AJAY KISHORE & CO.
CHARTERED ACCOUNTANTS

INDIA

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Sakchi, Jamshedpur - 831001

INDEPENDENT AUDITOR'S REPORT

To
The Members of Technoculture Building Centre Private Limited

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of Technoculture Building Centre Private Limited ("the Company"), which comprise the balance sheet as at March 31, 2025, the Statement of Profit and Loss account and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including accounting standards specified under company act , of the state of affairs of the Company as at March 31, 2025, its profit and loss account and cash flows for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

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

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For Technoculture Building Centre Pvt. Ltd.

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Ajay Kishore & Co. Pvt. Jamshedpur Chartered Accountants

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements.
The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

Key Audit Matter

Revenue recognition (refer note 1 to the financial statements)

Revenue from sale of residential units represents 94.00% of the total revenue from operations of the Company.
Revenue is recognised upon transfer of control of residential units to customers for an amount that reflects the consideration which the Company expects to receive in exchange for those units. The trigger for revenue recognition is normally upon satisfaction of performance obligation and the control thereof is transferred from the company to the buyer upon possession or upon issuance of letter for offer of possession or letter of hand over documents ("deemed date of possession").

The Company records revenue over time till the actual possession to the customers. Measurement of revenue recorded over time which is dependent on the estimates of the costs to complete. Revenue recognition involves significant estimates related to measurement of costs to complete for the projects. Revenue from projects is recorded based on the Company's assessment of the work completed, costs incurred and accrued and the estimate of the balance costs to complete.

How the matter was addressed in our audit

Our audit procedures on Revenue recognition included the following

- Evaluating that the Company's revenue recognition accounting policies are in line with the applicable accounting standards and their application to the key customer contracts including consistent application ;

- We, on a sample basis inspected the sale deed ,letter of possession and handover documents, evidencing the transfer of control of the property to the customers based on which revenue is recognised at a point in time;

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- We on a sample basis inspected and found that revenue from project is also recorded based on the company,s assessment of the work completed and recognising Revenue in proportion of the percentage of completion of such real estate property;

- Comparing, on a sample basis, revenue transactions recorded during the year with the underlying contracts, invoices raised on customers and collections in bank accounts. Also, checked the related revenue had been recognised in accordance with the Company's revenue;

- Conducting site visits during the year for selected projects to understand the scope and nature of the projects and to assess the progress of the projects; and

Recoverability of the carrying value of inventory and land advances

As at March 31,2025, the carrying value of the Inventory of real estate projects is Rs.206,64,77,661 And land advances of Rs. 1,14,89,53,803.The Inventory is valued at the lower of the cost and net Realisable value (NRV).The determination of the NRV involves estimates based on Prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs.

Advances paid by the company to the seller/intermediary towards outright purchase of land is recognised as land advance under other assets . during the course of transferring the legal title to the Company, whereupon it is transferred to land stock under inventories.

We identified the assessment of the carrying value of inventory and land advances/deposits as a key audit matter due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment.

How the matter was addressed in our audit

Our audit procedures in assessing the carrying value of the inventories/land advances included, among others, the following:-

- We read and evaluated the accounting policies with respect to inventories/land advances/deposits ;
- We made inquiries with management to understand key assumptions used in determination of the NRV;
- Inventory related to work-in-progress is taken on the basis of cost incurred in comparing with total cost.

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Information other than the financial statements and auditors' report thereon

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

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

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

Management's responsibility for the financial statements

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the State of affairs (financial position),Profit or loss (financial performance)and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

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Auditor's responsibilities for the audit of the financial statements

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

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

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

2) As required by Section 143(3) of the Act, we report that:
(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 except for the matters stated in the paragraph 2(g)(v) below on reporting under Rule 11(g);

(c) The balance sheet, the statement of profit and loss, the cash flow statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

(d) In our opinion, the aforesaid financial statements comply with the 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 March 31, 2025 taken on record by the board of directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company 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;

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(g) 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 has, to the extent ascertainable, disclosed the impact of pending litigations on its financial position in its financial statements – Refer clause (i) of Note 6.2 to the financial statements;

ii) The Company has not complied the compliance requirement relating to spending of CSR Fund- Refer Note 6.5 to the financial statements;

iii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and

iv. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company, as this clause not applicable here;

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

b) The management has represented that,to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, 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; and

c)Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under Sub-clause (a) and (b) above, contain any material misstatement.

vi.a). Based on our examination, the company, has used accounting software Tally Prime in Sambodhi Retreat,Bodhgaya for maintaining its books of account for Hotel and Resort business for the financial year ended March 31, 2025 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 audit trail feature being tampered with. Additionally, the audit trail has been preserved by the company as per the statutory requirements for record retention.

For Technoculture Building Centre Pvt. Ltd.
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b). Based on our examination, the company, has used accounting software Data man for its real estate business to maintain its books of account for the financial year ended March 31, 2025 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 audit trail feature being tampered with. Additionally, the audit trail has been preserved by the company as per the statutory requirements for record retention.

For Ajay kishore and Company
Chartered Accountants
Firm Registration No. 005899C

Ajay Kishore & Co. Jamshedpur Chartered Accountants

Pawan kumar jha

Partner
Membership No. 401575
UDIN : 25401575BMJDEO5656

Place: Jamshedpur
Date: 24/09/2025

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Annexure A to the Independent Auditors' Report - 31 March 2025

Referred to in Paragraph 1 under the heading 'Report on other legal and regulatory requirements' section, of our report of even date on the financial statements of Technoculture Building Centre Private Limited ("the Company") for the year ended March 31,2025.

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

(i) (a) In respect of the Company's property, plant and equipment, right-of-use assets and intangible assets:

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

(B) The Company is maintaining proper records showing full particulars of intangible assets.

(b) According to the information and explanations given to us, all the assets have not been physically verified by the management during the year but there is a regular program of physical verification of its property, plant and equipment to cover all the items of property, plant and equipment in a phased manner, which in our opinion, is reasonable having regard to the size of the Company and the nature of its property, plant and equipment. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of all the immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company as at Balance sheet date, except the below property:

For Technoculture Building Centre Pvt. Ltd.

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Chartered Accountants

Description of property	Gross carrying value (Amount in lakh)	Held in the name of	Whether Promoter, director or their relative or employee	Period held – indicate range, where appropriate	Reason for not being held in name of company)
1. Deed No12571,Land in Bodhgaya, on which resort is constructed.	1.05	Vinay kr tiwary	Promoter Director	31-08-2007	The matter is very old, relating to 2007-2008. As the process to register land in the name of company was a time taken matter.so to complete the process early, land was registered in the name of Director. All the payment was made from company,s account. A Resort was constructed ,whose all income is always taken in company,s account
2. Deed No. 8704, Land in Bodhgaya, on which resort is constructed.	2.15	Vinay kr tiwary	Promoter Director	20-06-2007	
3. Deed No. 4088, Land in Bodhgaya, on which resort is constructed.	6.80	Vinay kr tiwary	Promoter Director	29-04-2008	
4. Deed No. 12568, Land in Bodhgaya,	2.15	Vinay kr tiwary	Promoter Director	31-08-2007	
5. Deed No. 12746, Land in Bodhgaya	0.50	Vinay kr tiwary	Promoter Director	06-09-2007	
6. Deed No. 5681, Land in Bodhgaya	0.94	Vinay kr tiwary	Promoter Director	09-05-2007	

(d) The company has not revalued its Property, Plant and Equipment (including Right of Use assets) and intangible assets during the year.

(e) According to the information and explanations given to us, no proceedings have been initiated during the year 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

For Technoculture Building Centre Pvt. Ltd.

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(ii) (a) According to the information and explanations given to us, the management has conducted physical verification of inventory at various intervals during the year using such procedures which, in our opinion, is reasonable and appropriate having regard to the size of the company and nature of its business. No material discrepancies were noticed on such verification.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company is not required to submit any quarterly returns or statements to the Banks or financial institutions.

