

INDEPENDENT AUDITOR'S REPORT

To the Partners of

Eastgate Real Estate Developers LLP

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of **Eastgate Real Estate Developers LLP** ("the LLP"), which comprise the Balance Sheet as at March 31, 2026, and the Statement of profit and loss, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the 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 Limited liability Partnership Act, 2008 and Limited Liability Partnership Rules 2009 (as amended) in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Accounting Standards, of the state of affairs (financial position) of the LLP as at March 31, 2026 and its cash flows for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing 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 LLP 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.

Material Uncertainty Related to Going Concern

We draw attention to the Statement of Changes in Equity, which indicates that the LLP's net worth has been eroded, as of March 31, 2026, the LLP has incurred a net loss of Rs. 0.07 lakhs, as of date the current liabilities exceeded its total assets by Rs. 0.46 Lakhs, indicate that a material uncertainty exists that may cast significant doubt on the LLP's ability to continue as a going concern.

As stated in the said Note, the financial statements have been prepared on a going concern basis, based on the management's assessment and confirmation received from the promoters

regarding their continued financial and strategic support, including an undertaking to provide necessary financial assistance to enable the LLP to meet its obligations as and when they fall due. Accordingly, the financial statements have been prepared on a going concern basis, which contemplates realization of assets and settlement of liabilities in the normal course of business.

Our opinion is not modified in respect of this matter.

Management's Responsibility for the Financial Statements

Management is responsible for preparation of these financial statements that give a true and fair view of the state of affairs (financial position), the Statement of profit and loss, and cash flows of the LLP in accordance with the accounting principles generally accepted in India, including the Accounting Standards (AS) prescribed by Institute of Chartered Accountants of India (ICAI).

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the LLP and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit of the financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Companies Act, 2013. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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



Report on Other Legal and Regulatory Requirements

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 LLP so far as it appears from our examination of those books.
- c) The Balance Sheet, the Statement of profit and loss, the Cash Flow Statement 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 prescribed by Institute of Chartered Accountants of India (ICAI).

For **D. DADHEECH & CO.**
Chartered Accountants
FRN: 101981W



Chandrashekhar Chaubey
Partner
Membership No. 151363



Place: Mumbai
Date: May 08, 2026
UDIN: 26151363YYCOWR5076

EASTGATE REAL ESTATE DEVELOPERS LLP
LLPIN: - AAA-2751
BALANCE SHEET AS AT 31st MARCH 2026

(Rs. In Lakhs)

Particulars	NOTES	AS AT	
		31-Mar-26	31-Mar-25
I. EQUITY AND LIABILITIES			
(1) Partners' Fund			
(a) Partners Capital Account			
(i) Partners Contribution	3	1.00	1.00
(ii) Partners Current Account			
(b) Reserves and surplus	4	(1.46)	(1.39)
Total		(0.46)	(0.39)
(2) Current Liabilities			
(i) Trade payables			
total outstanding dues of micro enterprises and small enterprises; and	5	0.13	0.06
total outstanding dues of creditors other than micro enterprises and small enterprises.		-	-
(ii) Short Term Borrowings	6	0.60	0.60
Total		0.60	0.60
		0.27	0.27
II ASSETS			
(1) Current Assets			
(a) Cash and Bank Balance	7	0.27	0.27
Total		0.27	0.27
Significant Accounting Policies	1-2		
Notes forming part of accounts	8-9		

As per our report of even date.

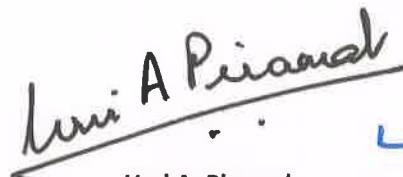
For and on behalf of
D. Dadheech & Co.
Chartered Accountants
FR No. 101981W



Chandrashekhar Chaubey
Partner
Membership No. 151363



For Eastgate Real Estate Developers LLP



Urvi A. Piramal
DIN 00044954
Designated Partner



Rajeev A. Piramal
DIN 00044983
Designated Partner

Mumbai
Date : 08th May 2026



EASTGATE REAL ESTATE DEVELOPERS LLP
LLPIN: - AAA-2751

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH 2026

(Rs. In Lakhs)

