

V. SINGHI & ASSOCIATES

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Partners of Gretex EZ Properties LLP

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of **Gretex EZ Properties LLP** ("the LLP"), which comprise the Balance Sheet as at 31st March, 2026, the Statement of Profit and Loss for the year then ended, and notes to the Financial Statements including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the LLP as at 31st March, 2026 and its loss 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) issued by the Institute of Chartered Accountants of India ("ICAI"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the LLP in accordance with the Code of Ethics issued by the ICAI together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Limited Liability Partnership Act, 2008 ("the Act") and the Rules made 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 obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the Financial Statements.

Management Responsibilities for the Financial Statement

The Entity's Management is responsible for the preparation of the Financial Statements that give a true and fair view of the financial position and financial performance of the LLP in accordance with the Accounting Standards as applicable to the LLP and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records for safeguarding the assets of the LLP and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.



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In preparing the Financial Statements, management is responsible for assessing the entity'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 management either intend to liquidate the entity or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are also responsible for overseeing the LLP'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 scepticism 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, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal 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 management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the LLP'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 LLP to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.



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Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Statements.

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

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

Other Matter

The Financial Statements for the year ended 31st March, 2026 includes comparative financial information for the year ended 31st March, 2025. The Financial Statement for the year ended 31st March, 2025 have been audited by another auditor whose report expressed an unmodified opinion on such statement.

Our Opinion on the Financial Statements for the year ended 31st March, 2026 is not modified in respect of the above mentioned matter.

For V. SINGHI & ASSOCIATES
Chartered Accountants
Firm Registration No.:311017E



A handwritten signature in blue ink, appearing to read "Aniruddha Sengupta", with a long horizontal line extending to the right.

(Aniruddha Sengupta)
Partner

Place: Kolkata
Date: 4th May, 2026

Membership No. 051371
UDIN: 26051371TDU7BE7426

GRETEX EZ PROPERTIES LLP

LLPIN : ACI-5828

Balance Sheet as at 31st March, 2026

(Amount in Rs.)

Particulars		Note	As at 31st March, 2026	As at 31st March, 2025
I.	<u>PARTNERS' FUNDS AND LIABILITIES</u>			
1	<u>PARTNERS' FUND</u>			
	Partners' Capital Account			
	(i) Partners' Contribution Account	3(a)	11,01,00,000	1,00,000
	(ii) Partners' Current Account	3(b)	(1,57,763)	(12,793)
			10,99,42,237	87,207
2	<u>CURRENT LIABILITIES</u>			
	(a) Other Current Liabilities	4	3,00,000	-
	(b) Short Term Provisions	5	12,500	-
			3,12,500	-
	Total		11,02,54,737	87,207
II.	<u>ASSETS</u>			
1	<u>NON-CURRENT ASSETS</u>			
	<u>Non Current Investments</u>			
	Investment Property	6	10,60,50,000	-
			10,60,50,000	-
2	<u>CURRENT ASSETS</u>			
	a) Cash and bank balances	7	40,39,249	87,207
	b) Other Current Assets	8	1,65,488	-
			42,04,737	87,207
	Total		11,02,54,737	87,207

General Information

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Significant Accounting Policies

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Notes to the Financial Statements

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For V. Singhi and Associates

Chartered Accountants

Firm Registration No. 311017E

For and on behalf of
Gretex EZ Properties LLP


Aniruddha Sengupta

Partner

Membership No. 051371

Date: 04-05-2026

Place: Kolkata



GRETEX EZ PROPERTIES LLP

GRETEX EZ PROPERTIES LLP



Alok Harlalka

Designated Partner

DPIN: 02486575



Rajkumari Harlalka

Designated Partner

DPIN: 03519046

Partner

Gretex EZ Properties LLP

LLPIN : ACI-5828

Statement of Profit and Loss for the year ended 31st March, 2026

(Amount in Rs.)