(iii) The company has made investments, Provided Guarantees or granted unsecured loans to the companies, firms, Limited Liability Partnerships during the year under review:

(a) The company has provided loans or stood guarantee during the year under review details whereof are as under :

Particulars	Guarantees	Loans (Rs. In Lakh)
Aggregate amount granted /provided during the year		
▪ Subsidiary	NIL	186.41
Balance outstanding as at Balance sheet Date in respect of Loans/guarantee		
▪ Subsidiary	NIL	195.41

(b) According to the information and explanations given to us, the investments made, guarantee provided and the terms and conditions of the grant of unsecured loans, are not prima facie prejudicial to the interest of the Company.

(c) There is no amount overdue for more than ninety days. Hence, reporting under this clause is not applicable.

(d) There are no loan, advances 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 overdues of existing loans given to the same parties.

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans, investments, guarantees and securities made by the company.

For Technoculture Building Centre Pvt. Ltd

Authorised Signature

Ajay Kishore & Co. Jamshedpur Chartered Accountants

(v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Companies Act, 2013 Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended).

(vi) As certified by a Cost Accountant, the company has maintained cost records for the year under review, as prescribed under sub-section (1) of Section 148 to the extent applicable to the company. We have, however, not made a detailed examination of such records.

(vii) (a) According to the records of the company, the company is generally regular in depositing with appropriate authorities undisputed statutory dues including provident fund, employees' state insurance, income-tax, Goods and Service Tax, duty of customs, Cess and other material statutory dues, as applicable, and no such statutory dues were outstanding as at the last day of the financial year under review for a period of more than six months from the date they became payable, except following :-

		(Rs. in lakhs)
Service Tax	-	26.48
Labour Cess	-	48.44

(b) According to the information and explanation given to us and examination of records of the Company, details of statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2025, on account of any dispute, are as follows:-

Name of the statute	Nature of Dues	Amount Demanded (Rs. In Lakh)	Amount Paid (Rs. In Lakh)	Period to which the amount Relates	Forum where dispute is pending
Income Tax Act ,1961	Income Tax	3.70	0.00	Assessment year 2015-16	Income Tax Appellate Tribunal,Patna
Income Tax Act ,1961	Income Tax	34.00	20.00	Assessment year 2017-18	Income Tax Appellate Tribunal,Patna
Income Tax Act ,1961	Income Tax	7.29	0.00	Assessment year 2020-21	Income Tax Appellate Tribunal,Patna
Income Tax Act ,1961	Income Tax	25.92	0.00	Assessment year 2021-22	Income Tax Appellate Tribunal,Patna
Income Tax Act ,1961	Income Tax	666.12	0.00	Assessment year 2022-23	Commissioner of income tax (Appeal)
Finance Act, 1994	Service Tax	1587.47	119.48	Financial Year 2017-18(April to June)	Appellate Tribunal
Finance Act, 1994	Service Tax	3516.57	300.00	Financial Year 2010-11 to 2012-13	Appellate Tribunal
Finance Act,	Service Tax	10782.10	808.76	Financial Year	Appellate

For Technoculture Building Centre Pvt. Ltd

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1994				2013-14 to 2016-17	Tribunal
Goods & Service Tax Act, 2017	Goods & Service Tax	19.97	0.47	Financial Year 2017-18(July to March)	Orissa High Court

(viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year by the company in the tax assessments under the Income Tax Act,1961.

(ix) (a) In our opinion and according to the information and explanations given to us, the company has not defaulted in repayment of dues to any lender, financial institution, bank, government, or dues to debenture holder.

(b) According to the information and explanations given to us, the company has not been declared a wilful defaulter by any bank or financial institution or any other lender.

(c) On the basis of the examination of the books of accounts of the Company and according to information and explanations given to us, in our opinion, the term loans have been applied for the purpose for which such loans were obtained.

(d) On an overall examination of the financial statements of the Company, funds raised on short term basis have, prima facie, not been utilised for long term purposes.

(e) 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 pledged securities held in its subsidiaries, joint ventures or associate companies for any loans raised during the year.

(x) (a) In our opinion and according to the information and explanation given to us, the company did not raise moneys by way of initial public offer or further public offer (including debt instruments) during the year under review.

(b) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year under review.

(xi) (a) According to the information and explanations given to us, no any fraud by an employee on the Company has been discovered during the year under review

(b) No report is required to file under sub-section (12) of section 143 of the Companies Act, 2013.

(c) According to the information and explanations given to us, no whistle-bower complaints have been received during the year by the company.

For Technoculture Building Centre Pvt. Ltd

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Ajay Kishore & Co. Jamshedpur

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company and hence reporting on clauses 3(xii) of the Order is not applicable.

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act and the details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) (a) According to the information and explanations given to us, the company has an internal audit system, which in our opinion, is commensurate with the size of the company and the nature of its business.

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

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him.

(xvi) (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

(b) According to the information and explanations given to us and on the basis of the examination of the records of the company, the Company has not conducted any Non-Banking Financial or Housing Finance activities.

(c) In our opinion, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.

(d) According to the information and explanations given to us, the Group does not have any CIC as part of the Group.

(xvii) On an overall examination of the financial statements of the Company, the Company has not incurred any cash losses in the financial year under review, and company has not incurred cash losses in the immediately preceding financial year.

(xviii) There has not been any resignation of the statutory auditors during the year and hence reporting on clause 3(xviii) of the Order is not applicable.

(xix) On the basis of overall examination of the financial ratios, ageing and expected dates of realisation 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 according to the information and explanations given to us, in our opinion, prima facie, no material uncertainty exists as on the date of the audit report regarding the company's capability to meet its liabilities existing as on the date of the 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.

For Technoagriculture Building Centre Pvt. Ltd.

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Ajay Kishore & Co.
Jamshedpur
Chartered Accountants

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) In our opinion and according to information and explanations given to us, there is no any money spent towards company's Corporate Social Responsibility obligations in terms of Section 135 of the Companies Act, 2013.

For Ajay kishore and Company
Chartered Accountants
Firm Registration No. 005899C

Ajay Kishore & Co. Jamshedpur Chartered Accountants

Pawan kumar jha
Partner
Membership No. 401575
UDIN : 25401575BMJDEO5656

Place: Jamshedpur
Date: 24/09/2025

For Technoculture Building Centre Pvt. Ltd

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Annexure "B" to the Independent Auditor's Report

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

We have audited the internal financial controls over financial reporting of Technoculture Building Centre Private Limited ("the Company") as at March 31, 2025, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The board of directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the standards on auditing prescribed under Section 143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those standards and the guidance note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements 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 with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements , assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement in the financial statements, whether due to fraud or error.

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

For Technoculture Building Centre Pvt. Ltd

Authorised Signatory

Ajay Kishore & Co. Chartered Accountants

Meaning of internal financial controls over financial reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Limitations of internal financial controls over financial reporting

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

Opinion

In our opinion and according to the information and explanations given to us, the Company has, in all material respects, an adequate internal financial control system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2025, 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 Ajay kishore and Company
Chartered Accountants
Firm Registration No. 005899C

Ajay Kishore & Co. Jamshedpur Chartered Accountants

Pawan kumar jha
Partner
Membership No. 401575
UDIN : 25401575BMJDEO5656

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Place: Jamshedpur
Date: 24/09/2025

TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
CIN : U45200BR2002PTC009767
BALANCE SHEET AS AT 31/03/2025