Particulars	YEAR ENDED 31-03-2026	Year ENDED 31.03.2025
Revenue from Operation	-	-
Other Income	-	-
Total Income	-	-
Expenses		
Administrative Expenses		
Audit Fees	0.07	0.06
Total Expenses	0.07	0.06
PROFIT/(LOSS) BEFORE EXCEPTIONAL AND EXTRA ORDINARY ITEMS, PARTNER REMUNERATION AND TAX	(0.07)	(0.06)
Exceptional Items	-	-
PROFIT/(LOSS) BEFORE EXTRA ORDINARY ITEMS, PARTNER REMUNERATION AND TAX	-	-
Extra Ordinary Items	-	-
PROFIT/(LOSS) BEFORE PARTNER REMUNERATION AND TAX	-	-
Partner Remuneration	-	-
PROFIT/(LOSS) BEFORE TAX	(0.07)	(0.06)
Tax Expenses	-	-
Current Tax	-	-
Excess/ Short Provision of Tax	-	-
Deferred Tax	-	-
Profit/(Loss) From Continuing Operations	-	-
Profit/(Loss) from discontinued operations	-	-
Tax expense from discontinuing operations	-	-
Profit/(Loss) from discontinuing operations after tax	-	-
PROFIT/(LOSS) AFTER TAX	(0.07)	(0.06)
Earning per equity share (for discontinued operation):		
- Basic	-	-
- Diluted	-	-
Earning Per Share in Rupees (for discontinued & continuing operation):(Nominal Value of Rs. 10/- each)		
- Basic	-	-
- Diluted	-	-
Profit/(Loss) transferred to Reserves & Surplus	(0.07)	(0.06)
Significant Accounting Policies	1-2	
notes forming part of accounts	8-9	
notes forming part of accounts		

As per our report of even date.

For and on behalf of
D. Dadheech & Co.
Chartered Accountants
FR No. 101981W

Chandrashekhar Chaubey
Partner
Membership No. 151363

Mumbai
Date : 08th May 2026



For Eastgate Real Estate Developers LLP

Urvil A Piramal

Urvil A. Piramal
DIN 00044954
Designated Partner

Rajeev A. Piramal
DIN 00044983
Designated Partner



EASTGATE REAL ESTATE DEVELOPERS LLP
LLPIN: - AAA-2751
CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH 2026

(Rs. In Lakhs)

Particulars	For the Year Ended Mar-26		For the Year Ended Mar-25	
A. CASH FLOW FROM OPERATING ACTIVITIES				
Net Profit (Loss) Before Tax and Extra Ordinary Items		(0.07)		(0.06)
Adjustments for:				
Operating Profit Before Working Capital Changes		(0.07)		(0.06)
Adjustments for:				
Less:				
Increase/(Decrease) in Trade Payables	0.07		(0.12)	
Cash Generated from Operations		0.07		(0.12)
Net Cash From Operating Activities	(A)	(0.00)		(0.18)
B. CASH FLOW FROM INVESTING ACTIVITIES				
Net Cash From Investing Activities	(B)	-		-
C. CASH FLOW FROM FINANCING ACTIVITIES				
Loan from Ultimate Parent Company			0.18	
Net Cash Used in Financing Activities	(C)	-		0.18
Net Increase in Cash and Cash Equivalents (A)+(B)+(C)		(0.00)		0.00
Cash and Cash Equivalents at the beginning of the year		0.27		0.27
Cash and Cash Equivalents at the end of the period		0.27		0.27

- 1 The above cash flow statement has been prepared under the "Indirect Method" as set out in the IND AS - 7 on Cash Flow Statement issued by the ICAI.
- 2 Previous figures have been regrouped or rearranged or reclassified wherever necessary to confirm the current year's classifications.

As per our report of even date

For and on behalf of
D. Dadheech & Co.
Chartered Accountants

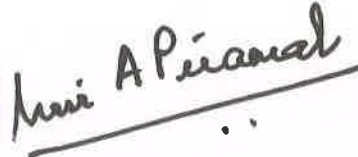


Chandrashekhar Chaubey
Partner
FR No. 101981 W
Membership No. 151363

Mumbai
Date : 08th May 2026



For Eastgate Real Estate Developers LLP



Urvi A. Piramal
DIN 00044954
Designated Partner



Rajeev A. Piramal
DIN 00044983
Designated Partner



EASTGATE REAL ESTATE DEVELOPERS LLP

LLPIN: - AAA-2751

Statement of Changes in Equity (SOCIE) for the Year ended 31st MARCH 2026

A Capital Contribution (Including Floating Capital)

