

INDEPENDENT AUDITOR'S REPORT

To the Members of
Mahananda Spa and Resorts Private Limited

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of **Mahananda Spa and Resorts Private Limited** ("the Company"), which comprise the Balance Sheet as at 31 March 2026, the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of material 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 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act (Ind AS) and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, and its profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for opinion

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

Information other than the financial statements and auditor's report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report including Annexures to Board's report, but does not include the financial statements and our Auditor's Report thereon.

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

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

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



Responsibilities of management and those charged with governance for the financial statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, (including other comprehensive income), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian 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 accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management and Board of Directors are 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.

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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements 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 the Management.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit



evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

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

Report on other legal and regulatory requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the '**Annexure A**', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report to the extent applicable 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 keeping backup on a daily basis of such books of account maintained in electronic mode in a server physically located in India and for the matter stated in paragraph 2(i)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
 - (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act,
 - (e) On the basis of the written representations received from the directors as on 31 March 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) The modifications relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph 2(b) above on reporting under section 143(3)(b) of the Act and paragraph 2(i)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
 - (g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
 - (h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended; in our opinion and to the best of our information and according to the explanations given to us, the Company being a private company, Section 197 of the Act related to the managerial remuneration is not applicable.



- (i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses –
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company .
 - iv. (a) The Management has represented that, to the best of it's 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, 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 it's 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, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
 - v. The Company has not declared or paid any dividend during the year and has not proposed final dividend during the year.
 - vi. Based on our examination which included test checks, the Company, has used accounting software for maintaining its books of account for the financial year ended 31 March 2026, which has a feature of recording audit trail (edit log) facility except that
 - a) The feature of audit trail was not enabled in the accounting software used for maintaining the books of account relating to revenue, inventory, accounts payables, accounts receivables, payroll, general ledger and other related records.
 - b) The feature of audit trail was not enabled in the database layer to log any direct data changes for the on-premise accounting software used for maintaining the books of account relating to revenue, accounts receivables, general ledger.
 - c) Based on the examination of an independent auditor's report in relation to controls at service organization for accounting software used for maintenance of general ledger, accounts payable, accounts receivable, which are operated by a third-party software service provider,
 - i) the feature of audit trail was not enabled in the application layer of the accounting software for the period from 01-Jan-26 to 31-Mar-26.
 - ii) the feature of audit trail was not enabled in the database layer to log any direct data changes for the period from 01-Apr-2025 to 31-Mar-2026.



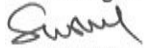
Further, for the period where audit trail (edit log) facility was enabled and operated for the respective accounting software, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

Additionally, for the periods where audit trail (edit log) facility was enabled and operated for the accounting software, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For **S N Dhawan & CO LLP**

Chartered Accountants

Firm Registration No.: 000050N/N500045



Sushil Phogat

Partner

Membership No.: 510157

UDIN: 26510157ULTTDS6779

Place: Mumbai

Date: 09 May 2026



Annexure A to the Independent Auditor's Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of the Independent Auditor's Report of even date to the members of **Mahananda Spa and Resorts Private Limited** on the financial statements as of and for the year ended 31 March 2026

- (i) In respect of property, plant and equipment and other intangible assets
 - (a)
 - (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.
 - (B) The Company does not have any intangible assets. Accordingly, the provisions of clause 3(i)(a)(B) of the Order are not applicable.
 - (b) The Company has a regular program of physical verification of its property, plant and equipment under which these assets are verified in a phased manner to cover all assets over a period of 3 years, which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. In accordance with this program, certain property, plant and equipment and right of use assets were verified during the year and according to the information and explanation given to us, no material discrepancies were noticed on such verification.
 - (c) According to the information and explanations given to us and based on the examination of the registered sale deed / transfer deed / conveyance deed provided to us, we report that, the title deeds of all the freehold immovable properties disclosed in the financial statements are held in the name of the Company.
 - (d) The Company has not revalued its property, plant and equipment during the year.
 - (e) There are no proceedings which have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (ii)
 - (a) The management has conducted physical verification of inventory at reasonable intervals during the year. According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the coverage and procedure of such verification by the management is appropriate and no material discrepancies of 10% or more in the aggregate for each class of inventory were noticed on physical verification as compared to the book records.
 - (b) According to the information and explanations given to us, the Company has not been sanctioned working capital limits in excess of Rs. 5 crores, in aggregate, at any point of time during the year from banks or financial institution on the basis of security of current assets. Accordingly, the provisions of clause 3(ii)(b) of the order are not applicable.
- (iii) According to the information and explanations given to us, the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships (LLPs) or any other parties. Accordingly, the provisions of clause 3(iii)(a) - (f) of the Order are not applicable.
- (iv) The Company has not granted any loan, made investment or provided guarantees or securities. Accordingly, the provisions of clause 3(iv) of the Order are not applicable.
- (v) The Company has not accepted any deposits and in our opinion, the Company is not holding any amounts which are deemed to be deposits during the year. Further the Company had no unclaimed deposits at the beginning of the year. Accordingly, the provisions of clause 3(v) of the Order are not applicable.



(vi) The Central Government has not specified maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.

(vii)

(a) In our opinion and according to the information and explanations given to us, the Company is generally regular in depositing undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, duty of customs, cess and other material statutory dues, as applicable to the Company, with the appropriate authorities during the year though there has been a slight delay in respect of income tax (TDS) and provident fund in few cases. There were no undisputed amounts payable in respect thereof which were outstanding at the year-end for a period of more than six months from the date they become payable. Operation of the Company, during the year, did not give rise to any liability for service tax, sales tax, value added tax and duty of excise.

(b) According to the information and explanations given to us, there are no statutory dues referred to in sub-clause (a) that have not been deposited with the appropriate authorities on account of any dispute.

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

(ix)

(a) According to the information and explanations given to us, loans amounting to Rs. 2,400 lakhs are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. According to the information and explanations given to us, such loans and interest thereon have not been demanded for repayment during the financial year. Considering the above, in our opinion, the Company has not defaulted in the repayment of loans or other borrowings, or in payment of interest thereon to any lender during the year.

(b) According to the information and explanations given to us, we report that the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(c) The Company has not taken any term loan during the year and there are no unutilized term loans at the beginning of the year. Accordingly, the provisions of clause 3(ix)(c) of the Order are not applicable.

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

(e) The Company did not have any subsidiary, associate or joint venture. Accordingly, the provisions of clause 3(ix)(e) of the Order are not applicable.

(f) The Company did not have any subsidiary, joint venture or associate. Accordingly, the provisions of clause 3(ix)(f) of the Order are not applicable.

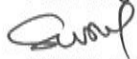


- (x)
- (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions of clause 3(x)(a) of the Order are not applicable.
 - (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally). Accordingly, provisions of clause 3 (x)(b) of the order are not applicable.
- (xi)
- (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
 - (b) To the best of our knowledge, no report under sub-section (12) of Section 143 of the Act has been filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.
 - (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year and up to the date of this report.
- (xii) The Company is not a Nidhi Company. Accordingly, the provisions of clause 3(xii)(a)-(c) of the Order are not applicable.
- (xiii) In our opinion and according to the information and explanations given to us, all transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and the requisite details have been disclosed in the financial statements etc., as required by the applicable accounting standards. Since, the Company is a private limited Company, therefore, the provision of Section 177 of the Act are not applicable to the Company.
- (xiv)
- (a) In our opinion and according to the information and explanations given to us, the Company has an internal audit system commensurate with the size and nature of its business.
 - (b) We have considered the internal audit reports of the Company issued till date, for the period under audit.
- (xv) In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors, hence provisions of Section 192 of the Act are not applicable to the Company.
- (xvi)
- (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, provisions of clause 3 (xvi) (a) of the order are not applicable.
 - (b) The Company has not conducted any non-banking financial or housing finance activities during the year.
 - (c) The Company is not a Core Investment Company ("CIC") as defined in the regulations made by the Reserve Bank of India. Accordingly, provisions of clause 3(xvi)(c) of the Order are not applicable.
 - (d) The Group does not have any CIC as part of the Group.
- (xvii) The Company has not incurred cash losses in the current financial year and in immediately preceding financial year.



- (xviii) There has been no resignation of the statutory auditors of the Company during the year.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) The provisions of Section 135 of the Act are not applicable to the Company during the year. Accordingly, reporting under clause 3 (xx) (a) and (b) of the order is not applicable for the year.
- (xxi) The Company has no subsidiary, associate or joint venture and the Company is not required to prepare consolidated financial statements. Accordingly, provisions of clause 3(xxi) of the Order are not applicable.

For **S N Dhawan & CO LLP**
Chartered Accountants
Firm Registration No.: 000050N/N500045



Sushil Phogat
Partner
Membership No.: 510157
UDIN: 26510157ULTTDS6779

Place: Mumbai
Date: 09 May 2026



Annexure B to the Independent Auditor's Report of even date on the financial statements of Mahananda Spa and Resorts Private Limited

(Referred to in paragraph 2(g) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Mahananda Spa and Resorts Private Limited of even date)

Independent Auditor's report on the Internal Financial Controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

1. We have audited the internal financial controls with reference to the financial statements of **Mahananda Spa and Resorts Private Limited** ("the Company") as at 31 March 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

2. The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. 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 the Company's business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' responsibility

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to the financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by the Institute of Chartered Accountants of India ("the ICAI") and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system 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 of the financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system with reference to financial statements.

Meaning of internal financial controls with reference to financial statements

6. A Company's internal financial controls with reference to the financial statements 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 controls with reference to the financial statements



includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of Management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements

Inherent limitations of internal financial controls with reference to the financial statements

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

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **S N Dhawan & CO LLP**
Chartered Accountants
Firm Registration No.: 000050N/N500045



Sushil Phogat
Partner
Membership No.: 510157
UDIN: 26510157ULTTDS6779

Place: Mumbai
Date: 09 May 2026



	Notes	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-current assets			
Property, plant and equipment	3	40,902.59	36,685.67
Capital work-in-progress	4	91.30	-
Financial assets			
(i) Other financial assets	5	636.54	496.60
Non-current tax assets (net)	6	239.58	115.59
Other non-current assets	7	-	0.86
Total non-current assets		41,870.01	37,298.72
Current assets			
Inventories	8	236.65	181.33
Financial assets			
(i) Trade receivables	9	125.90	427.90
(ii) Cash and cash equivalents	10 a	2,542.72	2,085.74
(iii) Bank balances other than cash and cash equivalents	10 b	1,315.67	1,251.59
(iv) Other financial assets	11	14.03	14.55
Other current assets	12	132.51	140.12
Total current assets		4,367.48	4,101.23
TOTAL ASSETS		46,237.49	41,399.95
EQUITY AND LIABILITIES			
Equity			
Equity share capital	13	40,649.21	40,649.21
Other equity	14	1,005.97	(225.94)
Total equity		41,655.18	40,423.27
Liabilities			
Non-current liabilities			
Provisions	15	46.70	67.66
Deferred tax liabilities (net)	28	549.71	155.05
Total non-current liabilities		596.41	222.71
Current liabilities			
Financial liabilities			
(i) Borrowings	16	2,400.00	-
(ii) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises and	17	66.43	15.91
(b) Total outstanding dues to creditors other than micro enterprises and small enterpr	17	404.88	265.48
(iii) Other financial liabilities	18	236.71	65.00
Other current liabilities	19	872.27	406.71
Provisions	20	5.61	0.87
Total current liabilities		3,985.90	753.97
TOTAL EQUITY AND LIABILITIES		46,237.49	41,399.95

Material accounting policies

1-2

Notes forming part of the financial statements

3-42

The notes referred to above form an integral part of the financial statements.

