

## Integrated Filing (Finance) Ind AS

### Sri Lotus Developers and Realty Limited

#### General Information

Scrip code*	544469
NSE Symbol*	LOTUSDEV
MSEI Symbol*	NOTLISTED
ISIN*	INE0V9Q01010
Type of company	Main Board
Class of security	Equity
Date of start of financial year	01-04-2025
Date of end of financial year	31-03-2026
Date of board meeting when results were approved	12-05-2026
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	07-05-2026
Description of presentation currency	INR
Level of rounding	Millions
Reporting Type	Quarterly
Reporting Quarter	Fourth quarter
Nature of report standalone or consolidated	Standalone
Whether results are audited or unaudited for the quarter ended	Audited
Whether results are audited or unaudited for the Year to date for current period ended/year ended	Audited
Segment Reporting	Single segment
Description of single segment	Real Estate Development
Start date of board meeting	12-05-2026
Start time of board meeting	17:00:00
End date of board meeting	12-05-2026
End time of board meeting	18:15:00
Whether cash flow statement is applicable on company	Yes
Type of cash flow statement	Cash Flow Indirect
Declaration of unmodified opinion or statement on impact of audit qualification	Declaration of unmodified opinion
Whether the company has any related party?	Yes
Whether the company has entered into any Related Party transaction during the selected half year for which it wants to submit disclosure?	Yes
(I) We declare that the acceptance of fixed deposits by the bans/Non-Banking Finance Company are at the terms uniformly applicable/offered to all shareholders/public	NA
(II) We declare that the scheduled commercial bank, as per RBI circular RBI/DBR/2015-16/19 dated March 03, 2016, has allowed additional interest of one per cent per annum, over and above the rate of interest mentioned in the schedule of interest rates on savings or a term deposits of bank's staff and their exclusive associations as well as on deposits of Chairman, Chairman & Managing Director, Executive Director or such other Executives appointed for a fixed tenure.	NA
(III) Whether the company is a 'high value debt listed entity' according to regulation 15 (1A)?	No
(a) If answer to above question is Yes, whether complying with proviso to regulation 23 (9), i.e., submitting RPT disclosures on the day of results publication?	
(b) If answer to above question is No, please explain the reason for not complying.	
Whether the updated Related Party Transactions (RPT) Policy (in compliance with Reg. 23 of SEBI LODR) has been uploaded on the website of the Company?	Yes
Latest Date on which RPT policy is updated	11-12-2024
Indicate Company website link for updated RPT policy of the Company	<a href="https://www.lotusdevelopers.com/uploads/product/57ac919148bbe73d7c043fd3187042e3_1.pdf">https://www.lotusdevelopers.com/uploads/product/57ac919148bbe73d7c043fd3187042e3_1.pdf</a>
Whether statement on deviation or variation for proceeds of public issue, rights issue, preferential issue, qualified institutions placement etc. is applicable to the company for the current quarter?	Yes
No. of times funds raised during the quarter	1
Whether the disclosure for the Default on Loans and Debt Securities is applicable to the entity?	Yes

## Financial Results - Ind-AS

Amount in (Millions)