In ₹ Lakhs

Particulars	Note No.	as at 31/03/2025	as at 31/03/2024
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	2.1	498.02	97.65
Reserves and surplus	2.2	4766.76	4668.99
Money received against share warrants	2.3	-	-
		5264.78	4766.64
Share application money pending allotment	2.4	-	-
Non-current liabilities			
Long-term borrowings	2.5	89.59	92.94
Deferred tax liabilities (Net)	2.6	9.52	14.02
Other Long term liabilities	2.7	-	-
Long-term provisions	2.8	-	-
		99.12	106.96
Current liabilities			
Short-term borrowings	2.9	46.28	32.60
Trade payables	3.0		
Total outstanding dues of micro enterprises and small enterprises		97.94	21.28
Total outstanding dues of creditors other than micro enterprises and small enterprises		1786.77	1411.28
Other current liabilities	3.1	32376.39	33026.29
Short-term provisions	3.2	178.43	215.50
		34485.81	34706.96
TOTAL		**39849.71**	**39580.55**
ASSETS			
Non-current assets			
Property, Plant and Equipment and Intangible Assets			
Property, Plant and Equipment	3.3	2364.29	2034.65
Intangible assets	3.4	0.95	0.95
Capital work-in-progress	3.5	-	-
Intangible assets under development		-	-
		2365.24	2035.59
Non-current investments	3.6	11.09	-
Deferred tax assets (net)	3.7	-	-
Long-term loans and advances	3.8	11489.54	9701.30
Other non-current assets	3.9	-	-
		13865.86	11736.89
Current assets			
Current investments	4.0	-	-
Inventories	4.1	20664.78	21301.24
Trade receivables	4.2	613.35	2454.43
Cash and cash equivalents	4.3	382.26	471.68
Short-term loans and advances	4.4	4323.46	3616.32
Other current assets	4.5	-	-
		25983.85	27843.66
Accounting Policies and Notes on Accounts	1.0		
TOTAL		**39849.71**	**39580.55**

In terms of our attached report of even date
For AJAY KISHORE AND COMPANY

CHARTERED ACCOUNTANTS
FRN : 0005899C

PAWAN KUMAR JHA
(PARTNER)
Membership No:401575

Ajay Kishore & Co. Jamshedpur Chartered Accountants

Place : JAMSHEDPUR
Date : 24/09/2025

For TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED

VINAY KUMAR TIWARY
(MANAGING DIRECTOR)
(DIN : 01000354)

SUSHMA KUMARI
(DIRECTOR)
(DIN : 01000269)

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
CIN : U45200BR2002PTC009767
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31/03/2025

In ₹ Lakhs except earning per share

Particulars	Note No.	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Revenue from operations	4.6	30204.11	41468.25
Other income	4.7	21.33	17.22
Total Income		**30225.44**	**41485.47**
Expenses			
Cost of materials consumed	4.8	9536.24	8599.45
Purchases of Stock-in-Trade	4.9	5188.10	11378.69
Changes in inventories of finished goods work-in-progress and Stock-in-Trade	5.0	787.22	9005.94
Employee benefits expense	5.1	2655.94	2071.73
Finance costs	5.2	12.11	5.06
Depreciation and amortization expense	5.3	220.66	172.15
Other expenses	5.4	11154.14	9267.09
Total expenses		**29554.42**	**40500.11**
Profit before exceptional, extraordinary and prior period items and tax		671.03	985.36
Exceptional items	5.5	-	-
Profit before extraordinary and prior period items and tax		671.03	985.36
Extraordinary Items	5.6	-	-
Profit before prior period items and tax		671.03	985.36
Prior Period Items	5.7	-	(81.62)
Profit before tax		671.03	903.74
Tax expense:	5.8		
Current tax		177.38	213.45
Deferred tax		(4.50)	(5.92)
Profit/(loss) for the period from continuing operations		498.14	696.20
Profit/(loss) from discontinuing operations	5.9	-	-
Tax expense of discontinuing operations		-	-
Profit/(loss) from Discontinuing operations (after tax)		-	-
Profit/(loss) for the period		498.14	696.20
Earnings per equity share:	6.1		
Basic		100.03	712.96
Diluted		100.03	712.96

In terms of our attached report of even date
For AJAY KISHORE AND COMPANY

CHARTERED ACCOUNTANTS
FRN : 0005899C

Ajay Kishore & Co. Jamshedpur Chartered Accountants

PAWAN KUMAR JHA
(PARTNER)
Membership No:401575

Place : JAMSHEDPUR
Date : 24/09/2025

For TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED

VINAY KUMAR TIWARY
(MANAGING DIRECTOR)
(DIN : 01000354)

SUSHMA KUMARI
(DIRECTOR)
(DIN : 01000269)

For Technoculture Building Centre Pvt Ltd

Authorised Signatory

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2025

	2024-2025 Amount(in lakhs) (Current Year)	2023-2024 Amount(in lakhs) (Previous Year)
CASH FLOW FROM OPEARTING ACTIVITIES:		
NET PROFIT BEFORE TAX & EXTRAORDINARY ITEMS	**671.03**	**903.74**
Adjusted for		
Depreciation	220.66	172.15
Interest paid	12.11	39.34
Operating profit before working capital changes	903.79	1,115.23
Adjusted for		
Trade & other Receivable	1,841.07	325.88
Inventories	636.46	8,818.57
Loans and advances	-896.79	6,080.64
Trade payables and advance from Customers	-184.07	-16,433.90
Other payables	3.90	32.25
	1,600.59	-1,176.56
Cash generated from opeartion	2,504.38	-61.33
Direct Taxes paid/adjusted	-228.71	-233.72
Cash flow before Extraordinary Items	2,275.67	-295.05
NET CASH FROM OPEARTING ACTIVITIES (A)	**2,275.67**	**-295.05**
CASH FLOW FROM INVESTING ACTIVITY		
Sale of fixed assets	-	-
Purchase of fixed assets	-550.30	-223.98
Investment in subsidiary	-11.09	-
Long term advances	-1,788.24	
NET CASH FROM INVESTING ACTIVITIES (B)	**-2,349.63**	**-223.98**
CASH FLOW FROM FINANCING ACTIVITY		
Payment of long term & other borrowing	-3.35	85.40
Interest & financial charges paid	-12.11	-39.34
NET CASH FROM FINANCING ACTIVITIES (C)	**-15.45**	**46.05**
NET INCREASE IN CASH AND CASH EQUIVALENT(A+B+C)	-89.41	-472.97
CASH AND CASH EQUIVALENT AT THE BEGINNING OF THE YEAR(A+B+C)	471.68	944.65
CASH AND CASH EQUIVALENT AT THE END OF THE YEAR	382.26	471.68

For Ajay Kishore and Company
Chartered Accountants
Firm Registration No.005899C

Ajay Kishore & Co. Jamshedpur Chartered Accountants

Pawan Kumar Jha
Partner
Membership. No 401575
Place : Jamshedpur
Date : 24/09/2025

For Technoculture Building Centre (P) Ltd

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signature

NOTES TO THE FINANCIAL STATEMENTS :-

NOTE -1A- CORPORATE INFORMATION

Technoculture Building Centre Private limited, having CIN U45200BR2002PTC009767 is a private limited company in India and is incorporated under Company Act,1956. The Registered office of the company is situated at Flat No-301/302 ,Third Floor, Konark shree Apartment, House no-802/301, Behind RBI Office, Exhibition Road,Patna,Bihar-800001.

The Principal business activity of the company is Real Estate Development. The company has its presence in the states of Bihar, Jharkhand, Orissa, West Bengal and Uttar Pradesh. The company is also operating in the field of Hotel and Resort.

Note -1B –BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

a) **Basis of Preparation**

The financial statements are prepared on accrual basis under historical cost convention in accordance with the generally accepted accounting principles in India, the Accounting standard prescribed in the Companies (Accounting Standard) Rules 2006 and the provisions of the Companies act, 2013.

The financial statements have been prepared on a historical cost basis.

The Financial statements are presented in Indian Rupees ("INR"or "₹") and all amounts are rounded to the nearest lacs, except as stated otherwise. ₹ 0 represents amount below 50,000/-.

b. Use of Estimates

The preparation of financial statement in conformity with generally accepted accounting principles requires estimates/assumption to be made that affect the reported amount of assets and liabilities on the basis of financial statement and the reported amount of revenues and the expenses during the reporting period. Difference between actual results and estimates are recognized in the period in which the results are known / materialized.