Particulars		Note	For the year ended 31st March, 2026	For the period 25th July, 2024 to 31st March, 2025
I	Revenue From Operations		-	-
II	Other Income	9	4,29,238	-
III	Total Income (I+II)		4,29,238	-
IV	EXPENSES			
	Other Expenses	10	11,52,239	12,793
	Total Expenses		11,52,239	12,793
V	Profit/(Loss) before tax (III-IV)		(7,23,001)	(12,793)
	Tax Expense		-	-
	Current Tax		-	-
VI	Net Profit/(Loss) for the year/period		(7,23,001)	(12,793)
VII	Profit Transferred to Partner's Current Account			
	Gretex Industries Limited		(3,61,501)	(6,397)
	Mr. Alok Harlalka		(1,80,750)	(3,198)
	Mrs. Rajkumari Harlalka		(1,80,750)	(3,198)
			(7,23,001)	(12,793)

General Information

1

Significant Accounting Policies

2

Notes to the Financial Statements

3 - 12

For V. Singhi and Associates

Chartered Accountants

Firm Registration No. 311017E

For and on behalf of

Gretex EZ Properties LLP



Aniruddha Sengupta

Partner

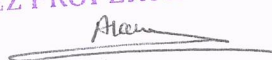
Membership No. 051371

Place: Kolkata

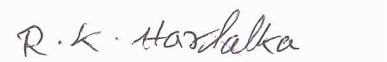
Date: 04-05-2026



GRETEX EZ PROPERTIES LLP


Alok Harlalka
Designated Partner
DPIN: 02486575

GRETEX EZ PROPERTIES LLP


Rajkumari Harlalka
Designated Partner
DPIN: 03519046

GRETEX EZ PROPERTIES LLP

LLPIN: ACI-5828

Notes forming part of the Financial Statements

1 General Information

Gretex EZ Properties LLP is a Limited Liability Partnership incorporated on 25th July, 2024 with Registration No. ACI-5828 under the provisions of Limited Liability Partnership Act, 2008. The main object of the LLP is to carry on the business to engage in the construction of residential, commercial, industrial and institutional structures as well as acquire or hold any land, building, apartment and other immovable properties.

2 Significant Accounting Policies

(i) Basis of preparation of financial statements

The Financial Statements of the LLP have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP). These financial statements have been prepared on accrual basis and under historical cost convention. These financial statements have been prepared to comply in all material respects with the Accounting standards applicable to it.

(ii) Use of Estimates

The preparation of the financial statements in conformity with Indian GAAP requires the management to make estimates and assumptions considered in the reported amounts of assets and liabilities and the reported income and expenses during the year. The management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

(iii) Recognition of Income & Expenses

All Income and Expenses are recognised on mercantile basis. Income is recognised to the extent probable that the economic benefits will flow to the company and revenue can be reliably measured.

(iv) Classification of Current and Non Current Assets

The LLP presents assets and liabilities in the Balance sheet based on current and non-current classification. An asset is classified as current when it is held primarily for the purpose of trading and is expected to be realised or intended to be sold in LLP's normal operating cycle. All other assets other than current are non-current assets. A liability is treated as current when it is held primarily for the purpose of trading and is expected to be settled or in LLP's normal operating cycle. All other liabilities other than current are non-current liabilities.



GRETEX EZ PROPERTIES LLP

LLPIN: ACI-5828

Notes forming part of the Financial Statements

Significant Accounting Policies (Cont'd.)

(v) **Investments**

Investments have been classified into Non- Current Investments in accordance with the Accounting Standard 13. Non Current Investment include investment Properties. An investment property, as defined in AS-13, Accounting for investments , is accounted for in accordance with cost model as prescribed in Accounting Standard 10 , Property, Plant and Equipment.

(vi) **Tax Expense**

Tax expenses comprises of Current Tax. Current Income Tax is measured at amount expected to be paid to the tax authorities in accordance with Income Tax Act, 1961.

(vii) **Cash and Bank Balances**

Cash comprises cash in hand and deposits with banks. Cash equivalent are short term balances (with an original maturity of three months or less from the date of acquisitions) which are subject to insignificant risk of change in value.

(viii) **Provisions, Contingent liabilities and Contingent Assets**

Provisions are recognised when there is present legal or statutory obligations as a results of past events, where it is probable that there will be outflow of resources to settle the obligations and when a reliable estimate of the amount of the obligations can be made.

Contingent liability is recognised only when there is possible obligation arising from past events, not normally within the control of the enterprise, or where any present obligations cannot be measured in terms of future outflow of resources or where reliable estimate can not be made. Obligations are assessed on going concern basis and only those having a largely probable outflow of resources are provided for. Contingent Liability are not provided for in the financial statements and are separately shown by way of note.

A Contingent Asset is neither recognised nor disclosed in financial statement.