As per our audit report of even date attached

For S N Dhawan & CO LLP
Chartered Accountants
Firm Registration No. 000050N/N500045

For and on behalf of the Board of Directors
Mahananda Spa and Resorts Private Limited

Sushil

Sushil Phogat
Partner
Membership No. 510157

Place: Mumbai
Date: 9 May 2026



Shwetank Singh

Shwetank Singh
Director
DIN -02976637

Place : Mumbai
Date : 9 May 2026

Christabelle Baptista

Christabelle Baptista
Director
DIN -10525871

Place : Mumbai
Date : 9 May 2026

Nitin Khanna

Nitin Khanna
Chief Financial Officer
(Membership No.: 106800)

Place : Mumbai
Date : 9 May 2026

Bansari Mehta

Bansari Mehta
Company Secretary
(Membership no A66850)

Place : Mumbai
Date : 9 May 2026

	Notes	For the year ended 31 March 2026	For the year ended 31 March 2025
Income			
Revenue from operations	21	9,386.91	9,149.74
Other income	22	228.89	190.58
Total income (A)		9,615.80	9,340.32
Expenses			
Food and beverages consumed	23	716.45	843.37
Operating supplies consumed	24	253.48	269.94
Employee benefits expense	25	1,749.98	1,633.16
Other expenses	27	3,071.76	3,147.25
Total expenses (B)		5,791.67	5,893.72
Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items (C) (A-B)		3,824.13	3,446.60
Depreciation and amortisation expenses	3	2,072.14	2,705.24
Finance costs	26	164.53	7.32
Profit before tax before exceptional items (D)		1,587.46	734.04
Exceptional items (E)		(1.50)	-
Gratuity expenses	39	(1.50)	-
Provision for estimated loss on account of cancellations		-	-
Profit before income tax (F) (D+E)		1,585.96	734.04
Tax expense (G)			
Current tax		-	-
MAT credit entitlement		-	-
Deferred tax charge/(credit)	28	380.87	334.38
Taxes for earlier years		-	-
-Income tax	28	-	6.11
-Deferred tax	28	-	111.42
Total tax expense (G)		380.87	451.91
Profit for the year (H) (F-G)		1,205.09	282.13
Other comprehensive income			
<u>Items that will not be reclassified to profit or loss</u>			
Remeasurements of the defined benefit plans		40.61	7.05
Income tax Credit on above		(13.79)	(1.83)
Other comprehensive income for the year, net of tax (I)		26.82	5.22
Total comprehensive income for the year		1,231.91	287.35
Earnings per equity share - (Face value of INR 10 each)			
Basic	29	0.30	0.07
Diluted	29	0.30	0.07
Material Accounting Policies	1-2		
Notes forming part of the financial statements	3-42		
The notes referred to above form an integral part of the financial statements			

As per our audit report of even date attached

For S N Dhawan & CO LLP
Chartered Accountants
Firm Registration No. 000050N/N500045



Sushil Phogat
Partner
Membership No. 510157

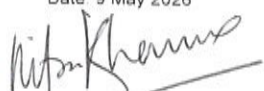
Place: Mumbai
Date: 9 May 2026





Shwetank Singh
Director
DIN -02976637

Place : Mumbai
Date: 9 May 2026



Nitin Khanna
Chief Financial Officer
(Membership No. 106800)

Place : Mumbai
Date : 9 May 2026

For and on behalf of the Board of Directors
Mahananda Spa and Resorts Private Limited



Christabelle Baptista
Director
DIN -10525871

Place : Mumbai
Date: 9 May 2026



Bansari Mehta
Company Secretary
(Membership no A66850)

Place : Mumbai
Date: 9 May 2026

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
A. Cash flow from Operating activities		
Profit before tax	1,585.96	734.04
Adjustments for :		
Depreciation and amortisation expense	2,072.14	2,705.24
Provision for doubtful debts no longer required written back	(49.59)	(72.16)
Interest income	(121.97)	(115.34)
Finance costs	164.53	7.32
Fixed assets written off	16.57	-
Working capital adjustments		
Adjustments for (increase) / decrease in operating assets:		
Trade receivables	351.59	701.87
Inventories	(55.32)	(100.05)
Other assets	8.47	(11.27)
Other financial assets	3.68	(18.40)
Adjustments for increase / (decrease) in operating liabilities:		
Trade payables	189.92	(182.57)
Provisions	24.39	36.23
Other financial liabilities	(5.82)	3.20
Other liabilities	465.56	(7.11)
Cash flow generated from operations	4,650.11	3,681.00
Income tax paid	(123.99)	(31.64)
Net cash flows from operating activities	4,526.12	3,649.36
B. Cash flow from Investing activities		
Purchase of property, plant and equipment	(6,367.47)	(1,007.16)
Bank deposit not considered as cash and cash equivalents (net)	(102.00)	(704.64)
Interest received (finance income)	16.79	115.34
Net cash (used in) investing activities	(6,452.68)	(1,596.46)
C. Cash flow from Financing activities		
Interest paid	(16.46)	(7.32)
Proceeds from short-term borrowings	4,056.51	-
Repayment of short-term borrowings	(1,656.51)	(908.41)
Net cash flows generated / (used in) financing activities	2,383.54	(915.73)
Net increase in cash and cash equivalents	456.98	1,137.17
Cash and cash equivalents at the beginning of the year	2,085.74	948.57
Cash and cash equivalents at the year ended	2,542.72	2,085.74

Notes:

- The statement of cash flow has been prepared under the indirect method as set out in Ind AS 7 on the statement of cash flows
- Current taxes paid are treated as arising from operating activities and are not bifurcated between investing and financing activities.
- Figures for the previous year have been regrouped wherever considered necessary.
- Figures in brackets indicate cash outflow.

Material Accounting Policies

1-2

Notes forming part of the financial statements

3-42

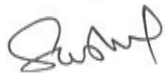
The notes referred to above form an integral part of the financial statements.

As per our audit report of even date attached

For S N Dhawan & CO LLP

Chartered Accountants

Firm Registration No. 000050N/N500045



Sushil Phogat
Partner

Membership No. 510157

Place: Mumbai
Date: 9 May 2026





Shwetank Singh
Director
DIN -02976637

Place : Mumbai
Date: 9 May 2026

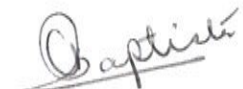


Nitin Khanna
Chief Financial Officer
(Membership No. : 106800)

Place : Mumbai
Date: 9 May 2026

For and on behalf of the Board of Directors

Mahananda Spa and Resorts Private Limited



Christabelle Baptista
Director
DIN -10525871

Place : Mumbai
Date: 9 May 2026



Bansari Mehta
Company Secretary
(Membership no A66850)

Place : Mumbai
Date: 9 May 2026

(a) Equity share capital

	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	2,165.60	2,165.60
Shares issued during the year	-	-
Balance at the end of the year	2,165.60	2,165.60

(b) Preference share capital

Equity component of optionally convertible preference share

Balance at the beginning of the year	38,483.61	38,483.61
Shares issued during the year	-	-
Balance at the end of the year	38,483.61	38,483.61

Total (a+b)

40,649.21	40,649.21
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(c) Other equity

	Securities Premium	Retained earnings	Total
Balance as at 1 April 2024	167.14	(680.43)	(513.29)
Changes in accounting policy or prior period errors	-	-	-
Profit (loss) for the year	-	282.13	282.13
Other comprehensive income (Remeasurements of defined benefit plans (net of tax))	-	5.22	5.22
Total comprehensive income for the year	-	287.35	287.35
Balance as at 31 March 2025	167.14	(393.08)	(225.94)
Changes in accounting policy or prior period errors	-	-	-
Profit (loss) for the year	-	1,205.09	1,205.09
Other comprehensive income (Remeasurements of defined benefit plans (net of tax))	-	26.82	26.82
Total comprehensive income for the year	-	1,231.91	1,231.91
Balance as at 31 March 2026	167.14	838.83	1,005.97

Material accounting policies

Notes forming part of the financial statements

The notes referred to above form an integral part of the financial statements.

As per our audit report of even date attached

For S N Dhawan & CO LLP

Chartered Accountants

Firm Registration No. 000050N/N500045

For and on behalf of the Board of Directors

Mahananda Spa and Resorts Private Limited



Sushil Phogat

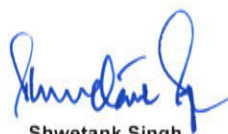
Partner

Membership No. 510157

Place: Mumbai

Date: 9 May 2026





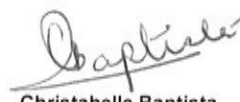
Shwetank Singh

Director

DIN -02976637

Place : Mumbai

Date: 9 May 2026



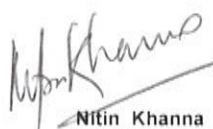
Christabelle Baptista

Director

DIN -10525871

Place : Mumbai

Date: 9 May 2026



Nifin Khanna

Chief Financial Officer

(Membership No.: 106800)

Place : Mumbai

Date: 9 May 2026



Bansari Mehta

Company Secretary

(Membership no.A66850)

Place : Mumbai

Date: 9 May 2026

Note 1

Corporate information

Mahananda Spa & Resorts Private Limited (hereinafter referred to as the company) was incorporated on July 22, 2009 having registered office at Khasra No. 605, PTC Road, Narendra Nagar, Tehri Garhwal, Uttarakhand-249175. The Registered office has been changed wef April 01, 2019 whereas earlier Registered office was at Ganga Beach Resorts, Tapovan Tehri Garhwal, Tehri Garhwal, UR, 249192. The objective of the company is to carry on the business, in or outside India, of hotels, resorts, motels, guesthouses, lodges, cottages, restaurants, bars, pubs etc. The company is primarily engaged in the business of owning, operating & managing hotels and resorts. The current hotels are being managed by an operator under the Operating and Service Agreement. The hotel is being operated as a part of the chain of hotels which is operated as per the policies of the operator subject to the purview of the Operation and Service agreement.