Particulars	3 months/ 6 months ended (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)
Date of start of reporting period	01-01-2026	01-04-2025
Date of end of reporting period	31-03-2026	31-03-2026
Whether results are audited or unaudited	Audited	Audited
Nature of report standalone or consolidated	Standalone	Standalone
<b>Part 1 Blue color marked fields are non-mandatory. For Consolidated Results, if the company has no figures for 3 months / 6 months ended, in such case zero shall be inserted in the said column.</b>		
<b>1 Income</b>		
Revenue from operations	375.00	1,427.60
Other income	121.37	417.86
<b>Total income</b>	<b>496.37</b>	<b>1,845.46</b>
<b>2 Expenses</b>		
(a) Cost of materials consumed	349.05	1,688.41
(b) Purchases of stock-in-trade	0.00	0.00
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(314.57)	(1,510.34)
(d) Employee benefit expense	32.17	121.57
(e) Finance costs	0.14	0.79
(f) Depreciation, depletion and amortisation expense	4.23	16.10
<b>(g) Other Expenses</b>		
1 Other Expenses	49.33	177.71
<b>Total other expenses</b>	<b>49.33</b>	<b>177.71</b>
<b>Total expenses</b>	<b>120.35</b>	<b>494.24</b>
<b>3 Total profit before exceptional items and tax</b>	<b>376.02</b>	<b>1,351.22</b>
4 Exceptional items	0.00	0.00
<b>5 Total profit before tax</b>	<b>376.02</b>	<b>1,351.22</b>
<b>6 Tax expense</b>		
7 Current tax	97.19	347.83
8 Deferred tax	0.27	(1.46)
<b>9 Total tax expenses</b>	<b>97.46</b>	<b>346.37</b>
10 Net movement in regulatory deferral account balances related to profit or loss and the related deferred tax movement	0.00	0.00
<b>11 Net Profit Loss for the period from continuing operations</b>	<b>278.56</b>	<b>1,004.85</b>
12 Profit (loss) from discontinued operations before tax	0.00	0.00
13 Tax expense of discontinued operations	0.00	0.00
<b>14 Net profit (loss) from discontinued operation after tax</b>	<b>0.00</b>	<b>0.00</b>
15 Share of profit (loss) of associates and joint ventures accounted for using equity method	0.00	0.00
<b>16 Total profit (loss) for period</b>	<b>278.56</b>	<b>1,004.85</b>
17 Other comprehensive income net of taxes	0.74	(0.53)
<b>18 Total Comprehensive Income for the period</b>	<b>279.30</b>	<b>1,004.32</b>
<b>19 Total profit or loss, attributable to</b>		
Profit or loss, attributable to owners of parent		
Total profit or loss, attributable to non-controlling interests		
<b>20 Total Comprehensive income for the period attributable to</b>		
Comprehensive income for the period attributable to owners of parent		
Total comprehensive income for the period attributable to owners of parent non-controlling interests		
<b>21 Details of equity share capital</b>		
Paid-up equity share capital	488.72	488.72
Face value of equity share capital	1.00	1.00
22 Reserves excluding revaluation reserve		0.00
<b>23 Earnings per share</b>		
<b>i Earnings per equity share for continuing operations</b>		
Basic earnings (loss) per share from continuing operations	0.57	2.14
Diluted earnings (loss) per share from continuing operations	0.57	2.14
<b>ii Earnings per equity share for discontinued operations</b>		
Basic earnings (loss) per share from discontinued operations	0.00	0.00
Diluted earnings (loss) per share from discontinued operations	0.00	0.00
<b>iii Earnings per equity share (for continuing and discontinued operations)</b>		
Basic earnings (loss) per share from continuing and discontinued operations	0.57	2.14
Diluted earnings (loss) per share from continuing and discontinued operations	0.57	2.14
24 Debt equity ratio		
25 Debt service coverage ratio		
26 Interest service coverage ratio		
27 Remarks for debt equity ratio		
28 Remarks for debt service coverage ratio		
29 Remarks for interest service coverage ratio		
30 Disclosure of notes on financial results		<a href="#">Textual Information(1)</a>

**Text Block**

<a href="#">Textual Information(1)</a>	<p>1 The audited standalone financial results of the Company for the quarter and year ended March 31, 2026 have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of Companies Act, 2013 ('The Act') read with the relevant rules thereunder and in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements ('SEBI LODR') Regulations, 2015. ' 2 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 12, 2026. ' 3 The figures for the quarter ended on March 31, 2026 represent balancing figures between audited figures in respect of full financial year and those published till the third quarter of the same financial year, which were subjected to a limited review by statutory auditors. ' 4 The standalone financial results for the quarter ended March 31, 2025 have been approved by company's Board of Directors, but not been subjected to limited review or audit by statutory auditors. While preparing these results, the Management has exercised necessary diligence to ensure that the standalone financial results for this periods provide a true and fair view of the Company's affairs. ' 5 The Company operates only in one operating segment i.e. "Real Estate Development", hence does not have any reportable segments as per Ind AS 108 "Operating Segments". ' 6 During the quarter, the Company has incorporated five wholly owned subsidiaries viz. "Sri Lotus Elegancia Realty Private Limited", "Sri Lotus Legacy Realty Private Limited", "Sri Lotus Marquee Projects Private Limited", "Sri Lotus Imperial Projects Private Limited" and "Sri Lotus Grand Abodes Private Limited" which will be engaged in the business of Real Estate Development. The aforesaid companies have allotted Equity Shares on April 04,2026 and April 06,2026. ' 7 The Board of Directors at its meeting held on May 12, 2026 has recommended a final dividend at 50% i.e. Re. 0.50/- (Fifty Paise) per equity share having face value of Rs. 1/- per share on the equity shares for the financial year 2025-26. The Board has noted that the Promoters and Promoter Group shareholders, comprising 81.87% of the total equity shares of the Company, have voluntarily waived off their right to receive dividend which has been duly accepted and approved by the Board. ' 8 Previous period/year's figures have been regrouped / reclassified wherever necessary to correspond with the current period classification/ disclosures. ' 9 The above results are available on the Company's website <a href="https://lotusdevelopers.com">https://lotusdevelopers.com</a> and also on the website of BSE (<a href="http://www.bseindia.com">www.bseindia.com</a>) and NSE (<a href="http://www.nseindia.com">www.nseindia.com</a>), where the shares of the Company are listed. ''</p>
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## Format for Reporting Segment wise Revenue, Results and Capital Employed along with the company results