Accounting estimates could change from period to period. Actual results may differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements .

c. **Critical accounting estimates**

Property, plant and equipment

Property, plant and equipment represent a significant proportion of the asset base of the Company. The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

Intangible assets

The company tests whether intangible assets have suffered any impairment on an annual basis. The recoverable amount of a cash generating unit is determined based on value in use calculations which require the use of assumptions.

Revenue Recognition

Determination of revenue under the satisfaction of performance obligation at a point in time method necessarily involves making estimates, some of which are of a technical nature, concerning where relevant, the timing of satisfaction of performance obligations, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. The company recognises revenue when the company satisfies its performance obligations.

Inventories

Inventories comprising of project development rights, completed units, and project development forming part of work-in progress are valued at lower of cost and net realisable value. Net Realisable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognised in the standalone financial statements for the period in which such changes are determined.

Trade Receivable

Trade receivables are recognized as per the defined policy of the company. For recognizing the Bad Debts of the company, Accounting standard guidelines are followed.

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director.

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Recognition of Deferred Tax Asset

The deferred tax assets in respect of unabsorbed losses is recognised based on reasonable certainty of the projected profitability, determined on the basis of approved business plans, to the extent that sufficient taxable income will be available to absorb the unabsorbed losses.

Provisions and Contingencies

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the Balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

d. Current versus non-current classification and operating cycle

The company presents assets and liabilities in the Balance Sheet based on current/non-current classification.

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

1. It is expected to be settled in normal operating cycle.
2. It is held primarily for the purpose of trading.
3. It is due to be settled within twelve months after the reporting period, or;
4. There is no unconditional right to defer the settlement of the liability for at least Twelve months after the reporting period.

All other liabilities are classified as non-current.

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

The normal operating cycle, in the context of the company, is the time between the acquisition of land/Development rights for a real estate project and its realisation in cash and cash equivalents by way of sale or transfer of developed units.

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

e) Material Accounting Policies

1. Property ,Plant and Equipment

Freehold land and capital work-in-progress is carried at cost. All other items of property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost of an item of property, plant and equipment comprises of its purchase price, any cost directly attributable to its acquisition and an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the company incurs when the item is acquired, subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

There is no any Capital work- in-progress exist in accounts as on 31/03/2025.

An intangible asset under development is valued at cost.

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives. The useful lives estimated for the major classes of property, plant and equipment are as follows:

Class of property,plant and equipment	useful life(In Years)
Buildings	60
Plant & machinery	5-15
Furniture & fitting	10
Vehicles	5-10
Electrical installations	10
Equipment and facilities	5
Computer Hardware	3

The useful lives have been determined based on technical evaluation done by the management, which in few cases are different than the lives as specified by Schedule II to the Companies Act, 2013. The residual values are not more than 5% of the original cost of the asset. The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Ajay Kishore & Co. Chartered Accountants

for Technoculture Building Centre (P) Ltd.

Managing Director.

Technoculture Building Centre Pvt. Ltd.

Director

for Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset is included in the statement of profit and loss when the asset is derecognised.

Physical verification of Property, Plant and Equipment is carried out in a phased manner.

2. Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment loss.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortised on a straight-line method over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset are reviewed at least at the end of each reporting period and adjusted, if appropriate. The useful economic lives estimated for various classes of intangible assets are as follows:

Class of Intangible assets	useful life(in Years)
Software	3

3. Inventories

Construction material and hotel and club consumables are valued at lower of cost and net realisable value. However, materials and other items are not written down below cost if the constructed units/food and beverages in which they are used are expected to be sold at or above cost. Cost is determined on first in first out (FIFO) basis.

Land/Development Rights are valued at lower of cost and net realisable value.

Completed units and project development forming part of work in progress are valued at lower of cost and net realisable value. Cost includes direct materials, labour, project specific direct and indirect expenses, Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

Ajay Kishore & Co. Chartered Accountants

For Technoculture Building Centre (P) Ltd.
Managing Director.

Technoculture Building Centre Pvt. Ltd.
Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

4. **Cash and cash Equivalent**

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits maturing within twelve months from the date of balance sheet, which are subject to an insignificant risk of changes in value. Other Bank Balances includes Balances with Bank to the extent secured against the borrowings, Balances in Bank Accounts designated as RERA Account wherein 70% of amount collected from allottees is deposited.

5. **Non Current Investment**

Investment in subsidiaries
Investments made by the company in subsidiaries are measured at cost in the separate financial statements of the company.

6. **EWS/LG Units**

In terms of the building bye laws of various states in which the company operates, it is required to develop certain units for Economically Weaker Section (EWS) and Lower Income Group (LIG) people along with the development of the main group housing project.

EWS/LIG units in the balance sheet comprise of amounts deployed by the company towards land, development and/or purchase of EWS/LIG units, as reduced by amounts received from the allottees and unrealised cost from such units.EWS/LIG Units are not seperatelly shown, but shown with the main group housing Projects.

7. **Revenue Recognition**

The specific recognition criteria for the various types of the group's activities are described below:

REAL ESTATE PROJECTS & SALES

In accordance with the Guidance Note on Accounting for Real Estate Transactions issued by the Institute of Chartered Accountants of India, for recognizing revenue, costs and profits from real estate projects at the time when revenue recognition process is completed, as defined below.

Alex Kishore & Co. Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

Technoculture Building Centre Pvt. Ltd.

Authorised Signatur

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Group presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Group as a single performance obligation, as they are highly interrelated/ interdependent.

For contracts involving sale of real estate unit, the Group receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016.

Revenue in respect of contract, revenue is recognized, when there is reasonable certainty of its ultimate collection exist. Percentage completion method for recognizing revenue, costs and profits from transactions and activities of real estate which have the same economic substance as construction contracts.

OTHER INCOME

a) Interest on fixed Deposit is accounted on accrual basis.

b) Renting income from Renting the property is accounted on accrual basis.

c) Income from unit cancellation is accounted for on certainty of realization.
d) Income from sale of scrap items are accounted for on certainty of realization.

HOTEL & RESORT

Revenue from rooms, food and beverages services is recognized upon rendering of the services.

8. Foreign Currency Transaction

No such Transaction exist

For Technoculture Building Centre (P) Ltd.
Vijay Kr Tiwary
Managing Director

Technoculture Building Centre Pvt. Ltd.
Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

9. Retirement and other Employee Benefit

Retirement benefits in the form of state governed Employee Provident Fund, Employee State Insurance Schemes are defined contribution schemes (collectively the 'Schemes'). The Group has no obligation, other than the contribution payable to the Schemes. The Group recognizes contribution payable to the Schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

10. Finance Cost

Borrowing costs are recognized as expenses In the Profit & loss account.

11. Taxes

I. **Current tax** is expenses for the period is determined as the amount of tax payables in respect of taxable income for the period, based on the applicable income tax rates.

II. **Deferred tax** is recognized, subject to consideration of prudence, in respect of deferred tax asset/liabilities arising on timing differences, being the difference between taxable incomes and accounting income that originate in one period and are capable of reversal in one or more subsequent period. Deferred tax in respect of differential income due to accounting of sales on percentage completion basis, being not determinate is not recognized.

12. Provisions, Contingent Liabilities and Contingent Assets

A Provision is recognized when the company has present determined obligations as a result of past events and an outflow of resources embodying economic benefits will be required to settle the obligations. Provisions are recognized at the best estimate of the expenditure required to settle the present obligation at the balance sheet date.

If the effect of the time value of money is material, Provisions are discounted using a current pre tax rate that reflects, where appropriate ,the risks specific to the liability.

Ajay Kishore & Co. Chartered Accountants

for Technoculture Building Centre (P) Ltd.

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

Authorised Signatory

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Group does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

13.. Earning per share

The basic earnings per share ["EPS"] is computed by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. \

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

14. Impairment of Assets

Impairment loss in the value of asset, as specified in accounting standard 28 is recognized whenever carrying value of such assets exceeds the market value or value in use, whichever is higher.