With Purchase of 100% holding from Mankind Pharma Limited (erstwhile Holding Company) Chalet Hotels Limited became the holding company of the Company (w.e.f. February 11, 2025)

The board of directors of the Company approved the financial statements for the year ended 31 March 2026 and authorised for issue on 09 May 2026

Note 2

A. Compliance with Indian Accounting Standard (IndAS)

i. Statement of Compliance and basis of preparation of financial statements

These financial statements are prepared and presented in accordance with the Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time as notified under section 133 of Companies Act, 2013, the relevant provisions of the Companies Act, 2013 ('the Act'). The accounting policies have been consistently applied for all the periods presented in the financial statements except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

The financial statements have been prepared on a historical cost basis, except for

- Certain financial assets and liabilities at fair value (refer to accounting policy regarding financial instruments);
- Employee's defined benefit plan measured as per actuarial valuation

All assets and liabilities have been classified as current and non-current as per Company's normal operating cycle. Based on nature of operations, the Company has considered an operating cycle of 12 months.

The financial statements are presented in Indian Rupee, which is the functional currency of the Company and all values are rounded to the nearest lacs (Rs./00000), except when otherwise indicated.

ii. Use of estimates & judgements

While preparing the Financial Statements in conformity with Ind AS, the management has made certain estimates and assumptions that require subjective and complex judgements. These judgements affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses, disclosure of contingent liabilities at the Standalone Balance Sheet date and the reported amount of income and expenses for the reporting period. Future events rarely develop exactly as forecasted and the best estimates require adjustments, as actual results may differ from these estimates under different assumptions or conditions.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively.

Judgements, estimates and assumptions are required in particular for:

- Determination of the estimated useful lives

Useful lives of property, plant and equipment and investment property are based on the life prescribed in Schedule II of the Act. In cases, where the useful lives are different from that prescribed in Schedule II and in case of intangible assets, they are estimated by management based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support.

- Recognition and measurement of defined benefit obligations

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation, actuarial rates and life expectancy. The discount rate is determined by reference to market yields at the end of the reporting period on government bonds. The period to maturity of the underlying bonds correspond to the probable maturity of the post-employment benefit obligations. Due to complexities involved in the valuation and its long term nature, defined benefit obligation is sensitive to changes in these assumptions. All assumptions are reviewed at each reporting period.

- Recognition of deferred tax assets

Deferred tax assets and liabilities are recognised for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilised business loss and depreciation carry-forwards and tax credits. Deferred tax assets are recognised to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilised.

- Recognition and measurement of other provisions

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 closing date. The actual outflow of resources at a future date may therefore, vary from the amount included in other

- Discounting of long-term financial assets / liabilities

All financial assets / liabilities are required to be measured at fair value on initial recognition. In case of financial liabilities/assets which are required to be subsequently measured at amortised cost, interest is accrued using the effective interest method.

- Determining whether an arrangement contains a lease

At inception of an arrangement, the Company determines whether the arrangement is or contains a lease.



B. Material accounting policies

i. Revenue recognition

Revenue is recognised at an amount that reflects the consideration to which the Company expects to be entitled in exchange for transferring the goods or services to a customer i.e. on transfer of control of the goods or service to the customer. Revenue from sales of goods or rendering of services is net of Indirect taxes, returns and discounts.

l. Income From Operations

a. Rooms, Banquets, Food & Beverages :

The revenue for these supply and services is booked at the end of the day based on the usage and occupancy. The usage of services and goods, if governed by the operator's loyalty program, is billed directly to operator and not the customer as per a fixed monetary rate as per the policy of the operator subject to the provisions of the Operations and Service Agreement. However there might be certain cases, where the supply is directly billed to the customer based on the policy and agreement between the operator and the company.

b. Recreational Services:

These include services like health, wellness, spa, salon, gaming zone, tour operators and the like. These are booked based on the supply of such services to the customer.

c. Other Allied Services:

In relation to laundry income, communication income, airport transfers income, the revenue has been recognized by reference to the time of service rendered.

II. Contract Balances:

a. Contract assets:

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional.

b. Contract liabilities:

A contract liability is the obligation to transfer services to a customer for which the Company has received consideration from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made. Contract liabilities are recognised as revenue when the Company performs under the contract.

III. Interest:

Interest income is accrued on a time proportion basis using the effective interest rate method.

II. Inventories

Inventories are valued at the lower of cost (on Weighted Average basis) and the net realisable value after providing for obsolescence and other losses, where considered necessary. Cost includes all charges in bringing the goods to their present location and condition. Work-in-progress and finished goods include appropriate proportion of overheads and, where applicable levied taxes/duties.

III. Cash and cash equivalents (for purposes of Cash Flow Statement)

Cash comprises of cash in hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

IV. Loyalty Program

The company is covered by an Operations and Service Agreement where a lot of operating decisions are being carried out. The loyalty program is being managed by the operator. The operator has operates multiple hotels across the country and the globe. According to the said program the loyalty points are earned by the customer based on the monetary amount spend by the customer in any of the hotels managed by the operator. The said loyalty points being earned by the customer, can be utilized in any of the hotels/resorts being operated by the operator using his brand name for various things as per the policy of the operator. The monetary value of the said loyalty points being earned by the customers is calculated centrally by the operator and billed to the 'company'. In case any customer redeems the loyalty points in the company then the company charges the operator a fixed amount as mutually decided between them. Thus, the operator at a central level is responsible for the computation and recording of performance obligations and the same is not done at the company level. The expense is recognized based on the invoice received from the operator and the income is booked based on the invoicing done to the operator

v. Employee Benefit Expense

The costs of all short-term employee benefits (that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service) are recognised during the period in which the employee renders the related service. The accruals for employee entitlements to benefits such as salaries, bonuses and annual leave represent the amounts which the Company has a present obligation to pay as a result of the employee's services and the obligation can be measured reliably. The accruals have been calculated at undiscounted amounts based on current salary levels at the Balance Sheet date.

I. Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts

a. Provident and Family pension fund

The eligible employees of the Company are entitled to receive post-employment benefits in respect of provident and family pension fund, in which both the employees and the Company make monthly contributions at a specified percentage of the employee's eligible salary (currently 12% of employee's eligible salary). The contributions are made to the provident fund managed by the trust set up by the Company, or to the Regional Provident Fund Commissioner (RPFC) which are charged to the Statement of Profit and Loss as incurred. In respect of contribution to RPFC, the Company has no further obligations beyond making the contribution, and hence, such employee benefit plan is classified as Defined Contribution Plan. The Company's contribution is recognised as an expense in the Statement of Profit and Loss.

b. Superannuation

The Company has a defined contribution plan for eligible employees, wherein it annually contributes a sum equivalent to a defined percentage of the eligible employee's annual basic salary to a fund administered by the trustees. The Company recognises such contributions as an expense in the year in which the corresponding services are received from the employee.



c. **Gratuity:**

The Company accounts for the net present value of its obligations for gratuity benefits, based on an independent actuarial valuation, determined on the basis of the projected unit credit method, carried out as at the Balance Sheet date. The obligation determined as aforesaid less the fair value of the plan assets is reported as a liability or asset as of the reporting date.

d. **Compensated absences:**

The Company provides for encashment of leave or leave with pay subject to certain rules. The employees are entitled to accumulate leave subject to certain limits for future encashment/availment. The Company makes provision for compensated absences based on an independent actuarial valuation carried out at the end of the year. Actuarial gains and losses are recognised in the Statement of Profit and Loss

vi. **Property, plant and equipment**

Property, plant and equipment are stated at cost, less accumulated depreciation (other than freehold land) and accumulated impairment losses, if any. All property, plant and equipment are initially recorded at cost. Cost includes the acquisition cost or the cost of construction, including duties and non-refundable taxes, expenses directly related to bringing the asset to the location and condition necessary for making them operational for their intended use and, in the case of qualifying assets, the attributable borrowing costs. Initial estimate of costs of dismantling and removing the item and restoring the site on which it is located is also included if there is an obligation to restore it.

Subsequent expenditure relating to property, plant and equipment is capitalised only when it is probable that future economic benefits associated with these will flow to the Company and the cost of the item can be measured reliably.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount

Capital work-in-progress:

Projects under which tangible fixed assets are not yet ready for their intended use are carried at cost, comprising direct cost, related incidental expenses and attributable interest. All related expense are capitalised in the books of accounts.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

vii. **Depreciation and amortisation**

Depreciation on tangible fixed assets has been provided on the straight line method on the cost of assets (other than freehold land and properties under construction) over their useful lives, using the straight line method, as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of the following categories of assets in whose case the life of the assets had been re-assessed as under based on technical evaluation, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support, etc

Accordingly the useful life of assets considered is as follows :

Particulars	Estimated Useful Life (w.e.f. February 11, 2025)	Estimated Useful Life (upto. February 10, 2025)	Schedule II
Buildings -Structure	60 Years	30 Years	30 to 60 Years
Buildings -Interior and accessories	14 Years	30 Years	NA
Plant and equipment	5 to 15 Years	3 to 15 Years	15 Years
Furniture and Fixtures	7 to 10 Years	10 Years	10 Years
Computers	3 Years	3 Years	3 Years
Office Equipment	4 Years	5 Years	5 Years
Mobile Phones	2 Years	2 Years	NA
Vehicles	5 Years	8 Years	8 Years
Electrical Installation	14 Years	6 Years	10 Years
Operating Supplies (issued on opening of new hotel property)	3 Years	3 Years	NA

Temporary structures and assets costing ₹5,000/- or less are depreciated at 100% in the year of capitalisation.

Effective February 11, 2025, the Company had reassessed the estimated useful life of its property plant and equipment as given above. This change in estimate was technical evaluation, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support, etc

Building interiors and accessories comprise of the interiors of the Hotel building which will undergo renovation, are depreciated on a SLM basis over a period of 14 years, which in management's view, represents the useful life of such assets.

The assets' useful lives and residual values are reviewed at the Balance Sheet date and the effect of any changes in estimates are accounted for on a



viii. Foreign currency transactions and translations

Initial recognition

Transactions in foreign currencies entered into by the Reporting entity are accounted at the exchange rates prevailing on the date of the transaction or at rates that closely approximate to the rate at the date of the transaction.

Measurement of foreign currency items at the Balance Sheet date

Foreign currency monetary items (other than derivative contracts) of the reporting entity, outstanding at the balance sheet date are restated at the year-end rates. Non-monetary items of the Reporting entity are carried at historical cost.

Treatment of exchange differences

Exchange differences arising on settlement/restatement of foreign currency monetary assets and liabilities of the Reporting entity are recognised as income or expense in the Consolidated Statement of Profit and Loss and exchange difference related to Capital WIP are transferred to Capital WIP.

ix. Taxes on income

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognised in the Statement of Profit and Loss, except when they relate to items that are recognised in Other Comprehensive Income or directly in equity, in which case, the current and deferred tax are also recognised in Other Comprehensive Income or directly in equity, respectively.