(Rs. In Lakhs)

Particulars	31-Mar-26	31-Mar-25
Balance at the Beginning of the year	1.00	1.00
Changes during the period	-	-
Balance at the end of the period	1.00	1.00

B Other Equity

Reserves & Surplus

Sr No	Particulars	Attributable to the Partners	
		Reserves & Surplus	
		Retained Earning	Total
	Balance as at April 1,2024	(1.33)	(1.33)
a	Profit / (Loss) for the year	(0.06)	(0.06)
b	Other Comprehensive Income for the year	-	-
	Balance at March 31, 2025	(1.39)	(1.39)
c	Profit / (Loss) for the period	(0.07)	(0.07)
	Balance at March 31,2026	(1.46)	(1.46)

C Although the LLP's networth has been eroded, the financial statement has been prepared on going concern basis as the management is confident of meeting LLP's liabilities through financial support from members of the LLP.

As per our report of even date

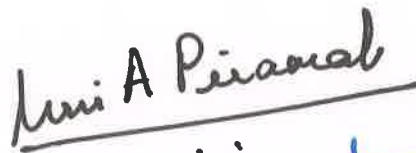
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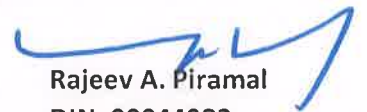
Chandrashekhar Chaubey
Partner
FR No. 101981 W
Membership No. 151363



For Eastgate Real Estate Developers LLP



Urvi A. Piralal
DIN 00044954
Designated Partner



Rajeev A. Piralal
DIN 00044983
Designated Partner



Mumbai
Date : 08th May 2026

EASTGATE REAL ESTATE DEVELOPERS LLP

Notes Forming Parts of financial Statements

Note - 3 Partners Contribution Account

(Rs. In Lakhs)

Name of Partner	Agreed contribution	Share of profit/ (loss) (%)	As at 1st April 2025 (Opening Balance)	Introduced/ contributed during the period	Remuneration for the period	Interest for the period	Withdrawals during the period	Share of Profit / Loss for the period	As at 31st MARCH 2026 (Closing
Peninsula Holdings & Investments Private Limited	0.99	99.00	0.99	-	-	-	-	-	0.99
Urvi A. Piramal	0.01	1.00	0.01	-	-	-	-	-	0.01

Particulars	Amount 31-Mar-26	Amount 31-Mar-25
NOTE 4		
Reserve and Surplus		
Opening Balance of Profit & Loass Account	(1.39)	(1.33)
Add Loss as per statements of Profit & Loss	(0.07)	(0.06)
Closing Balance	(1.46)	(1.39)
NOTE 5		
Trade Payable		
(a) total outstanding dues of mlcro enterprises and small enterprises; and	0.13	0.06
(b) total outstanding dues of creditors other than micro enterprises and small enterprises.		
	0.13	0.06
NOTE 6		
Short Term Borrowings		
Loans & Advances from Related Parties		
Peninsula Land Limited	0.60	0.60
	0.60	0.60
Note: Repayable on demand and carries no Interest		
NOTE 7		
Cash and Bank Balance		
Cash and cash Equivalents		
Cash in Hand	0.27	0.27
	0.27	0.27



I Significant Accounting Policy

- 1 The financial statements are prepared under the historical cost convention in accordance with Generally Accepted Accounting Principles in India, the Accounting Standards issued by The Institute of Chartered Accountants of India and the provisions of the Limited Liability Partnership Act 2008.
- 2 **Miscellaneous Expenditure:**
Preliminary and pre operative expenses are fully written off to be in line with IND AS 38
- 3 **Revenue Recognition**
 - i. Interest Income is recognised on time basis determined by the amount outstanding and the rate applicable
 - ii. Dividend income is recognised when the right to receive the payment is established
- 4 **Provisions, Contingent Liabilities and Contingent Assets**
 - i) Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources and the amount of which can be reliably estimated.
 - ii) Contingent Liabilities are not recognized but are disclosed In the Notes. Contingent liabilities are disclosed in respect of possible obligations that arise from past events but their existence is confirmed by the occurrence or non occurrence of one or more uncertain future event not wholly within the control of the Entity.
- 5 **Financial Assets**

Classification

The Entity classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

Initial recognition and measurement

All financial assets (not measured subsequently at fair value through profit or loss) are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in two categories:

 - Debts at amortised cost
 - Equity investments measured at fair value through profit or loss

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the Debt instruments included within the fair value through profit and loss (FVTPL) category are measured at fair value with all changes recognized in the Statement of Profit and Loss.