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director.

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd

Authorised Signatur

NOTES ON ACCOUNTS FOR THE YEAR ENDED MARCH 31, 2025

Note No. 2.1 Share Capital

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Authorised		
1000000 (100000) Equity Shares of ₹ 100/- Par Value	1000.00	100.00
	1000.00	**100.00**
Issued		
498015 (97650) Equity Shares of ₹ 100/- Par Value	498.02	97.65
	498.02	**97.65**
Subscribed		
498015 (97650) Equity Shares of ₹ 100/- Par Value	498.02	97.65
	498.02	**97.65**
Paidup		
498015 (97650) Equity Shares of ₹ 100/- Par Value Fully Paidup	498.02	97.65
	498.02	**97.65**

Holding More Than 5%

Particulars	as at 31/03/2025		as at 31/03/2024	
	Number of Share	% Held	Number of Share	% Held
Sushma kumari	227409	45.66	44415	45.48
Vinay kumar Tiwary	270606	54.34	53060	54.34

Shareholding of Promoters

Shares held by promoters as at 31/03/2025

EquityShares of ₹ 100

	Shares held by promoter at the end of year			% change during the year
SN	Promoters Name	No. of Shares	% of total shares	
1	VINAY KUMAR TIWARY	270606	54.34	0
2	SUSHMA KUMARI	227409	45.66	0

Shares held by promoters as at 31/03/2024

EquityShares of ₹ 100

	Shares held by promoter at the end of year			% change during the year
SN	Promoters Name	No. of Shares	% of total shares	
1	VINAY KUMAR TIWARY	53060	54.34	0
2	SUSHMA KUMARI	44415	45.48	0
3	DINESH KUMAR TIWARY	175	0.18	0

Breakup of Equity Capital

EquityShares of ₹ 100

Particular	as at 31/03/2025	as at 31/03/2024
Directors And Related Parties	498015	97650

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre Pvt. Ltd.

Vinay Kumar Tiwary

Managing Director

Technoculture Building Centre Pvt. Ltd.

Sushma Kumari

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Note No. 2.2 Reserve and Surplus

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
General Reserve - Opening	436.69	436.69
Addition	0.00	0.00
Deduction	400.37	0.00
	36.32	**436.69**
Profit and Loss Opening	4232.30	3536.09
Amount Transferred From Statement of P&L	498.14	696.20
	4730.44	**4232.30**
	4766.76	**4668.99**

Note No. 2.3 Money Received Against Share Warrants

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
	0.00	**0.00**

Note No. 2.4 Share Application Money Pending Allotment

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
	0.00	**0.00**

Note No. 2.5 Long Term Borrowings

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Term Loan		
Banks		
Secured		
Rupee		
Vehicles Loan	89.59	92.94
	89.59	**92.94**

Note No. 2.6 Deferred Taxes

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Deferred Tax Liabilities		
Depreciation	9.52	14.02
	9.52	**14.02**

Note No. 2.7 Other Long Term Liabilities

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
	0.00	**0.00**

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) L...

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Note No. 2.8 Long Term Provisions

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Tax Provision		
Current Tax	0.00	0.00

Note No. 2.9 Short Term Borrowings

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Current maturities of long term borrowings		
Vehicles Loan	46.28	32.60
	46.28	32.60

Note No. 3.0 Trade Payables

In ₹ Lakhs

as at 31/03/2025

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Not due	
(i) MSME	97.93	0.01	0.00	0.00	0.00	97.94
(ii) Others	855.22	365.12	115.82	450.61	0.00	1786.77
(iii) Disputed dues - MSME	0.00	0.00	0.00	0.00	0.00	0.00
(iv) Disputed dues - Others	0.00	0.00	0.00	0.00	0.00	0.00

In ₹ Lakhs

as at 31/03/2024

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Not due	
(i) MSME	21.28	0.00	0.00	0.00	0.00	21.28
(ii) Others	286.81	627.54	382.63	114.29	0.00	1411.28
(iii) Disputed dues - MSME	0.00	0.00	0.00	0.00	0.00	0.00
(iv) Disputed dues - Others	0.00	0.00	0.00	0.00	0.00	0.00

Ajay Kishore & Co. Pvt. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director.

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Note No. 3.1 Other Current Liabilities

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Other payables		
Employee Related		
Accrued Salary Payable	55.69	98.33
Employee Related		
Tax Payable		
TDS	90.27	47.60
TDS		
Service Tax	26.48	26.48
Service Tax		
Sales Tax	11.52	11.52
VAT		
Other	48.44	65.35
Labour Cess	84.31	0.00
GST	701.88	600.74
Retention Money Payble		
Other Current Liabilities	16.84	11.60
Audit fee liability		
Advance from Customers	31276.09	32115.52
Customer Advances(Real Estate)	64.90	49.17
Customer Advances(Resort)		
	32376.39	**33026.29**

Note No. 3.2 Short Term Provisions

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Employee Benefits	13.95	10.38
Provident Fund Scheme	1.77	1.43
Employee Insurance Scheme		
Tax Provision		
Current Tax	162.72	203.69
Provision for Taxation		
	178.43	**215.50**

For Technoculture Building Centre (P) Ltd.

Managing Director.

Technoculture Building Centre Pvt. Ltd.

Director

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre Pvt. Ltd.

Authorised Signature

Note No. 3.3 Property, Plant and Equipment

In ₹ Lakhs

Particulars	Gross					Depreciation					Impairment				Net	
	Opening as at 01/04/2024	Addition	Deduction	Revaluation	Closing as at 31/03/2025	Opening as at 01/04/2024	During Period	Deduction	Other Adj.	Closing as at 31/03/2025	Opening as at 01/04/2024	During Period	Reversal	Closing as at 31/03/2025	Closing as at 31/03/2025	Closing as at 31/03/2024
Land																
Free Hold Land	100.03				100.03										100.03	100.03
Building																
Office Building	1979.79	286.45			2266.24	418.54	75.84			494.38					1771.86	1561.25
Plant and Machinery	425.24	70.85			496.09	339.05	21.83			360.89					135.20	86.19
Equipments																
Office Equipments	249.48	33.26			282.74	208.71	23.45			232.16					50.57	40.77
Computer Equipments	202.70	31.02			233.72	173.16	22.24			195.40					38.32	29.54
Other Equipments	71.71	12.46			84.17	53.33	6.40			59.73					24.44	18.38
Furniture and Fixtures	241.83	72.06			313.89	198.07	22.81			220.88					93.00	43.76
Vehicles																
Motor Vehicles	526.53	44.20			570.73	371.79	48.09			419.88					150.85	154.74
Grand Total	**3797.31**	**550.30**	**0.00**	**0.00**	**4347.61**	**1762.66**	**220.66**	**0.00**	**0.00**	**1983.32**	**0.00**	**0.00**	**0.00**	**0.00**	**2364.29**	**2034.65**
Previous	**3573.32**	**223.98**	**0.00**	**0.00**	**3797.31**	**1590.51**	**172.15**	**0.00**	**0.00**	**1762.66**	**0.00**	**0.00**	**0.00**	**0.00**	**2034.65**	**1982.82**

Ajay Kishore & Co. Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director.

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Note No. 3.4 Intangible assets

In ₹ Lakhs

Particulars	Gross				Amortisation					Impairment				Net	
	Opening as at 01/04/2024	Addition	Deduction	Closing as at 31/03/2025	Opening as at 01/04/2024	During Period	Deduction	Other Adj.	Closing as at 31/03/2025	Opening as at 01/04/2024	During Period	Reversal	Closing as at 31/03/2025	Closing as at 31/03/2025	Closing as at 31/03/2024
Computer Software	9.42			9.42	8.47				8.47					0.95	0.95
Grand Total	9.42	0.00	0.00	9.42	8.47	0.00	0.00	0.00	8.47	0.00	0.00	0.00	0.00	0.95	0.95
Previous	9.42	0.00	0.00	9.42	8.47	0.00	0.00	0.00	8.47	0.00	0.00	0.00	0.00	0.95	0.95

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd

Managing Director.