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted as per Income Tax Act, 1961.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred income tax is recognised using the balance sheet approach. Deferred tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount in financial statements, except when the deferred tax arises from the initial recognition of goodwill, an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of the transaction.

Deferred income tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the Financial Statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.



x. Impairment of assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment is recognised for such excess amount. The impairment loss is recognised as an expense in the Statement of Profit and Loss.

The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, to the extent the amount was previously charged to the Statement of Profit and Loss.

xi. Provisions and contingencies

Provisions are recognised when the Reporting Entity has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Reporting Entity expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Claims against the Company, where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements.

Contingent assets are not recognised in the financial statements since this may result in the recognition of income that may not be realised. However, when the realisation of income is virtually certain, then the related asset is not a contingent asset and is recognised.

xii. Management, Operating & Technical Fees with Operator:

Management and operating fees is paid by the company to the operator which are managed by the operator usually under long term contracts. Under this contract, the operator runs the hotel using the trademark or other intellectual property of the operator including technical services and fees. The obligation to run the hotel as per the standards rests with the operator while the infrastructure requirements are to be fulfilled by the company. Management and incentive fees is calculated is calculated and expensed off as a percentage of revenue and adjusted profit based on the method as mutually agreed between the parties. The invoicing is done by the operator in a designated currency as mutually decided between the company and the operator. Technical fees is calculated based on the usage of facilities like softwares, marketing efforts and the central administration expenses allocated to the company via a formal invoice. The basis of expense depends on the underlying nature of the facilities.

xiii. Financial Instruments

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

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

I. Initial recognition and subsequent measurement

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

II. Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

a. Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortised cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

b. Financial assets at amortised cost (debt instruments)

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

The Company's financial assets at amortised cost include trade receivables, loan to subsidiary, joint ventures, and associates, and loans to employees.

c. Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

This category includes derivative instruments and listed equity investments which the Company had not irrevocably elected to classify at fair value through OCI. Dividends on listed equity investments are recognised as other income in the statement of profit or loss when the right of payment has been established.

A derivative embedded in a hybrid contract, with a financial liability or non-financial host, is separated from the host and accounted for as a separate derivative if: the economic characteristics and risks are not closely related to the host; a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and the hybrid contract is not measured at fair value through profit or loss. Embedded derivatives are measured at fair value with changes in fair value recognised in profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss category.



d. Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Company's statement of financial position) when:

- The rights to receive cash flows from the asset have expired; Or
- The Company 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 Company has transferred substantially all the risks and rewards of the asset, or
 - b. the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset

When the Company 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 Company continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the Company 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 Company 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 Company could be required to repay.

e. Impairment

The Company recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For debt instruments at fair value through OCI, the Company applies the low credit risk simplification. At every reporting date, the Company evaluates whether the debt instrument is considered to have low credit risk using all reasonable and supportable information that is available without undue cost or effort. In making that evaluation, the Company reassesses the risk of the debt instruments. In addition, the Company considers that there has been a significant increase in credit risk when contractual payments are more than 30 days past due.

The Company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

III. Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL. However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the entity, and commitments issued by the entity to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities are classified as at FVTPL when the financial liability is either held for trading or it is designated as at FVTPL.

a. Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

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.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, and derivative financial instruments

b. Subsequent measurement

For purposes of subsequent measurement, financial liabilities are classified in two categories:

- Financial liabilities at fair value through profit or loss
- Financial liabilities at amortised cost (loans and borrowings)

c. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by accounting standards. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognised in the statement of profit or loss

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated at the initial date of recognition, and only if the criteria in accounting standards are satisfied.

d. Financial liabilities at amortised cost

After initial recognition, interest-bearing borrowings and instruments are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

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 or loss.

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



Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in the 'other gains and losses' line item (note 22) in the [statement of comprehensive income / income statement].

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss.

Derecognition of financial liabilities

The entity derecognises financial liabilities when, and only when, the entity's obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

IV. Off setting of financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the financial statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

V. Interest Income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

xiv. Earnings per share

i Basic earning per share

Basic earnings per share is computed by dividing the net profit after tax by weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the year is adjusted for treasury shares, bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares).

ii Diluted earnings per share

Diluted earnings per share is computed by dividing the profit after tax after considering the effect of interest and other financing costs or income (net of attributable taxes) associated with dilutive potential equity shares by the weighted average number of equity shares considered for deriving basic earnings per share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares including the treasury shares held by the Company to satisfy the exercise of the share options by the employees.

xv. Recent accounting

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

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

In August 2025, MCA notified the following amendments to:

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

b. Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments: Disclosures, applicable w.e.f. April 1, 2025 – The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any impact in its financial statements.

c. Ind AS 12, International Tax Reform – Pillar Two Model Rules applicable immediately - The amendments provide a temporary mandatory relief from deferred tax accounting for top-up tax and disclose that they have applied the relief. The Company has evaluated the applicability of the amendments relating to Pillar Two Model Rules and determined that the same are not applicable to it. Accordingly, there is no impact on the financial statement.



Mahananda Spa and Resorts Private Limited
CIN:U55101UR2009PTC032889
Notes forming part of the financial statements
All amounts are in INR lakhs unless otherwise stated

Note 3

Property, plant and equipment

Reconciliation of carrying amount

As at 31 March 2026

	Gross block				Accumulated depreciations/ amortisation				Net block	
	Opening balance as at 1 April 2025	Additions/ Transferred in	Deductions/ Transfer out	Adjustments	Closing balance as at 31 March 2026	Opening balance as at 1 April 2025	For the year	Deductions	Adjustments	Closing balance as at 31 March 2026
Freehold land	1,010.50	6,300.00	-	-	7,310.50	-	-	-	-	-
Buildings	31,275.44	-	4.45	-	31,270.99	2,156.97	1,159.64	0.69	-	3,315.92
Plant and machinery	4,891.02	5.61	21.63	-	4,875.00	1,603.23	384.37	11.31	-	1,976.29
Computers	516.61	-	4.00	-	512.61	338.18	163.13	4.00	-	497.31
Electrical installations	1,905.33	-	0.42	-	1,904.91	345.72	132.05	0.17	-	477.60
Furniture and fixtures	1,922.29	0.02	3.38	-	1,918.93	524.84	185.28	1.14	-	708.98
Vehicles	132.50	-	-	-	132.50	29.72	31.12	-	-	60.84
Office equipments	69.14	-	5.21	-	63.93	38.50	16.55	5.21	-	49.84
Total	41,722.83	6,305.63	39.09	-	47,989.37	5,037.16	2,072.14	22.52	-	7,086.78

As at 31 March 2025

	Gross block				Accumulated depreciations/ amortisation				Net block	
	Opening balance as at 1 April 2024	Additions/ Transferred in	Deductions/ Transfer out	Adjustments (refer note iii below)	Closing balance as at 31 March 2025	Opening balance as at 1 April 2024	For the year	Deductions	Adjustments (refer note iii below)	Closing balance as at 31 March 2025
Freehold land	440.40	570.10	-	-	1,010.50	-	-	-	-	-
Buildings	32,270.57	269.90	-	(1,265.03)	31,275.44	1,194.03	1,046.71	-	(83.77)	2,156.97
Plant and machinery	4,205.78	-	-	685.24	4,891.02	472.21	974.38	-	156.64	1,603.23
Computers	480.64	30.14	-	5.83	516.61	173.36	163.51	-	1.31	338.18
Electrical installations	825.34	-	-	1,079.99	1,905.33	136.89	136.17	-	72.66	345.72
Furniture and fixtures	2,004.82	-	-	(82.53)	1,922.29	227.30	275.45	-	22.09	524.84
Vehicles	132.50	-	-	-	132.50	10.84	18.94	-	(0.06)	29.72
Office equipments	492.64	-	-	(423.50)	69.14	117.30	90.07	-	(168.87)	38.50
Total	40,852.69	870.14	-	-	41,722.83	2,331.93	2,705.24	-	-	5,037.16

Notes:

- The title deeds of all the immovable property held by the Company is in the name of the Company
- Adjustments arising from the reclassification and reassessment of assets, categories and useful lives during the previous year (also refer Note 2 B (vii)).
- During the year ended 31 March 2025, the Company performed a technical review of its property, plant and equipment. As a result, the estimated useful life of certain assets as described in note (iii) effective February 11, 2025. The change has been accounted for prospectively as required by Ind AS 8. The effect on depreciation expense and profit for the previous year was an increase in depreciation of Rs. 654.34 lakhs and a decrease in profit before tax of Rs. 654.34 lakhs.



As at
31 March 2026

As at
31 March 2025

Note 4

Capital work-in-progress

1) Details of capital work-in-progress

Particulars

Opening balance

Add: Additions during the year

Less: Capitalised during the year

Closing Balance

-

91.30

-

91.30

2) Capital work in progress (CWIP) Ageing Schedule

As at 31 March 2026

Particulars	Capital work in progress ageing schedule as at 31 March 2026				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	91.30	-	-	-	91.30
Total	91.30	-	-	-	91.30

As at 31 March 2025

Particulars	Capital work in progress ageing schedule as at 31 March 2025				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	-	-	-	-	-
Total	-	-	-	-	-

Notes:

i. For disclosure of contractual commitments for the acquisition of property, plant and equipment see note 31.



	As at 31 March 2026	As at 31 March 2025
Note 5		
Other financial assets		
-Non-current		
(Unsecured, considered good)		
To other than related parties		
Deposits with banks with more than 12 months maturity	581.66	438.56
Security deposits - others	54.88	58.04
	636.54	496.60

Note: Fixed deposits amounting to Rs. 451.11 lakhs (31 March 2025 438.56 lakhs) have been pledged against bank guarantee issued by bank against import of capital goods under EPCG (Export promotion capital goods).

Note 6		
Non-current tax assets (net)		
Income tax assets		
Income tax receivable (net of provisions)	239.58	115.59
Income tax assets	239.58	115.59

Note 7		
Other non-current assets		
(unsecured, considered good)		
To other than related parties		
Prepayments	-	0.86
	-	0.86

Note 8		
Inventories		
(valued at lower of cost and net realisable value)		
Food, beverages and smokes	236.65	181.33
	236.65	181.33



	As at 31 March 2026	As at 31 March 2025
Note 9		
Trade receivables		
Trade receivables-billed	102.17	473.63
Trade receivables-unbilled	36.08	16.21
	138.25	489.84
Less: Impairment loss allowance	(12.35)	(61.94)
Total receivables	125.90	427.90
Unsecured		
Trade receivables-considered good	125.90	427.90
Trade receivables-credit impaired	12.35	61.94
	138.25	489.84
Less: Impairment loss allowance	(12.35)	(61.94)
	125.90	427.90
Above balances of trade receivables include balances with related parties (refer note 34)	6.90	1.81

Trade receivables ageing schedule

As at 31 March 2026

Particulars	Outstanding for following periods from due date of Invoice						Total
	Unbilled revenue	Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	36.08	89.82	-	-	-	-	125.90
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable – credit impaired	-	-	-	-	12.35	-	12.35
Disputed Trade receivables - considered good	-	-	-	-	-	-	-
Disputed Trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-
Total	36.08	89.82	-	-	-	-	138.25

As at 31 March 2025

Particulars	Outstanding for following periods from due date of Invoice						Total
	Unbilled revenue	Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	16.21	411.69	-	-	-	-	427.90
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable – credit impaired	-	-	-	61.94	-	-	61.94
Disputed Trade receivables - considered good	-	-	-	-	-	-	-
Disputed Trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-
Total	16.21	411.69	-	61.94	-	-	489.84



	As at 31 March 2026	As at 31 March 2025
Note 10 a		
Cash and cash equivalents		
Balance with banks		
- Current accounts	2,537.82	1,761.53
- in deposit account (with original maturity of 3 months or less)	-	300.86
Cash on hand	4.90	23.35
	2,542.72	2,085.74

Note 10 b
Other bank balances

Earmarked balances with bank		
-In current account (see note 'i')	-	114.61
Other Bank deposits with original maturity of more than three months but remaining maturity of less than twelve months (see note 'ii')	1,315.67	1,136.98
	1,315.67	1,251.59

- i. Amount held as contribution to capital improvement reserve amounting to Rs. NIL (31 March 2025 Rs. 114.61 lakhs)
ii. Deposits amounting to Rs. 214.03 lakhs (31 March 2025 Rs. 226.58 lakhs) have been pledged against bank guarantee issued by bank against import of capital goods under EPCG (Export promotion capital goods).

Note 11
Other financial assets
-Current
(Unsecured, considered good)
To other than related parties
Security deposits - others

14.03	14.55
14.03	14.55

Note 12
Other current assets
(Unsecured, considered good)
To other than related parties
Advance to vendors
Prepayment and others

78.89	36.03
53.62	104.09
132.51	140.12



Note 13
Share capital

(a) Details of the authorised, issued, subscribed and fully paid-up share capital as below:

Particulars	As at 31 March 2026	As at 31 March 2025
(i) Authorised		
2,16,56,000 (31 March 2025: 2,16,56,000) equity shares of the par value of Rs. 10.00 each	2,165.60	2,165.60
42,83,44,000 (31 March 2025: 42,83,44,000) preference shares of the par value of Rs. 10.00 each	42,834.40	42,834.40
(ii) Issued, subscribed and paid-up		
2,16,56,000 (31 March 2025: 2,16,56,000) equity shares of the par value of Rs. 10.00 each	2,165.60	2,165.60
38,48,36,135 (31 March 2025: 38,48,36,135) preference shares of the par value of Rs. 10.00 each	38,483.61	38,483.61
Total	40,649.21	40,649.21

(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year:

Particulars	As at 31 March 2026		As at 31 March 2025	
	Number	Amount	Number	Amount
Equity shares				
Number of equity shares outstanding at the beginning of the year	2,16,56,000	2,165.60	2,16,56,000	2,165.60
Add: Issued during the year	-	-	-	-
Number of equity shares outstanding at the end of the year	2,16,56,000	2,165.60	2,16,56,000	2,165.60
Equity component of optionally convertible preference shares				
Number of preference shares outstanding at the beginning of the year	38,48,36,135	38,483.61	38,48,36,135	38,483.61
Add: Issued during the year	-	-	-	-
Number of preference shares outstanding at the end of the year	38,48,36,135	38,483.61	38,48,36,135	38,483.61

(c) Details of shares held by the Holding Company

Particulars	As at 31 March 2026		As at 31 March 2025	
	Number	Amount	Number	Amount
Equity Shares				
Mankind Pharma Limited (along with nominee shareholder) till 10 February 2025	-	-	2,16,56,000	2,165.60
Chalet Hotels Limited (along with nominee shareholders) w.e.f. 11 February 2025	2,16,56,000	2,165.60	-	-
Preference Shares				
Mankind Pharma Limited (along with nominee shareholder) till 10 February 2025	-	-	38,48,36,135	38,483.61
Chalet Hotels Limited (along with nominee shareholders) w.e.f. 11 February 2025	38,48,36,135	38,483.61	-	-

(d) Registered shareholder holding more than 5% of the shares in the Company is set out below:

Particulars	As at 31 March 2026		As at 31 March 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity Shares				
Mankind Pharma Limited (along with nominee shareholder) till 10 February 2025	-	0.00%	2,16,56,000	100.00%
Chalet Hotels Limited (along with nominee shareholders) w.e.f. 11 February 2025	2,16,56,000	100.00%	-	0.00%
Preference Shares				
Mankind Pharma Limited (along with nominee shareholder) till 10 February 2025	-	0.00%	38,48,36,135	100.00%
Chalet Hotels Limited (along with nominee shareholders) w.e.f. 11 February 2025	38,48,36,135	100.00%	-	0.00%

(e) Rights, preferences and restrictions attached to equity shares.

The Company has only one class of equity shares having a par value of INR 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, holder of equity shares will be entitled to receive remaining assets of the Company after distribution of all preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholders.

(f) Rights, preferences and restrictions attached to preference shares.

Each convertible preference share has a par value of INR 10 and is convertible at the option of the shareholders into Equity shares of the Company starting from 2038 on the basis of one equity share for every preference shares held. Any preference shares not converted will be redeemed on 30th September 2038 at Fair value of Shares of Mahananda Spa and Resorts Private Limited as on redemption or issue price of OCPS (i.e., Rs. 10) whichever is higher. The preference shares carry a dividend of 0.01% per annum. The dividend rights are non-cumulative. The preference shares rank ahead of the equity shares in the event of a liquidation. The presentation of the liability and equity portions of these shares is explained in the summary of significant accounting policy.

(g) Details of shares held by promoters

As at 31 March 2026

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of INR 10 each fully paid	Chalet Hotels Limited	2,16,56,000	-	2,16,56,000	100.00%	-
Preference shares of INR 10 each fully paid	Chalet Hotels Limited	38,48,36,135	-	38,48,36,135	100.00%	-

As at 31 March 2025

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of INR 10 each fully paid	Mankind Pharma Limited	2,16,56,000	(2,16,56,000)	-	100.0%	-100.0%
	Chalet Hotels Limited	-	2,16,56,000	2,16,56,000	100.0%	100.0%
Preference shares of INR 10 each fully paid	Mankind Pharma Limited	38,48,36,135	(38,48,36,135)	-	100.0%	-100.0%
	Chalet Hotels Limited	-	38,48,36,135	38,48,36,135	100.0%	100.0%

(h) The Company has not issued any shares without payment being received in cash, bonus shares and there is no buy-back of shares in current reporting year and in last five years immediately preceding the current reporting year.



Note 14

Other equity

Securities premium

Balance at the beginning of the year
At the end of the year

	As at 31 March 2026	As at 31 March 2025
	167.14	167.14
	167.14	167.14

Retained earnings

Balance at the beginning of the year
Add: Profit for the year
Add: Other comprehensive income
At the end of the year

	(393.08)	(680.43)
	1,205.09	282.13
	26.82	5.22
	838.83	(393.08)
	1,005.97	(225.94)

Nature and purpose of reserves

Securities premium

The amount received in excess of the face value of the equity shares issued by the Company is recognised in securities premium reserve. The reserve is utilised in accordance with the provisions of the Companies Act, 2013.

Retained earnings

Retained earnings are profit of the company earned till date less transferred to other reserves and dividend paid during the year.



	As at 31 March 2026	As at March 31, 2025
Note 15		
Provisions		
Non-Current		
Provision for gratuity (refer note 30)	27.92	37.09
Provision for compensated absences	18.78	30.57
	<u>46.70</u>	<u>67.66</u>

Note 16		
Borrowings		
Current		
Unsecured		
From related parties (refer note 34)	2,400.00	-
	<u>2,400.00</u>	<u>-</u>

A) Terms of repayment

Rate of Interest	Sanction Amount INR Lakhs	Carrying rate of Interest As at 31 March 2026	Carrying rate of Interest As at 31 March 2025	Repayment/ Modification of terms	Security Details
Chalet Hotels Limited	5,000.00	8.46% -8.72% p.a.	-	Repayable on demand	Unsecured

B) Other notes:

- The Company has not defaulted in the repayment of dues to its lenders.
- The Company has not declared as wilful defaulter by any of banks, financial institution or any other lender.
- No charge or satisfaction of charge is pending for registration with ROC.



Note 17

	As at 31 March 2026	As at 31 March 2025
Trade payables		
Total outstanding dues of micro enterprises and small enterprises and (refer note 32)	66.43	15.91
Total outstanding dues to creditors other than micro enterprises and small enterprises	404.88	265.48
	<u>471.31</u>	<u>281.39</u>

Trade payable ageing schedule

As at 31 March 2026

Particulars	Outstanding for following periods from due date of Invoice					Total
	Accrual	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	23.06	43.37	-	-	-	66.43
Total outstanding dues of creditors other than micro enterprises and small enterprises	223.44	163.41	1.00	-	17.03	404.88
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-
Total	<u>246.50</u>	<u>206.78</u>	<u>1.00</u>	<u>-</u>	<u>17.03</u>	<u>471.31</u>

As at 31 March 2025

Particulars	Outstanding for following periods from due date of Invoice					Total
	Accrual	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	15.91	-	-	-	15.91
Total outstanding dues of creditors other than micro enterprises and small enterprises	156.04	61.84	30.48	15.65	1.47	265.48
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-
Total	<u>156.04</u>	<u>77.75</u>	<u>30.48</u>	<u>15.65</u>	<u>1.47</u>	<u>281.39</u>

Note 18

Other financial liabilities

-Current

Payable for property plant and equipment

- Total outstanding dues of micro enterprises and small enterprises and (refer note 32)

- Total outstanding dues to creditors other than micro enterprises and small enterprises

Retention payable

Interest accrued but not due (refer note 34)

Other liabilities - employee related

	As at 31 March 2026	As at 31 March 2025
	48.51	-
	1.18	-
	-	20.23
	148.07	-
	<u>38.95</u>	<u>44.77</u>
	<u>236.71</u>	<u>65.00</u>

Note 19

Other current liabilities

Advances from customers towards hospitality services

Statutory dues payable*

	736.12	295.96
	<u>136.15</u>	<u>110.75</u>
	<u>872.27</u>	<u>406.71</u>

* Statutory dues payable includes ESIC, TDS payable, provident fund payable, indirect taxes payables etc.

Note 20

Provisions

Current

Provision for gratuity (refer note 30)

Provision for compensated absences

	0.05	0.05
	<u>5.56</u>	<u>0.82</u>
	<u>5.61</u>	<u>0.87</u>



	For the year ended 31 March 2026	For the year ended 31 March 2025
Note 21		
Revenue from operations		
(a) Sale of product/services		
Hospitality:		
Room income	5,865.06	5,965.87
Food, beverages and smokes	2,980.12	2,750.65
Others services	541.73	433.22
	9,386.91	9,149.74
Disaggregation of revenue information		
a) Revenue based on geography		
Revenue from contract with customers		
- Indian	9,386.91	9,149.74
- Overseas	-	-
	9,386.91	9,149.74
b) Revenue based on product and services		
Revenue from contract with customers		
- Room income	5,865.06	5,965.87
- Food, beverages and smokes	2,980.12	2,750.65
- Other services	541.73	433.22
	9,386.91	9,149.74
c) Timing of transfer of goods and services		
Revenue from goods or services transferred to customers at a point of time	9,386.91	9,149.74
Revenue from goods or services transferred to customers over time	-	-
	9,386.91	9,149.74
d) Revenue as per contracted price		
- Contracted price revenue/ revenue from contract with customers	9,386.91	9,149.74
	9,386.91	9,149.74



	For the year ended 31 March 2026	For the year ended 31 March 2025
Note 22		
Other income		
Interest income from instruments measured at amortised cost	121.97	115.34
Interest on income tax refund	-	3.08
Gain on foreign exchange fluctuation (net)	11.77	-
Sundry balance written back	45.56	-
Provision for doubtful debts no longer required written back	49.59	72.16
	<u>228.89</u>	<u>190.58</u>

Note 23
Food and beverages consumed

Food and beverages materials at the beginning of the year	181.33	81.28
Add: Purchases	771.77	943.42
Less: Food and beverages materials at the end of the year	236.65	181.33
	<u>716.45</u>	<u>843.37</u>

*Includes complimentaries Rs 123.41 Lakh (31 March 2025: Rs.134.62 Lakh)

Note 24
Operating supplies consumed

Operating supplies purchased/consumed	253.48	269.94
	<u>253.48</u>	<u>269.94</u>

Note 25
Employee benefits expense

Salaries, wages and bonus	1,167.33	1,210.25
Contributions to provident fund and other funds	73.40	79.62
Gratuity expense	31.45	22.43
Staff welfare expenses	477.80	320.86
	<u>1,749.98</u>	<u>1,633.16</u>

Note 26

Finance costs

Interest expenses on borrowings (refer note 35)	164.53	7.32
	<u>164.53</u>	<u>7.32</u>



Note 27

Other expenses

	For the year ended 31 March 2026	For the year ended 31 March 2025
Travelling and conveyance expenses	0.03	4.23
Power and fuel	427.07	406.91
Repairs and maintenance		
- Buildings	37.83	28.93
- Plant and machinery	214.83	201.67
Insurance	46.61	54.63
Rates and taxes	120.87	221.84
Business promotion expenses	346.33	326.62
Commission	209.25	250.05
Royalty and management fees	465.27	416.99
Legal and professional charges	97.89	79.95
Other hotel operating cost	244.55	246.99
Loss on foreign exchange fluctuation (net)	-	4.57
Director sitting fees	0.25	-
Payment to auditors (refer note 'a' below)	12.60	17.59
Buyout labour and manpower contract	321.31	319.51
Fixed assets written off	16.57	-
Water charges	148.29	160.73
Security expenses	60.61	65.13
Miscellaneous expenses	301.60	340.91
	3,071.76	3,147.25

Note:

a. Payments to the auditors comprises(excluding goods and service tax)

Statutory audit	6.00	4.50
Tax audit	1.50	1.50
Other services (limited reviews, certifications etc.)	4.50	10.00
Out of pocket expenses	0.60	1.59
	12.60	17.59



	For the year ended 31 March 2026	For the year ended 31 March 2025
Note 28		
a) Income taxes		
Income tax recognised in the Statement of profit and loss		
Current tax		
In respect of the current year	-	-
In respect of the previous year	-	6.11
	-	6.11
Deferred tax		
In respect of the current year	380.87	334.38
In respect of the Past year	-	111.42
	380.87	445.80
Total income tax expense recognised in the current year	380.87	451.91
The Income tax expense for the year can be reconciled to the accounting profit as follows:		
Profit before tax	1,585.96	734.04
Statutory income tax rate	25.17%	25.17%
Income tax expense at statutory income tax rate	399.15	184.75
Effect of carry forward not allowed on account of change in shareholding	-	148.46
Deferred tax credit in respect of the prior years	-	111.42
Income Tax in respect of the previous year	-	6.11
Other adjustments	(18.28)	1.17
Income tax expense in the Statement of Profit and Loss	380.87	451.91



	As at 31 March 2026		As at 31 March 2025	
b) Deferred tax balances				
Deferred tax liabilities		1,570.08		1,259.91
Deferred tax assets		1,020.37		1,104.86
Deferred tax assets/(liabilities) (net)		549.71		(155.05)
Year ended 31 March 2026	Opening Balance	Recognised/ (reversed) in Profit or loss	Recognised/ (reversed) in other comprehensive Income	Closing balance
Deferred tax (liabilities) in relation to				
Accelerated depreciation and amortisation for tax purposes	(1,259.91)	(310.17)	-	(1,570.08)
	(1,259.91)	(310.17)	-	(1,570.08)
Deferred tax assets in relation to				
Provision for employee benefits	17.25	16.03	(13.79)	19.49
Carried forward unused tax losses	-	-	-	-
Others	1,087.61	(86.73)	-	1,000.88
	1,104.86	(70.70)	(13.79)	1,020.37
	(155.05)	(380.87)	(13.79)	(549.71)
Minimum Alternate Tax credit entitlement	-	-	-	-
Deferred tax assets (net)	(155.05)	(380.87)	(13.79)	(549.71)
Deferred tax charge/(credit) during the year		380.87	(13.79)	
Year ended 31 March 2025	Opening Balance	Recognised/ (reversed) in Profit or loss	Recognised/ (reversed) in other comprehensive Income	Closing balance
Deferred tax (liabilities) in relation to				
Accelerated depreciation and amortisation for tax purposes	(1,040.83)	(219.08)	-	(1,259.91)
	(1,040.83)	(219.08)	-	(1,259.91)
Deferred tax assets in relation to				
Provision for employee benefits	10.22	8.86	(1.83)	17.25
Bonus payable	-	-	-	-
Carried forward unused tax losses	148.46	(148.46)	-	-
Others	1,093.10	-	-	1,093.10
	1,251.78	(145.09)	(1.83)	1,104.86
	210.95	(364.17)	(1.83)	(155.05)
Minimum Alternate Tax credit entitlement	81.63	(81.63)	-	-
Deferred tax assets (net)	292.58	(445.80)	(1.83)	(155.05)
Deferred tax (credit) during the year		(445.80)	(1.83)	

Deferred tax assets and liabilities are being offset as they relate to taxes on income levied by the same governing taxation laws.



Note 29
Earnings per equity share

Basic earnings per equity share has been computed by dividing net profit after tax by the weighted average number of equity shares outstanding for the year. Diluted earnings per equity share has been computed using the weighted average number of equity shares and dilutive potential equity shares outstanding during the year.

The following reflects the income and share data used in the basic and diluted EPS computations:

		For the year ended 31 March 2026	For the year ended 31 March 2025
a. Basic earnings per share			
Profit for the year	INR lakhs	1,205.09	282.13
Weighted average number of equity shares (see note i)	Number	40,64,92,135	40,64,92,135
Face value of per share	INR	10.00	10.00
Earnings per share - Basic	INR	0.30	0.07
b. Diluted earnings per share			
Profit for the year	INR lakhs	1,205.09	282.13
Diluted number of equity shares (See note i)	Number	40,64,92,135	40,64,92,135
Face value of per share	INR	10.00	10.00
Earnings per share - Diluted (See note i)	INR	0.30	0.07

Notes:

The weighted average number of equity shares for the purpose of earnings per share reconciles to the weighted average number of equity shares used in the calculation of basic earnings per share as follows:

i.	Weighted average number of equity shares used in the calculation of basic earnings per share	No's	2,16,56,000	2,16,56,000
	Effect of conversion of Preference shares	No's	38,48,36,135	38,48,36,135
	Weighted average number of equity shares used in the calculation of earnings per share		40,64,92,135	40,64,92,135



Note 30

Employee Benefits

A Defined contribution plan

The Company's contribution to the Employees Provident Fund is deposited with the Regional Provident Fund Commissioner for qualifying employees. Under the scheme, the Company is required to contribute a specified percentage of payroll cost to the retirement benefit plan to fund the benefits.

The Company recognised during the year ended 31 March 2026 : Rs.73.40 lakhs, (31 March 2025: Rs. 79.62 lakhs) towards provident fund contributions in the Statement of Profit and Loss. The contribution payable to the plan by the Company is at the rate specified in rules to the scheme.

There are numerous interpretative issues relating to Hon'ble Supreme Court of India vide its judgement dated February 28, 2019 on Provident Fund on the inclusion of allowances for the purpose of PF contribution as well as its applicability of effective date. Based on legal inputs received regarding various interpretative issues, the Company does not expect any liability on account of the same.

B Defined benefit plan – Gratuity plan

The gratuity liability arises on retirement, withdrawal, resignation and death of an employee. The aforesaid liability is calculated on the basis of fifteen days salary (i.e. last drawn basic salary) for each completed year of service subject to completion of four years and two hundred forty days in service.

i) Risks associated with Plan Provisions

Risks associated with the plan provisions are actuarial risks. These risks are - (i) investment risk, (ii) interest rate risk (discount rate risk), (iii) mortality risk and (iv) salary growth risk (v) Mortality & Disability risk.