I Significant Accounting Policy

Equity investments

All equity investments other than investment in subsidiaries, joint venture and associates are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Entity decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or If the Entity decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in other comprehensive income (OCI). There is no recycling of the amounts from OCI to Statement of Profit and Loss, even on sale of such investments. Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Entity of similar financial assets) is primarily derecognised (i.e. removed from the Entity's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Entity has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:

(a) the Entity has transferred substantially all the risks and rewards of the asset, or

(b) the Entity has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Entity has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Entity continues to recognise the transferred asset to the extent of the Entity's continuing involvement. In that case, the Entity also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Entity has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Entity could be required to repay.

Financial Liabilities

The Entity classifies all financial liabilities as subsequently measured at amortised cost.

Initial recognition and measurement

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

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in Statement of Profit and Loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

This category generally applies to interest-bearing loans and borrowings.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

6 Income tax

Income tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates items recognised directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.

Current tax assets and liabilities are offset only if, the Entity:

- a) has a legally enforceable right to set off the recognised amounts; and
- b) Intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Deferred Tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes (including those arising from consolidation adjustments such as unrealised profit on inventory etc.).

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Entity expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- a) The Entity has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

Alternate Minimum Tax (ATM)

The Entity is liable to pay income tax u/s 115JC of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognised as an asset (MAT Credit Entitlement) only if there is convincing evidence for realisation of such asset during the specified period. MAT paid during the year is charged to Statement of Profit and Loss as current tax. MAT credit entitlement is reviewed at each Balance Sheet date.



II Basis of accounting and preparation of Standalone Financial Statements:**1 Entity Overview**

Eastgate Real Estate Developers LLP is Subsidiary of Peninsula Holdings & Investments Private Limited (refer as PHIPL) and in turn PHIPL is wholly owned subsidiary of Peninsula Land Limited a parent Company which is engaged in the real estate development. The parent company making acquisition of the real estate development project through PHIPL or through subsidiary of PHIPL. All the Company / entity is domicile of India.

2 Basis of Accounting

The Financial Statements of the Entity have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 ("the 2013 Act"), and the relevant provisions of the 2013 Act / Companies Act, 1956 ("the 1956 Act"), as applicable read with notification issued by Ministry of Corporate Affairs dated 15th February 2015. The Financial Statements have been prepared on accrual basis under the historical cost convention except certain assets measured at fair value where ever require as per IND AS.

3 Use of Estimates and judgements

The preparation of the financial statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of these Financial Statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialize.

4 Fair value measurement of financial instruments

When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgement is required in establishing fair values. Changes in assumptions relating to these assumptions could affect the fair value relating of financial instruments.

5 Functional and presentation currency

These financial statements are presented in Indian rupees, which is the functional currency of the Entity. All financial information presented in Indian rupees has been rounded to the nearest lacs to two decimal

6 Use of Estimates and judgements

The preparation of the financial statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of these Financial Statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialize.

7 Measurement of fair value

The Entity's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Entity has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values, then the management assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of a financial asset or a financial liability, the Entity uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

Level 1 : quoted prices in active markets for identical assets or liabilities.

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

Level 3 : inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Entity recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

8 a. Recent accounting pronouncements**i) New and amended standards adopted by the Company:**

The Ministry of Corporate Affairs ("MCA") notified the Companies (Indian Accounting Standards) Amendment Rules, 2025 and the Companies (Indian Accounting Standards) Second Amendment Rules, 2025 introducing amendments to certain standards, applicable to the Company with effect from 1st April, 2025.

The key changes include guidance on foreign currency exchangeability (Ind AS 21), new disclosure requirements for supplier finance arrangements (Ind AS 7 / Ind AS 107), an exception and disclosure requirements relating to OECD Pillar Two income taxes (Ind AS 12), and clarifications on classification of liabilities subject to covenants (Ind AS 1 / Ind AS 10), certain provisions of which are effective from 1st April, 2026).

The Company has reviewed these amendments and determined that they do not have any significant impact on its Financial Statements.

ii) New Standards/Amendments notified but not yet effective:

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. During the year ended March 31, 2026, MCA has not notified any other new standards or amendments to the existing standards applicable to the Company.



EASTGATE REAL ESTATE DEVELOPERS LLP

Notes Forming Parts of financial Statements

8 Financial instruments – Fair values and risk management

A. Accounting classification and fair values

(Rs in Lakhs)

31-Mar-26

Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial assets								
Cash & cash equivalents	-	-	0.27	0.27				
	-	-	0.27	0.27				

Financial Liabilities

Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Other Financial Liabilities			0.60	0.60				
Trade Payables	-	-	0.13	0.13				
Total	-	-	0.73	0.73				

31-Mar-25

Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial assets								
Cash & cash equivalents	-	-	0.27	0.27				
Total	-	-	0.27	0.27				

Financial Liabilities

Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Other Financial Liabilities			0.60	0.60				
Trade Payables	-	-	0.06	0.06				
Total	-	-	0.66	0.66				

B. Measurement of fair values

No Financial instruments measured at fair value

C. Financial risk management

The Entity has exposure to the following risks arising from financial instruments:

- Credit risk ;
- Liquidity risk ; and

The Entity's risk management policies are established to identify and analyse the risks faced by the Entity, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Entity's activities. The Entity, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

C. Financial risk management

The Entity has exposure to the following risks arising from financial instruments:

- Credit risk ;
- Liquidity risk ; and
- Market risk

i. Risk management framework

The Entity's risk management policies are established to identify and analyse the risks faced by the Entity, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Entity's activities. The Entity, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

ii. Credit risk



Credit risk is the risk of financial loss to the Entity if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the loans and investment in debt securities. The Entity establishes an allowance for impairment that represents its estimate of incurred losses in respect of other receivables and investments.

The Entity held cash and cash equivalents of INR 0.27 Lacs on 31st March 2026 (INR 0.27 Lacs at 31st March 2025) . The cash and cash equivalents are held with bank and financial institution counterparties with good credit ratings

iii. Liquidity risk

Liquidity risk is the risk that the Entity will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Entity's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Entity's reputation.

Management monitors rolling forecasts of the Entity's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

Contractual cash flow 31-03-2026

(Rs in Lakhs)

Particulars	Carrying Amount	Total	Within 12 month	1-2 Year	2-5 Years	More than 5 Years
Trade and other payables	0.13	0.13	0.13			

iv. Market risk

Market risk is the risk that changes in market prices – such as foreign exchange rates, interest rates and equity prices – will affect the Entity's income or the value of its holdings of financial instruments. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. We are exposed to market risk primarily related to interest rate risk and the market value of our investments affecting to parent Entity , since major contribution are from partners

Currency risk

The Entity is exposed to currency risk on account of its trade and other payables in foreign currency. The functional currency of the Entity is Indian Rupee. Currency risk is not material, as the Entity does not have exposure in foreign currency,

Interest rate risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.



Notes Forming Parts of financial Statements

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i The Details of the partner are as under.

Name of Partner	Status	% profit/(Loss)	
		31-Mar-26	31-Mar-25
Peninsula Holdings & Investments Private Limited (PHIPL)	Partner	99.00%	99.00%
Operating through Nominee of PHIPL - Mr. Rajeev Piramal	Designated Partner		
Urvi A. Piramal	Designated Partner	1.00%	1.00%
		100%	100%

ii Based on the information available with the Entity, There are no supplier other than D Dadheech & Co who are registered under the Micro, Small and Medium Enterprises Development Act, 2006 as at March 31st 2026. Hence, the information as required under the Micro, Small and Medium Enterprises Development Act, 2006 disclosed as following.