Particulars	Amount in (Millions)	
	3 months/ 6 months ended (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)
Date of start of reporting period	01-01-2026	01-04-2025
Date of end of reporting period	31-03-2026	31-03-2026
Whether results are audited or unaudited	Audited	Audited
Nature of report standalone or consolidated	Standalone	Standalone
<b>1 Segment Revenue (Income)</b> (net sale/income from each segment should be disclosed)		
<b>Total Segment Revenue</b>		
<b>Less: Inter segment revenue</b>		
<b>Revenue from operations</b>		
<b>2 Segment Result</b>		
<b>Profit (+) / Loss (-) before tax and interest from each segment</b>		
<b>Total Profit before tax</b>		
<b>i. Finance cost</b>		
<b>ii. Other Unallocable Expenditure net off Unallocable income</b>		
<b>Profit before tax</b>		
<b>3 (Segment Asset - Segment Liabilities)</b>		
<b>Segment Asset</b>		
<b>Total Segment Assets</b>		
<b>Un-allocable Assets</b>		
<b>Net Segment Assets</b>		
<b>4 Segment Liabilities</b>		
<b>Segment Liabilities</b>		
<b>Total Segment Liabilities</b>		
<b>Un-allocable Liabilities</b>		
<b>Net Segment Liabilities</b>		
Disclosure of notes on segments		<a href="#">Textual Information(1)</a>

**Text Block**

<a href="#">Textual Information(1)</a>	The Company operates only in one operating segment i.e. Real Estate Development, hence does not have any reportable segments as per Ind AS 108 Operating Segments.
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## Other Comprehensive Income

Particulars	Amount in (Millions)	
	3 months/ 6 months ended (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)
Date of start of reporting period	01-01-2026	01-04-2025
Date of end of reporting period	31-03-2026	31-03-2026
Whether results are audited or unaudited	Audited	Audited
Nature of report standalone or consolidated	Standalone	Standalone
<b>Other comprehensive income [Abstract]</b>		
<b>1 Amount of items that will not be reclassified to profit and loss</b>		
1 Remeasurement of post employment benefit obligations gain/ (loss)	0.99	(0.71)
2 Income tax on the above	(0.25)	0.18
Total Amount of items that will not be reclassified to profit and loss	0.74	(0.53)
2 Income tax relating to items that will not be reclassified to profit or loss	0.00	0.00
<b>3 Amount of items that will be reclassified to profit and loss</b>		
Total Amount of items that will be reclassified to profit and loss		
4 Income tax relating to items that will be reclassified to profit or loss		
5 Total Other comprehensive income	0.74	(0.53)

## Statement of Asset and Liabilities

		Amount in (Millions)
Particulars	Year ended (dd-mm-yyyy)	
Date of start of reporting period	01-04-2025	
Date of end of reporting period	31-03-2026	
Whether results are audited or unaudited	Audited	
Nature of report standalone or consolidated	Standalone	
<b>Assets</b>		
<b>1 Non-current assets</b>		
Property, plant and equipment		18.62
Capital work-in-progress		
Investment property		
Goodwill		0.00
Other intangible assets		0.00
Intangible assets under development		2.63
Biological assets other than bearer plants		
Investments accounted for using equity method		
<b>Non-current financial assets</b>		
Non-current investments		102.04
Trade receivables, non-current		
Loans, non-current		0.00
<b>Other non-current financial assets</b>		
1 Other non-current financial assets		112.29
<b>Total of other non-current financial assets</b>		112.29
<b>Total non-current financial assets</b>		214.33
Deferred tax assets (net)		5.56
<b>Other non-current assets</b>		
<b>Total of other non-current assets</b>		
<b>Total non-current assets</b>		241.14
<b>2 Current assets</b>		
Inventories		2,109.12
<b>Current financial asset</b>		
Current investments		0.00
Trade receivables, current		2,333.81
Cash and cash equivalents		5,183.45
Bank balance other than cash and cash equivalents		603.66
Loans, current		8,263.00
<b>Other current financial assets</b>		
1 Other current financial assets		88.49
<b>Total of Other current financial assets</b>		88.49
<b>Total current financial assets</b>		16,472.41
Current tax assets (net)		0.24
<b>Other current assets</b>		
1 Other current assets		124.69
<b>Total of other current assets</b>		124.69
<b>Total current assets</b>		18,706.46
3 Non-current assets classified as held for sale		
4 Regulatory deferral account debit balances and related deferred tax Assets		
<b>Total assets</b>		18,947.60
<b>Equity and liabilities</b>		
<b>1 Equity</b>		
<b>Equity attributable to owners of parent</b>		
Equity share capital		488.72
Other equity		16,778.04
<b>Total equity attributable to owners of parent</b>		17,266.76
Non controlling interest		
<b>Total equity</b>		17,266.76
<b>2 Liabilities</b>		
<b>Non-current liabilities</b>		
<b>Non-current financial liabilities</b>		
Borrowings, non-current		10.00
<b>Trade payables, non-current</b>		
(A) Total outstanding dues of micro enterprises and small enterprises		
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		
<b>Total Trade payable</b>		
<b>Other non-current financial liabilities</b>		
<b>Total of other non-current financial liabilities</b>		
<b>Total non-current financial liabilities</b>		10.00
Provisions, non-current		13.99
Deferred tax liabilities (net)		
Deferred government grants, Non-current		
<b>Other non-current liabilities</b>		
<b>Total of other non-current liabilities</b>		
<b>Total non-current liabilities</b>		23.99
<b>Current liabilities</b>		
<b>Current financial liabilities</b>		
Borrowings, current		750.00
<b>Trade payables, current</b>		
(A) Total outstanding dues of micro enterprises and small enterprises		27.75
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		16.46
<b>Total Trade payable</b>		44.21
<b>Other current financial liabilities</b>		
1 Lease Liabilities		6.50
2 Other current financial liabilities		16.70
<b>Total of other current financial liabilities</b>		23.20
<b>Total current financial liabilities</b>		817.41
<b>Other current liabilities</b>		