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Note No. 3.5 Capital work-in-progress

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
	0.00	0.00

Note No. 3.6 Non-current investments

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Investments in Equity Instruments		
NonTrade, Unquoted		
Investment in Subsidiary		
11088 (31/03/2024 :) equity shares of ₹ 100 Each Fully Paidup in Technoculture building centre private limited	11.09	0.00
	11.09	**0.00**

Note No. 3.8 Long-term loans and advances

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Loans and advances to related parties		
Loans and advances to others		
Secured, considered good		
Advance for land	11489.54	9701.30
	11489.54	**9701.30**

Note No. 3.9 Other non-current assets

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Trade Receivable		
Secured, Considered Good		
	0.00	**0.00**

Note No. 4.0 Current investments

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
	0.00	0.00

Note No. 4.1 Inventories

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Work in Progress		
Land /development right	9746.36	7336.40
Project Development	9872.18	13069.37
Construction material	1046.23	895.47
	20664.78	**21301.24**

Ajay Kishore & Co. Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signature

Note No. 4.2 Trade receivables

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Trade Receivable		
Secured, considered good		
Within Six Months		
Sundry Debtors	22.28	21.64
Exceeding Six Months		
Sundry Debtors	591.07	2432.79
	613.35	**2454.43**

Ageing Schedule as at 31/03/2025

Particulars	Outstanding for following periods from due date of payment						Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Not due	
(i) Undisputed Trade receivables - considered good	2.68	19.60	0.00	0.00	591.07	0.00	613.35
(ii) Undisputed Trade Receivables - considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(iii) Disputed Trade Receivables considered good	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(iv) Disputed Trade Receivables considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Ageing Schedule as at 31/03/2024

Particulars	Outstanding for following periods from due date of payment						Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Not due	
(i) Undisputed Trade receivables - considered good	21.64	317.60	1001.72	619.68	493.79	0.00	2454.43
(ii) Undisputed Trade Receivables - considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(iii) Disputed Trade Receivables considered good	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(iv) Disputed Trade Receivables considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Note No. 4.3 Cash and cash equivalents

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Cash in Hand	3.84	4.86
Cheques, Drafts in Hand	30.84	41.99
Balances With Banks		
Balance With Scheduled Banks		
Current Account		
In Current Account	274.62	333.90
Balance With Oher Banks		
Current Account		
RERA Current account	47.14	71.99
Others		
Bank Deposits with more than 12 Months maturity	25.57	18.62
Fuel Card	0.26	0.32
	382.26	**471.68**

Ajay Kishore & Co. Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

Note No. 4.4 Short-term loans and advances

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
Security Deposits		
Secured, considered good		
security Deposit	62.14	61.58
Loans and advances to related parties		
Unsecured, considered good		
Vinay kumar tiwary	214.62	209.90
Sushma Kumari	705.52	678.14
Vastu Vihar Media venture private limited	52.82	58.01
Dinesh kumar Tiwary	0.00	27.51
Vastu vihar construction and utility services private limited	27.28	16.95
Vastu Vihar Biotech Private Limited	144.23	84.06
Technoculture Resort and business centre private limited	319.44	326.49
EXRNA Therapeutics limited	0.28	0.23
Technoculture Research private limited	10.46	9.87
Technoculture building centre private limited	195.41	9.00
Loans and advances to others		
Secured, considered good		
TDS Receivable	22.32	19.42
TCS	1.64	3.74
Pre Deposit in income tax	31.00	31.00
Pre Deposit in legal cases	148.87	148.87
Advance Income Tax	207.40	197.05
Pre Deposit in GST (Appeal)	11.16	1.60
Pre Deposit in Service Tax (Appeal)	928.24	808.76
Pre Deposit in RERA (Appeal)	12.41	10.63
Advance payment of GST	311.69	59.22
Advances to employees	367.87	336.93
suppliers and contractors	519.47	500.33
Goods in transit	29.19	0.00
GST Balance in Cash Ledger	0.00	17.02
	4323.46	**3616.32**

Note No. 4.5 Other current assets

In ₹ Lakhs

Particulars	as at 31/03/2025	as at 31/03/2024
	0.00	**0.00**

Note No. 4.6 Revenue from operations

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Sale of Services		
Rooms, Restaurant, Banquets and other services	893.86	671.99
Building Maintenance	1.52	4.57
Housing units	28533.84	40248.10
Works contract	769.29	537.53
Other Operating Revenues		
Revenue from Unit Cancellation	5.61	6.06
Scrap Sales	0.00	0.00
	30204.11	**41468.25**

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Vinay Kumar Tiwary

Managing Director.

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Note No. 4.7 Other income

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Interest		
interest from IDBI Fixed Deposit	0.42	0.41
Fixed Deposit from BOB	0.18	0.17
Interest from HDFC Bank	0.02	0.35
FD Interest from Axis bank	0.03	0.05
FD Interest from PNB Bank	0.38	0.16
Interest from Electricity security	0.10	0.00
Miscellaneous		
Renting of premises	15.73	15.71
Misc. Collection	0.22	0.38
Discount	4.26	0.00
	21.33	**17.22**

Note No. 4.8 Cost of materials consumed

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Raw Material		
Opening	895.47	706.39
Purchase	9687.00	8788.52
Closing	1046.23	895.47
	9536.24	8599.45
	9536.24	**8599.45**

Details of Raw Material

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
construction material	9071.20	8073.45
Hotel Kitchen material	465.04	525.99
	9536.24	**8599.45**

Note No. 4.9 Purchases of Stock-in-Trade

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Stock in Trade		
land	5188.10	11378.69
	5188.10	**11378.69**

Note No. 5.0 Changes in inventories of finished goods, work-in-progress and Stock-in-Trade

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Opening		
Work in Progress	20405.77	29411.71
	20405.77	**29411.71**
Closing		
Work in Progress	19618.55	20405.77
	19618.55	**20405.77**
Increase/Decrease		
Work in Progress	787.22	9005.94
	787.22	**9005.94**

Ajay Kishore & Co. Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director.

Technoculture Building Centre Pvt. Ltd.

Director

Details of Changes in Inventory

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Work In Progress		
Project Development	3197.19	4281.18
Land/Development Right	(2409.96)	4724.76
	787.22	**9005.94**

Note No. 5.1 Employee benefits expense

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Salary, Wages & Bonus		
salary and wages	1491.27	1217.20
Bonus and allowances	565.74	501.91
Directors Remuneration	210.04	74.93
Contribution to Provident Fund	77.24	64.85
Contribution to Other Retierment Benifit Plan	15.22	14.12
Staff Welfare Expenses		
workmen welfare expenses	221.94	137.91
Training Recruitment Expenses	14.02	7.80
Other Employee Related Expenses		
site mess for employee	3.02	1.06
medical Expenses	21.35	8.86
compensation to employee	0.00	7.27
insurance Expenses	36.11	35.82
	2655.94	**2071.73**

Note No. 5.2 Finance costs

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Interest Expenses		
Interest Expenses		
vehicle loan	12.11	5.06
	12.11	**5.06**

Note No. 5.3 Depreciation and amortisation expense

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Depreciation & Amortisation		
Depreciation Tangible Assets	220.66	172.15
	220.66	**172.15**