Outstanding for followings periods from the due date of payment as at 31st March 2026						(Rs In Lakhs)
Sr No	Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i)	MSME	0.07	0.06	-	-	0.13
(ii)	Others	-	-	-	-	-
(iii)	Disputed dues MSME	-	-	-	-	-
(iv)	Disputed dues Others	-	-	-	-	-
		-	-	-	-	-

Outstanding for followings periods from the due date of payment as at 31st March 2025						(Rs In Lakhs)
Sr No	Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i)	MSME	0.06	-	-	-	0.06
(ii)	Others	-	-	-	-	-
(iii)	Disputed dues MSME	-	-	-	-	-
(iv)	Disputed dues Others	-	-	-	-	-
		-	-	-	-	-

iii In the opinion of the partners, Asset is classified as current Asset if -

1. It is expected to realise in its normal operating cycle.
 2. It is held for trading purpose
 3. It is expected to realise within twelve Months after the end of reporting period.
 4. It is cash or cash equivalent unless the asset is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.
- An entity shall classify all other asset as non current.

iv Normal operating cycle of the LLP is of twelve months.

v Contingent Liabilities & Capital commitments are Nil.

vi List of Related Parties and Transactions during the year as per IND AS -24

a Controlling Company

Peninsula Holdings & Investments Private Limited-PHIPL

b Ultimate Controlling Company

Peninsula Land Limited

c Key Management Personnel

Urvi A. Piramal - Designated Partner

Rajeev A. Piramal - Designated Partner

d Key Managerial Person of Parent & Ultimate parent Company

Rajeev A. Piramal

Harshvardhan A. Piramal

Nandan A. Piramal

Mahesh S. Gupta

(Rs. In Lakhs)

Details of Transactions are as follows	2025-2026	2024-2025	Details
e Balance as on balance sheet date			
Peninsula Land Limited	0.60	0.60	Short term Borrowings
PHIPL	0.99	0.99	Capital Contribution



- vii The details of immovable property and Property plant and equipments is not applicable as entity does not have any such assets as on date
- viii The entity have not granted any loans or advances to Partners, KMPs etc
- ix There is no proceeding have been initiated or pending against the company for holding any benami property under the benami transactions (Prohibition) Act 1948 (45 of 1988) . As company does not have any benami property as defined in as per section 2(10) of benami transactions (Prohibition)Act 1948 (45 of 1988)
- x There is no transaction not recorded in the books of accounts but same have been surrendered or disclosed as income during the year in the tax assessment
- xi The entity has not traded or invested in crypto currency or virtual currency
- xii Trade receivable ageing is not applicable as there is no revenue recognition during the year ended 31st March 26 and 31st March 25
- xiii The Entity does not have any transaction with companies struck off under section 248 of the companies Act 2013 .

xiv Ratios

Sr	Particulars	31-Mar-26	31-Mar-25	Variance	Remarks
(a)	Current ratio	37%	41%	-10%	-
(b)	Debt- equity ratio	(1.30)	(1.53)	-15%	-
(c)	debt service coverage ratio	NA	NA	NA	-
(d)	Return on equity ratio	0	0.15	0%	-
(e)	Inventory turnover ratio	NA	NA	NA	-
(f)	Trade receivable turnover ratio	NA	NA	NA	-
(g)	Trade payable turnover ratio	NA	NA	NA	-
(h)	Net capital turnover ratio	NA	NA	NA	-
(i)	net profit ratio	NA	NA	NA	-
(j)	Return on capital employed	(0.04)	(0.04)	NA	-
(k)	Return on Investment	NA	NA	NA	-

xv	Payment to Statutory Auditor	2025-26	2024-25
	Statutory audit fees (Including GST)	0.07	0.06
	Other Service	-	-

- xvi As per the Labour code 2025 issued by Ministry of Labour & Employment are effectively enforced from 21st November 2025. Sinse LLP does not have any employee therefore such code is not applicable to the LLP.
- xvii The Entity is registered with MCA under LLPIN No.AAA-2751
- xviii The LLP does not have any Contingent Liability as on 31st March 2026
- xix Previous year figures are regrouped /rearranged wherever necessary.

As per our report of even date

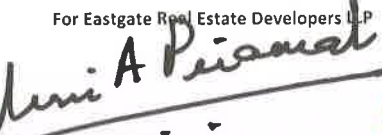
For and on behalf of
D. Dadheech & Co.
Chartered Accountants


Chandrashekhar Chaubey
Partner
FR No. 101981 W
Membership No. 151363

Mumbai
Date : 08th May 2026



For Eastgate Real Estate Developers LLP


Urvi A. Piramal
DIN 00044954
Designated Partner


Rajeev A. Piramal
DIN 00044983
Designated Partner