## Company Results

1	Other current liabilities	790.38
	<b>Total of other current liabilities</b>	<b>790.38</b>
	Provisions, current	0.91
	Current tax liabilities (Net)	48.15
	Deferred government grants, Current	
	<b>Total current liabilities</b>	<b>1,656.85</b>
3	Liabilities directly associated with assets in disposal group classified as held for sale	
4	Regulatory deferral account credit balances and related deferred tax liability	
	<b>Total liabilities</b>	<b>1,680.84</b>
	<b>Total equity and liabilities</b>	<b>18,947.60</b>
	Disclosure of notes on assets and liabilities	

## Cash flow statement indirect

		Amount in (Millions)
Particulars		Year ended (dd-mm-yyyy)
Date of start of reporting period		01-04-2025
Date of end of reporting period		31-03-2026
Whether results are audited or unaudited		Audited
Nature of report standalone or consolidated		Standalone
<b>Part 1</b>	<b>Blue color marked fields are non-mandatory.</b>	
<b>1</b>	<b>Statement of cash flows</b>	
<b>Cash flows from used in operating activities</b>		
Profit before tax		1,351.22
<b>2</b>	<b>Adjustments for reconcile profit (loss)</b>	
Adjustments for finance costs		0.00
Adjustments for decrease (increase) in inventories		(772.57)
Adjustments for decrease (increase) in trade receivables, current		(558.59)
Adjustments for decrease (increase) in trade receivables, non-current		0.00
Adjustments for decrease (increase) in other current assets		77.92
Adjustments for decrease (increase) in other non-current assets		0.00
Adjustments for other financial assets, non-current		0.00
Adjustments for other financial assets, current		(89.73)
Adjustments for other bank balances		0.00
Adjustments for increase (decrease) in trade payables, current		11.65
Adjustments for increase (decrease) in trade payables, non-current		0.00
Adjustments for increase (decrease) in other current liabilities		24.04
Adjustments for increase (decrease) in other non-current liabilities		0.00
Adjustments for depreciation and amortisation expense		16.10
Adjustments for impairment loss reversal of impairment loss recognised in profit or loss		0.00
Adjustments for provisions, current		0.00
Adjustments for provisions, non-current		0.00
Adjustments for other financial liabilities, current		(3.63)
Adjustments for other financial liabilities, non-current		0.00
Adjustments for unrealised foreign exchange losses gains		0.00
Adjustments for dividend income		0.00
Adjustments for interest income		0.00
Adjustments for share-based payments		0.00
Adjustments for fair value losses (gains)		0.00
Adjustments for undistributed profits of associates		0.00
Other adjustments for which cash effects are investing or financing cash flow		0.00
Other adjustments to reconcile profit (loss)		0.00
Other adjustments for non-cash items		0.00
Share of profit and loss from partnership firm or association of persons or limited liability partnerships		(1.93)
<b>Total adjustments for reconcile profit (loss)</b>		<b>(1,296.74)</b>
<b>Net cash flows from (used in) operations</b>		<b>54.48</b>
Dividends received		0.00
Interest paid		(0.79)
Interest received		(370.03)
Income taxes paid (refund)		325.90
Other inflows (outflows) of cash		3.72
<b>Net cash flows from (used in) operating activities</b>		<b>(636.94)</b>
<b>3</b>	<b>Cash flows from used in investing activities</b>	
Cash flows from losing control of subsidiaries or other businesses		0.00
Cash flows used in obtaining control of subsidiaries or other businesses		5.00
Other cash receipts from sales of equity or debt instruments of other entities		0.00
Other cash payments to acquire equity or debt instruments of other entities		0.00
Other cash receipts from sales of interests in joint ventures		0.00
Other cash payments to acquire interests in joint ventures		0.00
Cash receipts from share of profits of partnership firm or association of persons or limited liability partnerships		0.00
Cash payment for investment in partnership firm or association of persons or limited liability partnerships		2.50
Proceeds from sales of property, plant and equipment		0.00
Purchase of property, plant and equipment		4.60
Proceeds from sales of investment property		0.00
Purchase of investment property		0.00
Proceeds from sales of intangible assets		0.00
Purchase of intangible assets		0.00
Proceeds from sales of intangible assets under development		0.00
Purchase of intangible assets under development		0.00
Proceeds from sales of goodwill		0.00
Purchase of goodwill		0.00
Proceeds from biological assets other than bearer plants		0.00
Purchase of biological assets other than bearer plants		0.00
Proceeds from government grants		0.00
Proceeds from sales of other long-term assets		0.00
Purchase of other long-term assets		0.00
Cash advances and loans made to other parties		4,732.54
Cash receipts from repayment of advances and loans made to other parties		532.50
Cash payments for future contracts, forward contracts, option contracts and swap contracts		0.00
Cash receipts from future contracts, forward contracts, option contracts and swap contracts		0.00
Dividends received		0.00
Interest received		290.87
Income taxes paid (refund)		0.00
Other inflows (outflows) of cash		(605.91)
<b>Net cash flows from (used in) investing activities</b>		<b>(4,527.18)</b>
<b>4</b>	<b>Cash flows from used in financing activities</b>	
Proceeds from changes in ownership interests in subsidiaries		0.00