3a Partners' Contribution Account

Partners' Contribution Account as on 31st March, 2026

Sr. No.	Name of Partner	Agreed Contribution	Share of profit/(loss) (%)	As at 1st April, 2025 (Opening Balance) (Amount)	Introduced/ contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit/ Loss for the year	As at 31st March, 2026 (Closing Balance) (Amount)
1	Gretex Industries Limited	98,000	50%	98,000	11,00,00,000	-	-	-	-	11,00,98,000
2	Mr. Alok Harlalka	1,000	25%	1,000	-	-	-	-	-	1,000
3	Mrs. Rajkumari Harlalka	1,000	25%	1,000	-	-	-	-	-	1,000
				1,00,000	11,00,00,000	-	-	-	-	11,01,00,000

Partners' Contribution Account as on 31st March, 2025

Sr. No.	Name of Partner	Agreed Contribution	Share of profit/(loss) (%)	As at 1st April, 2024 (Opening Balance) (Amount)	Introduced/ contributed during the period	Remuneration for the period	Interest for the period	Withdrawals during the period	Share of Profit/ Loss for the period	As at 31st March, 2025 (Closing Balance) (Amount)
1	Gretex Industries Limited	98,000	50%	-	98,000	-	-	-	-	98,000
2	Mr. Alok Harlalka	1,000	25%	-	1,000	-	-	-	-	1,000
3	Mrs. Rajkumari Harlalka	1,000	25%	-	1,000	-	-	-	-	1,000
				-	1,00,000	-	-	-	-	1,00,000



3b Partners' Current Account

Partners' Current Account as on 31st March, 2026

Sr. No.	Name of Partner	Share of profit/(loss) (%)	As at 1st April, 2025 (Opening Balance) Amount	Introduced/ contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit/ Loss for the year	
1	Gretext Industries Limited	50%	(6,397)	7,16,835	-	-	(7,28,700)	(3,61,501)	(3,79,762)
2	Mr. Alok Harlalka	25%	(3,198)	2,94,948	-	-	-	(1,80,750)	1,11,000
3	Mrs. Rajkumari Harlalka	25%	(3,198)	2,94,948	-	-	-	(1,80,750)	1,11,000
			(12,793)	13,06,732	-	-	(7,28,700)	(7,23,001)	(1,57,763)

Partners' Current Account as on 31st March, 2025

Sr. No.	Name of Partner	Share of profit/(loss) (%)	As at 1st April, 2024 (Opening Balance) Amount	Introduced/ contributed during the period	Remuneration for the period	Interest for the period	Withdrawals during the period	Share of Profit/ Loss for the period	As at 31st March, 2025 (Closing Balance) Amount
1	Gretext Industries Limited	50%	-	-	-	-	-	(6,397)	(6,397)
2	Mr. Alok Harlalka	25%	-	-	-	-	-	(3,198)	(3,198)
3	Mrs. Rajkumari Harlalka	25%	-	-	-	-	-	(3,198)	(3,198)
			-	-	-	-	-	(12,793)	(12,793)



GRETEX EZ PROPERTIES LLP

LLPIN: ACI-5828

Notes forming part of the Financial Statements

(Amount in Rs.)

	As at 31st March, 2026	As at 31st March, 2025
4 Other Current Liabilities		
Payable for Expenses (Refer Note 11)	3,00,000	-
	3,00,000	-
5 Short Term Provisions		
Provision for Expenses	12,500	-
	12,500	-
6 Non-Current Investment		
Investment Property (at cost)		
- Shop at Mumbai	10,60,50,000	-
	10,60,50,000	-
6.1 The title deed of the Investment Property is registered in the name of LLP.		
6.2 The investment property comprises Shop No. 082 situated on the lower ground floor, ground floor, and first floor of Express Zone Mall, located on the Western Express Highway, Malad (East), Mumbai, with an area of 119.92 sq. mtrs. on each floor, alongwith three car parking spaces.		
7 Cash and Bank balances		
Cash and cash equivalents		
a) Balance with Bank	38,949	87,207
b) Cash on Hand	300	-
Other bank balances		
- Bank deposits with original maturity for more than 3 months but less than 12 months from reporting date	40,00,000	-
	40,39,249	87,207
8 Other Current Assets		
Interest accrued on Fixed Deposit	1,44,240	-
Balance with Statutory Authorities	21,248	-
	1,65,488	-

	For the year ended 31st March, 2026	For the period 25th July, 2024 to 31st March, 2025
9 Other Income		
Interest on Fixed Deposit	2,12,474	-
Other Non Operating Income	2,16,764	-
	4,29,238	-
10 Other Expenses		
Rates and Taxes	3,30,024	-
Audit Fees (including Audit fees of 2024-25, Rs.5,000)	12,500	-
Bank Charges	275	-
Fees to Music Teacher	53,229	-
Repairs and Maintenance	7,07,359	-
Office Expenses	37,683	-
Printing and Stationery	500	-
Professional Fees	10,670	12,793
	11,52,239	12,793