Investment risk	If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.
Interest rate risk (discount rate risk)	Reduction in discount rate in subsequent valuations can increase the plan's liability.
Mortality risk	Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities
Salary growth risk	Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
Mortality & disability	Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities

The most recent actuarial valuation of the plan assets and the present value of the defined benefit obligation were carried out as at 31 March 2026. The present value of defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

ii) Principal actuarial assumptions:

Principle actuarial assumption used to determine the present value of the benefit obligation are as follows:

Particulars	See note below	31 March 2026	31 March 2025
Discount rate (p.a.)	1	6.77%	7.04%
Future Salary Increase	2	9.00%	8.00%



Notes

- 1 The discount rate is generally based upon the market yields available on Government bonds at the accounting date relevant to currency of benefit payments for a term that matches the liabilities.
- 2 Salary growth rate is company's long term best estimate as to salary increases & takes account of inflation, seniority, promotion, business plan, HR policy and other relevant factors on long term basis as provided in relevant accounting standard.

iii) Demographic assumptions:

Retirement age
Mortality rate

No of Employees

31 March 2026	31 March 2025
58 Years	58 Years
Indian Assured Lives	Indian Assured Lives
Mortality	Mortality
2012-14 (Urban)	2012-14 (Urban)
233	236

Attrition at Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years		5.00
From 31 to 44 years	22%	3.00
Above 44 years		2.00

The following tables set out the funded status of the gratuity plan and amounts recognised in the Company's financial statements:

a. Amounts recognised in the Statement of Profit and Loss in respect of these defined benefits plans are as follows:

Particulars	31 March 2026	31 March 2025
Current service cost	27.38	20.84
Past service cost	1.50	-
Net interest expenses	2.57	1.59
Components of defined benefit costs recognised in the Statement of Profit and Loss	31.45	22.43

b. Remeasurement on the net defined benefit liability:

Particulars	31 March 2026	31 March 2025
Actuarial (Gains)/Losses on Obligations - Due to Change in Demographic Assumptions	(19.45)	-
Actuarial (gains)/losses due to change in financial assumptions	0.63	1.19
Actuarial (gains)/losses due to change in experience variance	(21.80)	(8.24)
Component of defined benefit costs recognised in Other Comprehensive Income	(40.61)	(7.05)

The current service cost and the net interest expense for the year are included in the 'Employee benefits expense' in the Statement of Profit and Loss.

The remeasurement of the net defined benefit liability is included in the Other Comprehensive Income.

c. The amount included in the Balance Sheet arising from the entity's obligation in respect of its defined benefits plans as follows:

Particulars	31 March 2026	31 March 2025
Present value of defined benefit obligation	27.97	37.14

The gratuity scheme of the Company is not funded

d. Movement in the fair value of the defined benefit obligation:

Particulars	31 March 2026	31 March 2025
Opening defined benefit obligation	37.14	21.77
Current service cost	27.38	20.84
Past service cost	1.50	-
Interest cost	2.57	1.59
Actuarial (gain)/loss on obligation	(40.61)	(7.05)
Benefits paid	-	-
Closing defined benefit obligations	27.97	37.14



e. Sensitivity analysis

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase. The sensitivity analyses below have been determined based on reasonably possible changes of the assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Particulars	31 March 2026		31 March 2025	
	Decrease	Increase	Decrease	Increase
Discount Rate (-/+0.5%) (% change compared to base due to sensitivity)	0.78	(0.75)	3.47	(3.10)
Salary Growth Rate (-/+0.5%) (% change compared to base due to sensitivity)	(0.74)	0.76	3.09	3.41

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit liability recognised in the Balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

f. The expected maturity analysis of undiscounted defined benefit obligation is as follows:

Expected cash flows over the next	31 March 2026	31 March 2025
First year	0.05	0.05
Second to fifth year	15.91	2.78
Beyond fifth year	26.94	34.31
g. Expected Company contributions for the next period	17.20	31.03



Note 31

Contingent liabilities and commitments (to the extent not provided for)

Commitments

	As at 31 March 2026	As at 31 March 2025
Export obligations against the import licenses taken for import of capital goods under the Export promotion Capital Goods Scheme. In the event of the Company's inability to meet export obligations, the Company's liability, reduced in proportion to actual exports, excluding applicable interest	2,321.91	3,556.52
Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)		
-Property, plant and equipment	90.86	-
-Other intangible assets	-	-

- b. The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.
- c. The Company has no other commitments, for purchase of goods and services and employee benefits, in normal course of business.
- d. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company

e. Commitments and contingencies (to the extent not provided for)

	As at 31 March 2026	As at 31 March 2025
Claims against the Company not acknowledged as debt		
a. Disputed tax and other liabilities for:		
- Income tax	-	10.52

The Income Tax Department ('the department'), in the first quarter of FY 2023-24 had conducted a search under section 132 of the Income Tax Act, 1961 ('the Act') on Mankind Pharma Limited holding Company) registered office, corporate office, few of its manufacturing locations, residence of few of its employees/key managerial personnel, other premises and few of its group entities.

The Income Tax Department consequent to search on holding company, has also issued notices under Section 148 of the Income Tax Act 1961 in December 2023 which requires the Company to furnish income tax returns in response to notice under Section 148 of the Act for the assessment years 2020-21, 2021-22 and 2022-23.

In respect of AY 2021-22, the Department has passed an order raising a demand of Rs.10.52 lakhs. The management, based on consultation with its tax advisors, is of the view that the demand is erroneous, as it arises due to the non-allowance of brought forward losses. The management believes that it is highly likely that the demand will be deleted on rectification and, accordingly, no provision has been made in these financial statements.

Based on the overall assessment by the management and its tax advisors, no material adjustments are considered necessary in these financial statements with respect to the above matters.

- f. The Company did not have any other pending litigation which would impact its financial position in its financial statements.



	For the year ended 31 March 2026	For the year ended 31 March 2025
Note 32		
The details relating to Micro and Small Enterprises are as follows:-		
(i) the principal amount and the interest due thereon (to be shown separately) remaining unpaid to any supplier at the end of each accounting year;	114.94	15.91
- Principal	114.94	15.91
- Interest	-	-
(ii) the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
(iii) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	-	-
(iv) The amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
(v) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.



Note 33
Capital Management

The Company's objective for capital management is to maximise shareholder value, safeguard business continuity and support the growth of the Company.

The Company determines the capital requirement based on annual operating plans and long-term and other strategic investment plans.

Sourcing of capital is done through judicious combination of equity/internal accruals and borrowings, both short term and long term.

Debt to Equity ratio is as follows:-

	As at 31 March 2026	As at 31 March 2025
Debt	2,400.00	-
Total Equity	41,655.18	40,423.27
Debt Equity ratio	0.06	-
	As at 31 March 2026	As at 31 March 2025
A. Financial assets		
Measured at amortised cost		
Trade receivables	125.90	427.90
Cash and cash equivalents	2,542.72	2,085.74
Other bank balances	1,315.67	1251.59
Other financials assets	650.57	511.15
B. Financial liabilities		
Measured at amortised cost		
Trade payables	471.31	281.39
Other financials liabilities	236.71	65.00
Borrowings	2,400.00	-

Notes:

- There are no significant difference among the fair value of financial assets and liabilities classified as measured at cost or measured at fair value through profit and loss accordingly no separate disclosure of the same have been disclosed.
- The company has not classified any financial assets as hedge instruments and hence hedge accounting is not applicable.

Risk management objectives

In the course of its business, the Company is exposed primarily to fluctuations in foreign currency exchange rates, interest rates, liquidity and credit risk, which may adversely impact the fair value of its financial instruments.

The Company has a risk management policy which not only covers the foreign exchange risks but also other risks associated with the financial assets and liabilities such as interest rate risks and credit risks. The risk management policy is approved by the board of directors. The risk management framework aims to:

- Create a stable business planning environment by reducing the impact of currency and interest rate fluctuations on the Company's business plan.
- Achieve greater predictability to earnings by determining the financial value of the expected earnings in advance.

Financial risk

The Company's Board approved financial risk policies comprise liquidity, currency, interest rate and credit risk. The Company does not engage in speculative treasury activity but seeks to manage risk and optimize interest through proven financial instruments.

The risk management policies aims to mitigate the following risks arising from the financial instruments:

- Market risk
- Credit risk
- Liquidity risk



Note 34

Related party disclosures	As at 31 March 2026	As at 31 March 2025
List of related parties and relationships		
I. List of related parties		
Holding company	Chalet Hotels Limited	Mankind Pharma Limited (till February 10,2025) Chalet Hotels Limited w.e.f. 11 February 2025
Non- Executive Directors/Relatives	Directors Sanjay Sethi (Upto 31 January 2026) Shwetank Singh (From 01 February 2026) Christabelle Baptista	Directors Rajeev Juneja (till 17 May 2024) Ramesh Chand Juneja (till 17 May 2024) Prem Kumar Arora (till 17 May 2024) Anju Kumari Jha (till 11 February 2025) Vaibhav Sharma (w.e.f. July 21, 2023 to 11 February 2025) Josephconrad Agnelo Dsouza (w.e.f. 11 February 2025) Sanjay Sethi (w.e.f. 11 February 2025) Christabelle Bernadette Baptista (w.e.f. 11 February 2025) Ashwini Bhardwaj (w.e.f. 17 May 2024 to 18 February 2025)
Independent Director	Joseph Conrad D'Souza	
Key Managerial Personnel (KMP)	Gaurav Singh, Manager (From 16 May 2025) Nitin Khanna, Chief Financial Officer Bansari Mehta, Company Secretary	Manjit Kumar, Chief Financial Officer (till 11 February 2025) Nitin Khanna, Chief Financial Officer (w.e.f. 13 February 2025)
Chief Executive officer		Mohammad Faisal Siddiqui (till 11 February, 2025)
Enterprises Controlled / Jointly controlled by KMP	Chalet Hotels Limited The Dukes Retreat Private Limited Chalet Airport Hotel Private Limited Chalet Hotels & Properties (Kerala) Private Limited Sonmil Industries Private Limited Ayushi and Poonam Estates LLP Juhu Beach Resorts Limited	Mankind Petcare Private Limited (till 10 February 2025) Mankind Life Sciences Private Limited (till 10 February 2025)
Relatives of KMP (with whom transactions have taken place)		Eklavya Juneja (till 17 May 2024) Chanakya Juneja (till 17 May 2024) Arjun Juneja (till 17 May 2024)
Other Related parties #	Inorbit Malls (India) Private Limited K Raheja Corp Investment Managers Private Limited K Raheja Corp Real Estate Private Limited K Raheja IT Park (Hyderabad) Private Limited Mindspace Business Parks Reit Newfound Properties & Leasing Private Limited Shopper Stop Limited Ayushi and Poonam Estates LLP	

#The above mentioned parties are not related to the Company, viz. Chalet Hotels Limited as per the definition under IND AS 24. These parties have been reported on the basis of their classification as Related Party under the Companies Act 2013.