	Payments from changes in ownership interests in subsidiaries	0.00
	Proceeds from issuing shares	7,416.44
	Proceeds from issuing other equity instruments	0.00
	Payments to acquire or redeem entity's shares	0.00
	Payments of other equity instruments	0.00
	Proceeds from exercise of stock options	0.00
	Proceeds from issuing debentures notes bonds etc	0.00
	Proceeds from borrowings	0.00
	Repayments of borrowings	30.00
	Payments of lease liabilities	9.60
	Dividends paid	0.00
	Interest paid	0.00
	Income taxes paid (refund)	0.00
	Other inflows (outflows) of cash	0.00
	<b>Net cash flows from (used in) financing activities</b>	<b>7,376.84</b>
	<b>Net increase (decrease) in cash and cash equivalents before effect of exchange rate changes</b>	<b>2,212.72</b>
<b>5</b>	<b>Effect of exchange rate changes on cash and cash equivalents</b>	
	Effect of exchange rate changes on cash and cash equivalents	0.00
	<b>Net increase (decrease) in cash and cash equivalents</b>	<b>2,212.72</b>
	<b>Cash and cash equivalents cash flow statement at beginning of period</b>	<b>2,970.73</b>
	<b>Cash and cash equivalents cash flow statement at end of period</b>	<b>5,183.45</b>

**Details of Impact of Audit Qualification**

Whether results are audited or unaudited		Audited	
Declaration of unmodified opinion or statement on impact of audit qualification		Declaration of unmodified opinion	
Auditor's opinion			
Declaration pursuant to Regulation 33(3)(d) of SEBI(LODR) Regulation, 2015: The company declares that its Statutory Auditor / s have issued an Audit Report with unmodified opinion for the period on Standalone results		Yes	
Sr.No	Audit firm's name	Whether the firm holds a valid peer review certificate issued by Peer Review Board of ICAI	Certificate valid upto
1	M/s. T. P. Ostwal & Associates LLP	Yes	31-07-2027

**Audit qualification**

Sr.	Details of Audit Qualification	Type of Audit Qualification	Frequency of qualification	For Audit Qualification(s) where the impact is quantified by the auditor	For Audit Qualification(s) where the impact is not quantified by the auditor		
				Management's Views	(i) Management's estimation on the impact of audit qualification	(ii) If management is unable to estimate the impact, reasons for the same	Auditors Comments on (i) or (ii) above
No records available							

## Format for Disclosure of Related Party Transactions (applicable only for half-yearly filings i.e., 2nd and 4th quarter)

Amount in (Millions)