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Vinay Kumar Tiwary

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Note No. 5.4 Other expenses

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Administrative and General Expenses		
Telephone Postage		
Telephone Expenses	39.89	39.15
Postage Expenses	6.40	2.84
Printing Stationery		
Printing	2.83	2.90
Stationary	12.79	11.12
Rent Rates And taxes		
Rent	94.92	95.11
Rates and Taxes	4.31	6.69
Tax on RERA Project	8.80	3.88
Labour cess	6.71	0.00
Auditors Remuneration		
Audit Fees	9.44	8.00
Repairs Maintenance Expenses		
Buildings	126.43	43.74
Electricity Expenses		
Electricity Expenses	375.22	226.15
Travelling Conveyance		
Tour and Travel	351.34	395.81
Legal and Professional Charges		
Consultancy Fee	551.44	423.15
Insurance Expenses		
insurance to machine	5.54	5.32
Guest House Expenses		
Guest house expenses	10.27	8.43
Safety and Security Expenses		
Fire and Safety	2.12	10.56
Entertainment Expenses		
Entertainment	0.34	0.31
Information Technology Expenses		
software support service	50.55	75.36
Registration and Filing Fees		
filling expenses	8.10	0.31
Other Administrative and General Expenses		
Bank Charges	34.16	34.28
Lunch and refreshment	35.84	34.42
Event Expenses	75.29	0.00
meeting and conference	1.26	3.99
TDS Late Fee	0.69	0.00
Interest on TDS	1.45	0.98
Interest on GST	151.73	32.01
GST Late Fee	4.11	4.93
Interest on cancellation	164.42	121.54
Interest on Income tax	9.08	4.58
Tax on GST Assessment	390.87	17.15
Interest on Professional Tax	0.03	0.00
Professional tax late fee	0.01	0.00
Office Expenses	24.63	23.29
Newspaper and books	1.97	2.34
Processing fee	1.50	12.68
Puja Expenses	60.26	45.56
Misc Expenses	0.14	0.36
Penalty on GST	26.06	0.00
Penalty on RERA Project	0.00	10.00
Penalty on Income Tax	0.00	0.50
PROJECT EXPENSES		
Contracting expenses	4917.03	4449.47
Freight	352.86	276.44
Site Expenses	127.44	153.03
Land Development Expenses	47.23	193.55
Site Development Expenses	114.99	104.13
Security Guard Expenses	65.76	37.56
Loading and unloading	64.36	50.15
Repair of plant and machinery	100.24	65.56
Rent and Hire Charges	249.89	180.78
Power and Fuel	67.41	140.52
Conveyance Expenses	145.55	107.42

Vijay Kishore & Co.

For Technoculture Building Centre (P) Ltd.

Vijay Kumar Tiwary

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

Registry,stamp, Map	1033.11	740.38
Mis. Project Expenses	20.68	15.89
Royalty Expenses	0.00	0.08
Selling Distribution Expenses		
Advertising Promotional Expenses		
Advertisement	498.71	534.84
Sales Promotion	185.93	113.33
Commission Paid		
Commission Paid Other Selling Agents	492.61	376.50
Write off Assets and Liabilities		
Other Write Offs		
Excess payment on unit cancellation written off	19.41	20.01
	11154.14	**9267.09**

Note No. 5.5 Exceptional items

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
	0.00	0.00

Note No. 5.6 Extraordinary Items

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
	0.00	0.00

Note No. 5.7 Prior Period Items

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Prior Period Expenses		
Tax on VAT assessment	(0.00)	(81.62)
	0.00	(81.62)

Note No. 5.8 Tax expense

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Current tax	177.38	213.45
Deferred tax	(4.50)	(5.92)
	172.88	207.54

Note No. 5.9 Profit/(loss) from discontinuing operations

In ₹ Lakhs

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
	0.00	0.00

Alex Kishore & Co. Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

Note No. 6.1 Earnings per equity share

In ₹

Particulars	For the Year Ended 31/03/2025	For the Year Ended 31/03/2024
Earnings Per Equity Share		
Basic		
Basic EPS Before Extra Ordinary Item	100.03	712.96
Diluted		
Diluted EPS Before Extra Ordinary Item	100.03	712.96
Number of Shares used in computing EPS		
Basic	498015	97650

In terms of our attached report of even date
For AJAY KISHORE AND COMPANY

CHARTERED ACCOUNTANTS
FRN : 005889C

PAWAN KUMAR JHA
(PARTNER)
Membership No 401575

Ajay Kishore & Co. Jamshedpur Chartered Accountants

Place : JAMSHEDPUR
Date : 24/09/2025

For TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED

VINAY KUMAR TIWARY
(MANAGING DIRECTOR)
(DIN : 01000354)

SUSHMA KUMARI
(DIRECTOR)
(DIN : 01000259)

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory

Note 6.2- PROVISIONS AND CONTINGENT LIABILITIES

A provision is recognized when the company has a present obligation as a result of past results and it is probable that an outflow of resources embodying economic benefit will be required to settle the obligation. Provisions are recognized at the best estimate of the expenditure required to settle the obligation at the balance sheet date.

A disclosure for a contingent liability is made when there is possible obligation or a present obligation that may, but probably will not require an outflow of resources.

i. CONTINGENT LIABILITY, NOT PROVIDED FOR, IN RESPECT OF:

Rs. In lakh

	2024-25	2023-24
A. Claims not acknowledge as debts	Rs.15886.14	Rs.15886.14
Service tax	Rs. 737.03	Rs. 6163.23
Income Tax	Rs. 19.97	Rs. 19.97
GST Act 2017		

Ajay Kishore & Co. Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

Note 6.3 ,SEGMENT REPORTING

The accounting policies adopted for segment reporting are in conformity with the accounting policies adopted for the Company. Further,

a) Inter segment revenue has been accounted for based on the transaction price agreed to between segments which is primarily market based

b) Revenue and expenses have been identified to segments on the basis of their relationship to the operating activities of the segment. Revenue and expenses, which relate to the Company as a whole and are not allocable to segments on a reasonable basis, have been included under "Un-allocated corporate expenses net of un-allocated income". The other details is as below :-

A. Business Segments

The company has considered business segment as primary segment for disclosure on the basis that the risk and return of the company is primary determined by the nature of product and services. Consequently the geographical segment has been considered as a secondary segment.

Segment revenue relating to each of the above domestic segment includes income from services provided to group companies where applicable.

The above business segments have been identified considering:

a) The nature of product and services
b) The differing risk and returns
c) The internal organization and management structure , and
d) The internal financial reporting system

B. Geographical Segments

The geographical segments considered for disclosure are as follows:

a) Sales within India includes sales to customer located within India

Revenue Comprises:

Particulars	Year ended	
	31.03.2025 Rs. In lakh	31.03.2024 Rs. In lakh
Housing unit (Segment A)	28533.84	40248.10
Hotel & resort (Segment B)	893.86	671.99
Building Maintenance (Segment A)	1.52	4.56
Scrap Sales , Unit Cancellation (Segment A)	5.61	6.05
Works Contract (Segment A)	769.29	537.53
Total	**30204.12**	**38703.23**

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Technoculture Building Centre Pvt. Ltd.

Director

Additional notes

a) Segment A Relates to business relating to Real Estate business .

b) Segment B Relates to hotel and resort (sambodhi retreat, a resort in Bodhgaya

SEGMENT INFORMATION FOR THE YEAR ENDED 31ST MARCH 2025						
Information About Primary Business Segmant						(Amount in lakhs)
	For the Year ended					
	31st March 2025			31st March 2024		
	BUSINESS SEGMENTS					
	A	B	Total	A	B	Total
REVENUE						
Inter-segment revenue	29,310.26	893.86	30,204.11	40,796.25	671.99	41,468.25
			-			-
Toatl (A)	29,310.26	893.86	30,204.11	40,796.25	671.99	41,468.25
Allocable expenses(including Depreciation)	28,410.79	1,131.52	29,542.31	39,611.36	931.03	40,542.39
Toatl (B)	28,410.79	1,131.52	29,542.31	39,611.36	931.03	40,542.39
Opreating Profit (A-B)	899.47	(237.66)	661.81	1,184.90	(259.04)	925.86
Other Income	21.33	-	21.33	17.22	-	17.22
Finance Cost	12.11	-	12.11	36.80	2.54	39.34
Profit Before tax ©	908.69	(237.66)	671.03	1,165.32	(261.58)	903.74
Profit Before Tax (D)	908.69	(237.66)	671.03	1,165.32	(261.58)	903.74
Taxtation for the Year						
Current Tax			177.38			213.45
Deferred Tax-Credit / (charge)			(4.50)			(5.92)
Tatal Tax Expenses (E)			172.88			207.54
Profit For The Year (D-E)			498.14			696.20