iii. Transactions during the year

Particulars	Holding Company		KMP/ Relative of KMP		Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties		Total	
	For the year ended 31 March 2026	For the year ended 31 March 2025	For the year ended 31 March 2026	For the year ended 31 March 2025	For the year ended 31 March 2026	For the year ended 31 March 2025	For the year ended 31 March 2026	For the year ended 31 March 2025
A. Sale of product and Services								
Chalet Hotels Limited	18.82	1.84	-	-	-	-	18.82	1.84
Inorbit Malls (India) Private Limited	-	-	-	-	3.92	-	3.92	-
K Raheja Corp Investment Managers Private Limited	-	-	-	-	0.82	-	0.82	-
K Raheja Corp Real Estate Private Limited	-	-	-	-	42.61	-	42.61	-
K Raheja IT Park (Hyderabad) Private Limited	-	-	-	-	1.73	-	1.73	-
Mindspaze Business Parks Ret	-	-	-	-	0.82	-	0.82	-
Newfound Properties & Leasing Private Limited	-	-	-	-	3.62	-	3.62	-
Shopper Stop Limited	-	-	-	-	5.33	-	5.33	-
Ayushi and Poonam Estates LLP	-	280.48	-	-	2.37	-	2.37	-
Mankind Pharma Limited	-	-	-	6.52	-	-	-	280.48
Ranesh Chand Juneja	-	-	-	2.64	-	-	-	6.52
Arjun Juneja	-	-	-	-	-	-	-	2.64
Mankind Pelicare Private Limited	-	-	-	-	-	2.58	-	2.58
Mankind Life Sciences Private Limited	-	-	-	-	-	2.58	-	2.58
	18.82	282.32	-	9.16	61.22	5.16	80.04	296.64
B. Commission on Corporate Gurantee								
Mankind Pharma Limited	-	15.00	-	-	-	-	-	15.00
	-	15.00	-	-	-	-	-	15.00
C. Director sitting fees								
Joseph Conrad D' Souza	-	-	0.25	-	-	-	0.25	-
	-	-	0.25	-	-	-	0.25	-
D. Interest expenses								
Chalet Hotels Limited	164.53	-	-	-	-	-	164.53	-
	164.53	-	-	-	-	-	164.53	-
E. Borrowing received								
Chalet Hotels Limited	4,056.51	-	-	-	-	-	4,056.51	-
	4,056.51	-	-	-	-	-	4,056.51	-
F. Borrowing repaid								
Chalet Hotels Limited	1,656.51	-	-	-	-	-	1,656.51	-
	1,656.51	-	-	-	-	-	1,656.51	-
G. Other expenses								
Juhu Beach Resorts Limited	-	-	-	-	2.08	-	2.08	-
Shopper Stop Limited	-	-	-	-	0.18	-	0.18	-
	-	-	-	-	2.26	-	2.26	-

Note:

The transactions with related parties are made on terms equivalent to those that prevailing arm's length transactions.



iii. Balances outstanding as at the year end

Particulars	Holding Company		KMP/ Relative of KMP		Enterprises under common control			Total
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025	As at 31 March 2025	
A. Trade receivables								
Chalet Hotels Limited	2.55	1.81	-	-	-	-	2.55	1.81
Ayushi and Poonam Estates LLP	-	-	-	-	1.46	-	1.46	-
K Ranaja Corp Real Estate Private Limited	-	-	-	-	2.89	-	2.89	-
	2.55	1.81	-	-	4.35	-	6.90	1.81
B. Other payable								
Joseph Conrad D' Souza	-	-	0.23	-	-	-	0.23	-
	-	-	0.23	-	-	-	0.23	-
D. Share capital								
Chalet Hotels Limited	2,165.60	2,165.60	-	-	-	-	2,165.60	2,165.60
	2,165.60	2,165.60	-	-	-	-	2,165.60	2,165.60
E. Other equity (OCPS)								
Chalet Hotels Limited	38,483.61	38,483.61	-	-	-	-	38,483.61	38,483.61
	38,483.61	38,483.61	-	-	-	-	38,483.61	38,483.61
F. Other equity (share premium)								
Chalet Hotels Limited	167.14	167.14	-	-	-	-	167.14	167.14
	167.14	167.14	-	-	-	-	167.14	167.14
G. Borrowings								
Chalet Hotels Limited	2,400.00	-	-	-	-	-	2,400.00	-
	2,400.00	-	-	-	-	-	2,400.00	-
H. Interest accrued but not due								
Chalet Hotels Limited	148.07	-	-	-	-	-	148.07	-
	148.07	-	-	-	-	-	148.07	-



Note 35

Segment Information

Description of Segment and principal activities

The Company has, on the basis on an assessment of the level of operating results as regularly reviewed by its chief operating decision maker ('CODM') in order to make decisions about resources to be allocated to the segment and assess its performance. Operating Segements have been defined and presented based on the regular review by CODM as per the following :

Hospitality Services- The Company's main business is to provided services of Hospitality in India. The Company has its Resort at Tehri Garhwal in the state of Uttarakhand.

Note 36

Expenditure on Corporate Social Responsibility

The Company has met the applicability criteria prescribed under Section 135 of the Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, in respect of net worth, turnover, and net profit. However, since the average net profits of the Company for the immediately preceding three financial years are nil / not adequate, there was no amount required to be spent towards Corporate Social Responsibility (CSR) activities during the year.



Note 37

Disclosure of financial ratios

Ratio	Numerator	Denominator	31 March 2026	31 March 2025	% Change	Remarks
Current ratio	Current Assets	Current Liabilities	1.10	5.44	-79.86%	Note 1
Return on equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	2.94%	0.70%	319.23%	Note 2
Inventory turnover ratio	Cost of goods sold	Average Inventory	7.46	8.48	-11.97%	Note 3
Trade receivable turnover ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	33.90	12.32	175.19%	Note 4
Trade payable turnover ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	2.72	3.26	-16.33%	Note 5
Net capital turnover ratio	Net sales = Total sales - sales return	Working capital = Current assets - Current liabilities	24.60	2.73	799.95%	Note 6
Net profit ratio	Net Profit	Net sales = Total sales - sales return	12.84%	3.08%	316.35%	Note 2
Return on capital employed	Earnings before interest and taxes	Capital employed = Total assets - Current liabilities- Lease liabilities	4.15%	1.82%	127.34%	Note 2
Return on investment	Interest (Finance Income)	Investment	NA	NA	NA	

Working of the ratios

Basis of ratios	For the year ended 31 March 2026	Ratio	For the year ended 31 March 2025	Ratio
a. Current ratio				
Current assets	4,367.48	1.10	4,101.23	5.44
Current liability	3,985.90		753.97	
b. Return on Equity ratio				
Net Profits after taxes – Preference Dividend	1,205.09	2.94%	282.13	0.70%
Average Shareholder's Equity	41,039.23		40,279.60	
c. Inventory turnover ratio				
Cost of goods sold	1,559.82	7.46	1,113.31	8.48
Average Inventory	208.99		131.31	
d. Trade receivable turnover ratio				
Net credit sales = Gross credit sales - sales return	9,386.91	33.90	9,149.74	12.32
Average Trade Receivable	276.60		742.76	
e. Trade payable turnover ratio				
Net credit purchases = Gross credit purchases - purchase return	1,025.25	2.72	1,213.36	3.26
Average Trade Payables	376.35		372.67	
f. Net capital turnover ratio				
Net sales = Total sales - sales return	9,386.91	24.60	9,149.74	2.73
Working capital = Current assets – Current liabilities	381.58		3,347.26	
g. Net profit ratio				
Net Profit	1,205.09	12.84%	282.13	3.08%
Net sales = Total sales - sales return	9,386.91		9,149.74	
h. Return on capital employed				
Earnings before interest and taxes	1,751.99	4.15%	741.36	1.82%
Capital employed = Total assets - Current liabilities- Lease liabilities	42,251.59		40,645.98	
i. Return on investment				
Interest (Finance Income)	NA	NA	NA	NA
Investment				

Notes:

- Increase in current assets and decrease in current liabilities, improving short-term liquidity.
- The significant improvement across all three profitability ratios—Net Profit Margin, Return on Equity (ROE), and Return on Capital Employed (ROCE)—reflects the positive impact of higher room occupancy. The company has effectively leveraged increased occupancy levels to drive stronger revenue growth, resulting in operating earnings growing at a faster pace.
-Higher net profits during the year with a stable equity base and capital employed, resulting in improved shareholder returns (ROE) and (ROCE).
-Improvement due to increased profitability from better cost management and operational performance (Net Profit Margin).
- Increase in average inventory levels with marginal change in cost of goods sold.
- The increase in the trade receivable turnover ratio from 12.32 to 33.90 indicates improved efficiency in collection of receivables, reflecting tighter credit controls and faster realisation of dues from customers.
- Increase in average trade payables with limited growth in credit purchases, reflecting extended payment cycles.
- There is a significant decrease in working capital as compared to revenue resulting into increase in net working capital turnover ratio.



Note 38

Other statutory information

- i. During the current financial year, company has not undertaken any transactions with the companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.
- ii. No penalties were imposed by the regulator during the year during the financial year ended 31 March 2026.
- iii. There are no such transaction which are not recorded in the books of account earlier and have been surrendered or disclosed as income during the current financial year in the tax assessments under the Income tax act, 1961
- iv. During the current year company has not advanced or loaned or invested funds (either borrowed funds or share premium) to any other person(s) or entities, including foreign entities (intermediaries)
- v. The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year
- vi. The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
The Company have not received any fund from any person or entity, including foreign entity (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
(a) 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
(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- vii. The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall
(i) 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
(ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- viii. The Company is not classified by the lender during the period as wilful defaulter.
- ix. The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 for the financial years ended 31 March 2026 and 31 March 2025.
- x. No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder in the financial years ended 31 March 2026 and 31 March 2025.

Note 39

The Government of India has consolidated 29 existing labour legislations into a unified framework comprising four labour codes viz the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "Codes"). The Codes have been made effective from 21 November, 2025. In accordance with the new Labour Codes, the Company has currently estimated the incremental impact on retiral benefits and the impact of the Labour Codes is recognised under "Exceptional Items" in the financial statements for the year ended 31 March, 2026. Accordingly, adjustment has been recognised in respect of employee benefit expenses in the current year. The Company continues to monitor developments on the Rules to be notified by regulatory authorities, including clarifications and will continue to assess the accounting implications, basis such developments/ guidance.



Note 40

Figures for the previous year have been regrouped / rearranged wherever necessary

Note 41

Events after the reporting period

There are no event observed after the reported period which have an impact on the Company's operation.

Note 42

Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 9 May 2026

For and on behalf of the Board of Directors
Mahananda Spa and Resorts Private Limited

For S N Dhawan & CO LLP
Chartered Accountants
Firm Registration No. 000050N/N500045



Sushil Phogat
Partner
Membership No. 510157
Place: Mumbai
Date: 9 May 2026



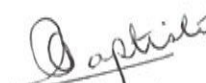
Shwetank Singh
Director
DIN -02976637

Place: Mumbai
Date: 9 May 2026



Nitin Khanna
Chief Financial Officer
(Membership No.: 106800)

Place: Mumbai
Date: 9 May 2026



Christabelle Baptista
Director
DIN -10525871

Place : Mumbai
Date: 9 May 2026



Bansari Mehta
Company Secretary
(Membership no.A66850)

Place: Mumbai
Date: 9 May 2026