Sr. No.												Additional disclosure of related party transactions, inter-corporate deposits, advances or details need to be disclosed only once, during the reporting period						
	Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty		Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of the related party transaction ratified by the audit committee	Date of Audit Committee Meeting where the ratification was approved	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments					
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary								Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure		
1	Sri Lotus Developers And Realty Limited	Chandra Gupta Estates Private Limited	Step Down Subsidiary	Any other transaction	Repayment of Loan		NA			(170.00)	1,466.10	1,296.10						
2	Sri Lotus Developers And Realty Limited	Dhyan Projects Private Limited	Wholly Owned Subsidiary	Loan			NA			430.00	2,046.10	2,416.10						
3	Sri Lotus Developers And Realty Limited	Dhyan Projects Private Limited	Wholly Owned Subsidiary	Any other transaction	Repayment of Loan		NA			(60.00)	2,046.10	2,416.10						
4	Sri Lotus Developers And Realty Limited	Richfeel Real Estate Private Limited	Wholly Owned Subsidiary	Loan			NA			310.00	690.00	930.00						
5	Sri Lotus Developers And Realty Limited	Richfeel Real Estate Private Limited	Wholly Owned Subsidiary	Any other transaction	Repayment of Loan		NA			(70.00)	690.00	930.00						
6	Sri Lotus Developers And Realty Limited	Tryksha Real Estate Private Limited	Subsidiary	Loan			NA			360.00	621.00	981.00						
7	Sri Lotus Developers And Realty Limited	Valuemart Real Estate Private Limited	Wholly Owned Subsidiary	Loan			NA			1,301.44	216.00	1,517.44						
8	Sri Lotus Developers And Realty Limited	Veera Desai Projects Private Limited	Wholly Owned Subsidiary	Loan			NA			25.00	107.00	132.00						
9	Sri Lotus Developers And Realty Limited	Armaan Real Estate Private Limited	Wholly Owned Subsidiary	Any other transaction	Repayment of Loan		NA			(100.00)	471.50	371.50						
10	Sri Lotus Developers And Realty Limited	Arum Real Estate Private Limited	Subsidiary	Loan			NA			0.00	35.00	35.00						
11	Sri Lotus Developers And Realty Limited	Prasati Projects Private Limited	Wholly Owned Subsidiary	Loan			NA			0.00	6.50	6.50						
12	Sri Lotus Developers And Realty Limited	Roseate Real Estate Private Limited	Wholly Owned Subsidiary	Loan			NA			5.50	154.00	159.50						
13	Sri Lotus Developers And Realty Limited	Dhiti Projects Private Limited	Wholly Owned Subsidiary	Loan			NA			15.00	44.10	59.10						
14	Sri Lotus Developers And Realty Limited	Kunika Projects Private Limited	Wholly Owned Subsidiary	Loan			NA			160.00	52.50	212.50						
15	Sri Lotus Developers And Realty Limited	Srajak Real Estate Private Limited	Wholly Owned Subsidiary	Loan			NA			0.00	17.00	17.00						
16	Sri Lotus Developers And Realty Limited	Rise Root Projects Private Limited	Wholly Owned Subsidiary	Loan			NA			110.00	0.00	110.00						
17	Sri Lotus Developers And Realty Limited	Shivshrushti Projects LLP	Subsidiary	Any other transaction	Current Account Contribution Paid		NA			2.50	55.74	58.14						
18	Kunika Projects Private Limited	Anand Kamalnayan Pandit	Promoter and KMP of the listed entity and Director in the Subsidiary	Any other transaction	Repayment of Loan to Director		NA			150.00	150.00	0.00						
19	Shivshrushti Projects LLP	Anand Kamalnayan Pandit	Promoter and KMP of the listed entity and Director in the Subsidiary	Any other transaction	Current Account Contribution Received		NA			1.00	0.00	0.00						
20	Shivshrushti Projects	Anand Kamalnayan	Promoter and KMP of	Any other transaction	Current Account		NA			(1.00)	0.00	0.00						