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

Note-6.4 .RELATED PARTY DISCLOSURE

Related parties and transactions with them as in the accounting standard 18 on "Related Parties Disclosures" prescribed under Companies (accounting standard) Rules 2006 has been identified and given as below :-

Disclosure of transaction between the company and related parties during the year ended as on 31st march 2025		
Related Party Name	**For the year ended**	
	31.03.2025	**31.3.2024**
	(Amount in lakhs)	**(Amount in lakhs)**
Vastu Vihar Biotech Private Limited	587.70	489.93
Vastu Vihar Construcation and Utility Services Privete Limited(Sales to Technoculture building centre private limited)	-	-
Vastu Vihar Construcation and Utility Services Privete Limited(Purchase/services from Technoculture building centre private limited)	769.29	-
Technoculture Resorts and Business Center private Limited (Rent Received)	10.20	10.20
Technoculture Resorts and Business Center private Limited (Sales to Technoculture building centre private limited)	0.61	
Vastu Vihar Media Ventures Pvt ltd (Advertisement service offered to Technoculture building centre private limited)	97.45	116.83

Disclosure of company's related parties and the status of outstanding balances as on 31st march 2025		
Related Party Name	**For the year ended**	
	31.03.2025	**31.3.2024**
	(Amount in lakhs)	**(Amount in lakhs)**
Vastu Vihar Biotech Private Limited(Advances given By Technoculture building centre pvt ltd)	144.23	84.06
Vastu Vihar Construcation and Utility Services Private Limited(Advance given by TBCPL)	27.28	16.95
Technoculture Resorts and Business Center private Limited(Advance given by TBCPL)	319.44	326.49
Technoculture Research private limited	10.46	9.87
ExRna therapeutics limited	0.28	
Vastu Vihar Media Ventures Pvt ltd(Advance given)	52.82	58.01

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.
Managing Director

Technoculture Building Centre Pvt. Ltd.
Director

Technoculture Building Centre Pvt. Ltd.

Disclousre of Managerial Remuneration		
Managerial Remuneration	31.03.2025 (Amount in lakhs)	31.3.2024 (Amount in lakhs)
Vinay Kumar Tiwary	105.12	24.97
Sushma Kumari	96.15	23.28
Dinesh kumar Tiwary	8.76	26.68
Total	210.04	74.93

Advances to Directors	31.03.2025 (Amount in lakhs)	31.3.2024 (Amount in lakhs)
Vinay Kumar Tiwary	214.62	209.90
Sushma Kumari	705.52	678.14
Dinesh kumar Tiwary	-	27.51
Total	920.14	915.56

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Vinay Kumar Tiwary

Managing Director.

Technoculture Building Centre Pvt. Ltd.

Sushma Kumari

Director

For Technoculture Building Centre Pvt Ltd

Authorised Signature

Note 6.5 . CORPORATE SOCIAL RESPONSIBILITY ACTIVITIES:-

Amount unspent in Financial year 2017-18 and carried forward :- Rs. 4.48 lakhs
Gross amount required to be spent by the company during the year(out of the profit in Financial year 2018-19) :- Rs. 12.35 lakhs
Gross amount required to be spent by the company during the year(out of the profit in Financial year 2019-20) :- Rs. 18.66 lakhs
Gross amount required to be spent by the company during the year(out of the profit in Financial year 2020-21) :- Rs. 15.66 lakhs
Gross amount required to be spent by the company during the year(out of the profit in Financial year 2023-24) :- Rs. 6.87 lakhs
Gross amount required to be spent by the company during the year(out of the profit in Financial year 2024-25) :- Rs. 14.80 lakhs

Total amount to be spent by the company for CSR Activity during the year :- Rs. 72.81 lakhs
Amount spend during the year :- Rs. Nil

the company has not transferred unspent amount to a Fund specified in Schedule VII to the Companies Act within a period of six months of the expiry of the financial year in compliance with second proviso to sub-section (5) of section 135 of the said Act.

Note 6.6 . EXPENDITURE IN FOREIGN CURRENCY:-

Rs. In lakhs

Particulars	2024-25	2023-24
Travelling Expenses	10.41	0.00
Total	10.41	0.00

Note 6.7 .PAYMENTS TO AUDITORS:-

	Rs. In lakhs	
	2024-25	2023-24
For Statutory Audit	7.00	7.00
For Tax Audit	1.00	1.00

Note-6.8

During the year, no instances of fraud noticed or reported by the company management.

Ajay Kishore & Co. Chartered Accountants

For Technoculture Building Centre (P) Ltd.
Managing Director.

Technoculture Building Centre Pvt. Ltd.
Director

For Technoculture Building Centre Pvt. Ltd.
Authorised Signatory

Note-6.9 Ratio Analysis

All Required Ratios have been properly presented below :-

Sr. No.	Ratio	Numerator	Denominator	31st March 2025	31st March 2024	% Variance	Reason for variance
1	Current ratio	Current Assets	Current Liabilities	0.75	0.80	6.08	
2	Debt equity ratio	Long term Debt	Shareholder's Equity	0.02	0.02	-12.73	
3	Debt service coverage ratio	Net Profit before taxes + Non-cash operating expenses like depreciation and other amortizations + Interest + other adjustments like loss on sale of Fixed assets	Interest & Lease Payments + Principal Repayments	47.28	61.55	-22.82	
4	Return on Equity	Net Profits after taxes – Preference Dividend (if any)	Average Shareholder's Equity	0.10	0.16	-36.97	Refer Note 1
5	Inventory turnover ratio	Cost of goods sold OR sales	Average Inventory	1.22	1.46	-16.71	
6	Trader receivable turnover ratio	Net Credit Sales (gross credit sales minus sales return)	Average Accounts Receivable	19.69	15.84	24.29	
7	Trade payable turnover ratio	Net Credit Purchases (gross credit purchases minus purchase return)	Average Trade payable	17.68	29.43	-39.93	Refer Note 2
8	Net capital turnover ratio	Net Sales (total sales minus sales returns)	Working Capital	-3.55	-6.04	-41.20	Refer Note 3
9	Net profit ratio	Net Profit	Net Sales	0.02	0.02	-1.76	
10	Return on capital employed	Earning before interest and taxes	Capital Employed (Tangible Net Worth + Deferred Tax Liability)	0.13	0.19	-31.87	Refer Note 4
11	Return on investment	Return	investment	NA	NA	NA	

Ajay Kishore & Co. Jamshedpur Chartered Accountants

For Technoculture Building Centre (P) Ltd.

Managing Director

Technoculture Building Centre Pvt. Ltd.

Director

Technoculture Building Centre

Authorised Signatory

Explanation for change in ratio having variance more than/less than 25% :-

1 Due to Decrease in Earnings and increase in Average Equity as compared to previous year.

2 Due to Increase in payables and increase in purchase and other Direct expenses as compare to previous year.

3. Due to Decrease in sales and Decrease in working capital as compare to previous year.

4. Due to Decrease in profit and increase in capital employed for the year as compare to previous year.

Note-6.10

1. Previous year figure have been regrouped/rearranged, whenever found necessary

2.) Figures in financial statement have been Rounded off to the nearest Lakhs upto two Decimals.

Signatures to Note 1-6.10

For Ajay Kishore & Company
Chartered Accountants
Firm Registration No.-005899C

Pawan Kumar Jha
(Partner)
Membership No. : 401575

Ajay Kishore & Co. Jamshedpur Chartered Accountants

Place: Jamshedpur
Date: 24/09/2025

For Technoculture Building Centre (P) Ltd.
Managing Director.

Technoculture Building Centre Pvt. Ltd.
Director

For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory