division I of Schedule III of The Companies Act, 2013 (other than already disclosed above) are either Nil or Not Applicable.

Note No.18: -

Previous year figures have been regrouped, rearranged and reclassification wherever necessary to confirm to current year's classification.

For, V.T. & Associates
Chartered Accountants
FRN : 0110017S



Niraj Nawandhar
Partner

Membership No. 139917


UDIN : 25139917BMHYZZ4908

Date : 28/03/2025


Place : Pune



For & on behalf of the board of
Aloud Realty Private Limited



Ayush Jhanwar
Director
DIN - 10082404



Sumit Diwane
Director
DIN - 10076052

Place : Pune

ANNEXURE B

Issuer has not entered into any related party transaction as per Section 188 of the Companies, Act 2013.

ANNEXURE C

No remuneration was paid to the Director's during the current year.

ANNEXURE D

There have been no changes in the accounting policies since incorporation of the Company and their has been no effect on the profits and the reserves of the Issuer.

ANNEXURE : E

LEGAL PROCEEDINGS

ANY MATERIAL EVENT/ DEVELOPMENT OR CHANGE HAVING IMPLICATIONS ON THE FINANCIALS/CREDIT QUALITY (E.G. ANY MATERIAL REGULATORY PROCEEDINGS AGAINST THE ISSUER/PROMOTERS, LITIGATIONS RESULTING IN MATERIAL LIABILITIES, CORPORATE RESTRUCTURING EVENT ETC.) AT THE TIME OF ISSUE WHICH MAY AFFECT THE ISSUE OR THE INVESTOR'S DECISION TO INVEST / CONTINUE TO INVEST IN THE NON-CONVERTIBLE SECURITIES

Litigation involving the Issuer

<u>Sl. No.</u>	<u>Case</u>	<u>Details</u>	<u>Case No</u>	<u>Court / Forum</u>	<u>Cases By / Against</u>	<u>Last Date MM/DD/Y Y YY</u>	<u>Next Date MM/DD/Y Y YY</u>	<u>Financial liability against the Issuer</u>	<u>Financial recovery by the Issuer</u>	<u>Remarks / Proceedings</u>
SUPREME COURT										
NIL										
HIGH COURT										
NIL										
DISTRICT COURTS										
NIL										
CONSUMER										
NIL										
NCLT/NCLAT										
NIL										

<u>Sl. No.</u>	<u>Case</u>	<u>Details</u>	<u>Case No</u>	<u>Court / Forum</u>	<u>Cases By / Against</u>	<u>Last Date MM/DD/Y Y YY</u>	<u>Next Date MM/DD/Y Y YY</u>	<u>Financial liability against the Issuer</u>	<u>Financial recovery by the Issuer</u>	<u>Remarks / Proceedings</u>
LABOUR										
NIL										
ARBITRATION										
NIL										
PMLA										
NIL										
EVICTION										
NIL										

Tax Proceedings of the Issuer

NIL

Litigations involving our promoters

NIL

DETAILS OF ANY LITIGATION OR LEGAL ACTION PENDING OR TAKEN BY ANY MINISTRY OR DEPARTMENT OF THE GOVERNMENT OR A STATUTORY AUTHORITY AGAINST ANY PROMOTER OF THE OFFEREE COMPANY DURING THE LAST THREE YEARS IMMEDIATELY PRECEDING THE YEAR OF THE CIRCULATION OF THIS GENERAL INFORMATION DOCUMENT AND ANY DIRECTION ISSUED BY SUCH MINISTRY OR DEPARTMENT OR STATUTORY AUTHORITY UPON CONCLUSION OF SUCH LITIGATION OR LEGAL ACTION SHALL BE DISCLOSED

Litigations against our promoters

A. Litigations pertaining to Ashok Chordia

Sr. No.	Case Number	Parties	Reliefs/ Prayers sought for	Current Status	Next Date
1.	TP (Crl) No. 245/2022	ENFORCEMENT DIRECTORATE Vs. ATUL CHORDIA S/D/W/THRU:- ASHOK CHORDIA	This was a transfer petition to case. However it is disposed off by order dated 9.9.22 as per the order passed by the Supreme Court in SPL (Cri) 4634 of 2014 dated 27.07.22	Disposed off as per order dated 09.09.2022	Disposed off as per order dated 09.09.2022

B. Litigations pertaining to Atul Chordia

Sr. No.	Case Number	Parties	Reliefs/ Prayers sought for	Current Status	Next Date
1.	SLP (Crl) 10794/2022	Enforcement Directorate Vs Atul Chordia	The case has been disposed off by order dated 31-10-2022 stating that the main writ petition has been decided by the Delhi High Court following the judgment of the Supreme Court of India and hence, the present special leave petitions rendered infructuous.	Disposed off as per order dated 31 st October, 2022	Disposed off as per order dated 31 st October, 2022
2.	SLP (Crl)	Directorate Of Enforcement Vs Atul Chordia, The State Of Maharashtra, Ashutosh Vijay Kamble	No record found as there case number is not mentioned. However as per the name Atul Chordia above two cases are found	No record found as there case number is not mentioned. However as	No record found as there case number is not mentioned. However as per the name Atul Chordia above two cases are found.

				per the name Atul Chordia above two cases are found.	
3.	TP (Crl) No. 245/2022	Enforcement Directorate Vs. Atul Chordia S/D/W/Thru:- Ashok Chordia	This was a transfer petition to case. However it is disposed off by order dated 9 th September, 2022 as per the order passed by the Supreme Court in SPL (Cri) 4634 of 2014 dated 27 th July, 2022.	Disposed off as per order dated 9 th September, 2022.	Disposed off as per order dated 9 th September, 2022.
4.	SLP(Crl) No.26629/2022	Directorate Of Enforcement Vs Indiabulls Housing Finance Ltd, Rajiv Gandhi, Santosh Khopade, Atul Chordia, State Of Maharashtra, Ashutosh Kamble	Complaint filed by Ashutosh Kamble alleging manipulation of shares of the Indiabulls Group to benefit their close associates and diverting crores of public money by funding their own entities	Appeal Disposed off.	-
5.	WP 6812/2021	Atul Chordia Vs The State Of Maharashtra And Anr, Ashutosh Vijay Kamble	Disposed of as allowed vide Order dated 4 th May, 2022.	Allowed and Disposed off as per order dated 4 th May, 2022.	Allowed and Disposed off as per order dated 4 th May, 2022.
6.	W.P.(CRL) - [CRLW] 440/2022 (the Petition)	Atul Chordia, Atul Chordia Vs Enforcement Directorate & Anr., Enforcement Directorate	The petitioners pleaded <i>inter alia</i> questioning the validity of Section 50 of the PMLA Act on the instance of its unconstitutional nature and to quash and set aside the impugned ECIR/ 07/ HIU/ 2021 and stay all proceedings and summons arising therefrom.	As per order dated 26 th September, 2022 the petition becomes infructuous and hence is disposed off	As per order dated 26 th September, 2022. the petition becomes infructuous and hence is disposed off

			<p><i>Vide</i> Order dated 26th September, 2022 the Petition was allowed and the aforesaid ECIR was quashed and set aside and it was directed that there shall be no further coercive action or search and seizure or summons arising from the aforesaid ECIR.</p>		
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Indirect Taxations litigations against our promoters

NIL

Ashok Dhanraj Chordia

Sr. No.	Case	Details	Case No.	Forum /Court	Cases By / Against	Date of Order / SCN	Last Date	Next Date	Financial claim / impact				Financial Recovery by the issuer	Name of the Petitioner /Appellant/ Complainant
									Tax	Interest	Penalty	Total		
NIL														

Atul Ashok Chordia

Sr. No.	Case	Details	Case No.	Forum / Court	Cases By / Against	Date of Order / SCN	Last Date	Next Date	Financial claim / impact				Financial Recovery by the issuer	Name of the Petitioner / Appellant / Complainant
									Tax	Interest	Penalty	Total		
NIL														

ANNEXURE F

There are no contingent liabilities of the Issuer.

ANNEXURE G

DETAILS OF OTHER DIRECTORSHIPS OF THE DIRECTORS OF THE ISSUER

SR. NO.	NAME OF DIRECTOR	NAME OF COMPANIES IN WHICH DIRECTORSHIP HELD
1	Mr. Ayush Jhanwar	<ol style="list-style-type: none"> 1. ADC Real Estate Developers Private Limited 2. Khubchandani Properties And Investments Private Limited 3. Perfect Realty Private Limited 4. Castle Crest Real Estate Developers Private Limited 5. Pravi Construwell Private Limited 6. Implex Lifespaces Private Limited 7. Procon Construwell Private Limited 8. Classic Promoters And Builders Private Limited 9. Khubchandani Hospitals Private Limited 10. Mahalunge Real Estate Developers Private Limited 11. AAC Real Estate Developers Private Limited 12. Merculus Construwell Private Limited 13. Traxon Projects Private Limited 14. Aloud Realty Private Limited 15. Eastwise Builders Private Limited 16. Chronix Projects Private Limited
2	Mr. Sumit Ramesh Diwane	<ol style="list-style-type: none"> 1. ADC Real Estate Developers Private Limited 2. Khubchandani Hospitals Private Limited 3. Perfect Realty Private Limited 4. Khubchandani Properties And Investments Private Limited 5. D S Kulkarni Developers Ltd 6. Aloud Realty Private Limited 7. Implex Lifespaces Private Limited 8. Procon Construwell Private Limited 9. Sesen Realty Private Limited 10. Classic Promoters And Builders Private Limited 11. Ashdan Properties Private Limited 12. Mahalunge Real Estate Developers Private Limited 13. AAC Real Estate Developers Private Limited 14. Traxon Projects Private Limited 15. Aloud Realty Private Limited 16. Eastwise Builders Private Limited 17. Chronix Projects Private Limited