											Additional disclosure of related party transactions, inter-corporate deposits, advances or details need to be disclosed only once, during the reporting period								
Sr. No.	Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty		Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of the related party transaction ratified by the audit committee	Date of Audit Committee Meeting where the ratification was approved	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments						
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary								Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure			
	LLP	Pandit	the listed entity and Director in the Subsidiary		Contribution Paid														
21	Sri Lotus Developers And Realty Limited	Ashka Anand Pandit	Whole Time Director	Remuneration			NA			8.66	0.00	0.00							
22	Sri Lotus Developers And Realty Limited	Dimple Dalia	Relative of Director and part of promoter group	Remuneration			NA			1.90	0.00	0.00							
23	Sri Lotus Developers And Realty Limited	Paarth Chheda	Relative of Director and part of promoter group	Remuneration			NA			8.66	0.00	0.00							
24	Sri Lotus Developers And Realty Limited	Arahan Projects Private Limited	Wholly Owned Subsidiary	Investment			NA			1.00	0.00	1.00							
25	Sri Lotus Developers And Realty Limited	Asvi Projects Private Limited	Wholly Owned Subsidiary	Investment			NA			1.00	0.00	1.00							
26	Sri Lotus Developers And Realty Limited	Avion Realty Private Limited	Wholly Owned Subsidiary	Investment			NA			1.00	0.00	1.00							
27	Sri Lotus Developers And Realty Limited	Rise Root Projects Private Limited	Wholly Owned Subsidiary	Investment			NA			1.00	0.00	1.00							
28	Sri Lotus Developers And Realty Limited	Sonnet Projects Private Limited	Wholly Owned Subsidiary	Investment			NA			1.00	0.00	1.00							
29	Sri Lotus Developers And Realty Limited	Ashka Properties Private Limited	Common Directorships	Any other transaction	Rent Expenses	4.80	Approved			2.40	0.00	0.00							
30	Sri Lotus Developers And Realty Limited	Anand Pandit Family Trust	Entity Over which KMPs have Significant influence	Any other transaction	Rent Expenses	4.80	Approved			2.40	0.00	0.00							
31	Sri Lotus Developers And Realty Limited	Armaan Real Estate Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses received	1.70	Approved			0.69	0.00	0.00							
32	Sri Lotus Developers And Realty Limited	Arum Real Estate Private Limited	Subsidiary	Any other transaction	Reimbursement of expenses received	1.50	Approved			0.05	0.00	0.00							
33	Sri Lotus Developers And Realty Limited	Chandra Gupta Estates Private Limited	Step Down Subsidiary	Any other transaction	Reimbursement of expenses received	0.90	Approved			0.37	0.00	0.00							
34	Sri Lotus Developers And Realty Limited	Dhiti Projects Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses received	0.15	Approved			0.05	0.00	0.00							
35	Sri Lotus Developers And Realty Limited	Dhyan Projects Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses received	1.00	Approved			0.41	0.00	0.00							
36	Sri Lotus Developers And Realty Limited	Kunika Projects Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses received	0.15	Approved			0.05	0.00	0.00							
37	Sri Lotus Developers And Realty Limited	Prasati Projects Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses received	0.15	Approved			0.05	0.00	0.00							
38	Sri Lotus Developers And Realty Limited	Richfeel Real Estate Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses received	1.80	Approved			0.75	0.00	0.00							
39	Sri Lotus Developers And Realty Limited	Roseate Real Estate Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses received	0.15	Approved			0.05	0.00	0.00							
40	Sri Lotus Developers And Realty Limited	Shivshrushti Projects LLP	Subsidiary	Any other transaction	Reimbursement of expenses received	0.15	Approved			0.05	0.00	0.00							
41	Sri Lotus Developers	Srajak Real Estate	Wholly Owned	Any other transaction	Reimbursement of expenses	0.15	Approved			0.05	0.00	0.00							

													Additional disclosure of related party transactions, loans, inter-corporate deposits, advances or details need to be disclosed only once, dur					
Sr. No.	Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty		Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of the related party transaction ratified by the audit committee	Date of Audit Committee Meeting where the ratification was approved	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments					
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary								Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure		
	And Realty Limited	Private Limited	Subsidiary		received													
42	Sri Lotus Developers And Realty Limited	Tryksha Real Estate Private Limited	Subsidiary	Any other transaction	Reimbursement of expenses received	0.25	Approved			0.09	0.00	0.00						
43	Sri Lotus Developers And Realty Limited	Valuemart Real Estate Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses received	0.15	Approved			0.05	0.00	0.00						
44	Sri Lotus Developers And Realty Limited	Veera Desai Projects Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses received	0.15	Approved			0.05	0.00	0.00						
45	Sri Lotus Developers And Realty Limited	Tryksha Real Estate Private Limited	Subsidiary	Any other transaction	Interest Receivable		NA			33.61	19.30	48.10						
46	Tryksha Real Estate Private Limited	Ssaga Spaces Private Limited	Entity having significant influence	Any other transaction	Interest Expenses on OCD		NA			0.03	0.00	0.00						
47	Tryksha Real Estate Private Limited	Ssaga Spaces Private Limited	Entity having significant influence	Any other transaction	Outstanding balance of OCDs		NA			0.00	500.00	500.00						
48	Sri Lotus Developers And Realty Limited	Ashka Properties Private Limited	Common Directorships	Any other transaction	Reimbursement of maintenance expenses received		NA			1.08	0.00	0.43						
49	Sri Lotus Developers And Realty Limited	Rudratej Properties Private Limited	Common Directorships	Any other transaction	Reimbursement of maintenance expenses received		NA			1.44	0.00	0.57						
50	Armaan Real Estate Private Limited	Roopa Pandit	Promoter and Director of the listed entity	Any other transaction	Reimbursement of maintenance expenses received		NA			0.10	0.00	0.12						
51	Sri Lotus Developers And Realty Limited	Anam Projects LLP	Subsidiary	Any other transaction	Share in Profit and loss of LLP		NA			2.13	0.00	0.00						
52	Sri Lotus Developers And Realty Limited	Neoteric Real Estate LLP	Subsidiary	Any other transaction	Share in Profit and loss of LLP		NA			0.01	0.00	0.00						
53	Sri Lotus Developers And Realty Limited	Shivshrushti Projects LLP	Subsidiary	Any other transaction	Share in Profit and loss of LLP		NA			(0.11)	0.00	0.00						
54	Sri Lotus Developers And Realty Limited	Anand Kamalnayan Pandit	MD and Chairman	Loan			NA			0.00	750.00	750.00	Loan			0.00%	Repayable on Demand	
55	Chandra Gupta Estates Private Limited	Dimple Dalia	Relative of Director of Ultimate holding Company and promoter group of Ultimate holding Company	Any other transaction	Outstanding balance of Receivables		NA			0.00	7.96	7.96						
56	Sri Lotus Developers And Realty Limited	Ashka Properties Private Limited	Common Directorships	Any other transaction	Rent Expenses Payable	4.80	Approved			0.86	0.00	0.86						
57	Sri Lotus Developers And Realty Limited	Anand Pandit Family Trust	Entity Over which KMPs have Significant influence	Any other transaction	Rent Expenses Payable	4.80	Approved			1.51	0.00	1.51						
58	Sri Lotus Developers And Realty Limited	Arum Real Estate Private Limited	Subsidiary	Any other transaction	Reimbursement of expenses Receivable	1.50	Approved			(0.01)	0.01	0.00						
59	Sri Lotus Developers And Realty Limited	Chandra Gupta Estates Private Limited	Step Down Subsidiary	Any other transaction	Reimbursement of expenses Receivable	0.90	Approved			(0.06)	0.06	0.00						
60	Sri Lotus Developers And Realty Limited	Dhiti Projects Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses Receivable	0.15	Approved			(0.01)	0.01	0.00						
61	Sri Lotus Developers And Realty Limited	Dhyan Projects Private Limited	Wholly Owned Subsidiary	Any other transaction	Reimbursement of expenses Receivable	1.00	Approved			(0.07)	0.07	0.00						



**Text Block**

<a href="#">Textual Information(1)</a>	Subscription to MOA. As the details were mandatory interest rate, tensure has been mentioned accordingly, however the same is Not Applicable
<a href="#">Textual Information(2)</a>	Subscription to MOA. As the details were mandatory interest rate, tensure has been mentioned accordingly, however the same is Not Applicable
<a href="#">Textual Information(3)</a>	Subscription to MOA. As the details were mandatory interest rate, tensure has been mentioned accordingly, however the same is Not Applicable
<a href="#">Textual Information(4)</a>	Subscription to MOA. As the details were mandatory interest rate, tensure has been mentioned accordingly, however the same is Not Applicable
<a href="#">Textual Information(5)</a>	Subscription to MOA. As the details were mandatory interest rate, tensure has been mentioned accordingly, however the same is Not Applicable

**Statement on Deviation or Variation for proceeds of Public Issue, Rights Issue, Preferential Issue, Qualified Institutions Placement Etc. (1)**

	Amount in (Millions)
Mode of Fund Raising	Public Issues
Description of mode of fund raising (Applicable in case of others is selected)	
Date of Raising Funds	06-08-2025
Amount Raised	7,920.00
Report filed for Quarter ended	31-03-2026
Monitoring Agency	Yes
Monitoring Agency Name, if applicable	CARE Ratings Limited
Is there a Deviation / Variation in use of funds raised	No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	
If Yes, Date of shareholder Approval	
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	
Comments of the auditors, if any	

Objects for which funds have been raised and where there has been a deviation, in the following table:

Sr.	Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object	Remarks if any
1	Investment in our Subsidiary Richfeel Real Estate Private Limited	Not Applicable	1,400.00	0.00	381.26	0.00	
2	Investment in our Subsidiary Dhyan Projects Private Limited	Not Applicable	2,740.00	0.00	1,428.46	0.00	
3	Investment in our Subsidiary Tryksha Real Estate Private Limited	Not Applicable	1,360.00	0.00	487.32	0.00	
4	General corporate purposes	Not Applicable	1,822.94	0.00	1,089.68	0.00	

**Signatory Details**

Name of signatory	Ankit Kumar Tater
Designation of person	Company Secretary and Compliance Officer
Place	Mumbai
Date	12-05-2026

**Format for Disclosing Outstanding Default on Loans and Debt Securities**

			Amount in (Millions)
Sr.	Particulars	Amount	Remarks
<b>1. Loans / revolving facilities like cash credit from banks / financial institutions</b>			
A	Total amount outstanding as on date	0.00	
B	Of the total amount outstanding, amount of default as on date	0.00	
<b>2. Unlisted debt securities i.e. NCDs and NCRPS</b>			
A	Total amount outstanding as on date	0.00	
B	Of the total amount outstanding, amount of default as on date	0.00	
<b>3. Total financial indebtedness of the listed entity including short - term and long - term debt</b>			
		0.00	