Gretex EZ Properties LLP

LLPIN: ACI-5828

Notes forming part of the Financial Statements**11 RELATED PARTY DISCLOSURES**

In accordance with the requirements of AS 18, on Related Party Disclosures, name of the related party, related party relationship, transactions and outstanding balances including commitments where control exists and with whom transactions have taken place during reported periods, are provided below:

(a) List of Related Parties

Name of related parties with whom transactions have taken place during the year:

(i) - Designated Partner

Mr. Alok Harlalka

Mrs. Rajkumari Harlalka

-Partners

Gretex Industries Limited

(ii) Enterprises over which partner or/ and their relatives exercise significant influence

M/s Gretex Admin & HR Services

Sunview Nirman Private Limited (Subsidiary of Gretex Industries Limited)

M/s Gretex Audiotech LLP (Formerly Asp Infinity Solution LLP)

M/s Gretex RS Properties LLP

M/s Gretex Aran Properties LLP

Invoke Audiotech Private Limited (Associate of M/S Gretex Audiotech LLP)

b) Transactions with related parties:

		(Amount in Rs.)	
Particulars		For the year ended 31st March, 2026	For the period 25th July, 2024 to 31st March, 2025
Gretex Industries Limited	Share of Profit/(Loss) for the year	(3,61,501)	(6,397)
	Permanent Capital Introduced	11,00,00,000	98,000
	Current Capital Introduced	7,16,835	-
	Current Capital Withdrawn	(7,28,700)	-
Mr. Alok Harlalka	Share of Profit/(Loss) for the year	(1,80,750)	(3,198)
	Permanent Capital Introduced	-	1,000
	Current Capital Introduced	2,94,948	-
Mrs. Rajkumari Harlalka	Share of Profit/(Loss) for the year	(1,80,750)	(3,198)
	Permanent Capital Introduced	-	1,000
	Current Capital Introduced	2,94,948	-

c) Outstanding balances

		(Amount in Rs.)	
Particulars		As at 31st March, 2026	As at 31st March, 2025
<u>Partners Contribution Account</u>			
Mr. Alok Harlalka		1,000	1,000
Mrs. Rajkumari Harlalka		1,000	1,000
Gretex Industries Limited		11,00,98,000	98,000
<u>Partners Current Account</u>			
Mr. Alok Harlalka		1,11,000	(3,198)
Mrs. Rajkumari Harlalka		1,11,000	(3,198)
Gretex Industries Limited		(3,79,762)	(6,397)
<u>Other Current Liabilities</u>			
M/s Gretex Admin & HR Services		3,00,000	-



Gretex EZ Properties LLP

LLPIN: ACI-5828

Notes forming part of the Financial Statements

12 Other Information

- (i) The financial statements of the LLP have been prepared in accordance with the Accounting Standards generally followed by non-corporate entities, as clarified by the ICAI for LLPs. Since the LLP is part of a group, hence the LLP has complied with the Accounting Standards and disclosure requirements applicable to Level I entities under the ICAI Guidance Note on Financial Statements of Non-Corporate Entities. The financial statements have been prepared in accordance with the presentation and disclosure requirements prescribed in the ICAI Guidance Note on Financial Statements of Limited Liability Partnerships.
- (ii) The LLP does not have any Contingent Liability and commitment at year end.
- (iii) **Disclosure under Micro, Small and Medium Enterprises Development Act, 2006**
Based on the information available with the LLP regarding the status of suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006, there were no dues payable to micro or small enterprises outstanding for a period exceeding 45 days as at 31st March, 2026.
- (iv) The partners have mutually decided not to receive any interest on capital contribution.
- (v) The LLP has not created any charge on its assets and hence disclosure of registration or satisfaction of charges with Registrar of Companies is not applicable.
- (vi) There were no previously unrecorded transactions in the books of account, which have been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.
- (vii) Previous period figures have been regrouped and/or rearranged wherever found necessary.

For V. Singhi and Associates
Chartered Accountants
Firm Registration No. 311017E



(Aniruddha Sengupta)
Partner
Membership No. 051371
Place : Kolkata
Date : 04-05-2026



For and on behalf of
Gretex EZ Properties LLP

GRETEX EZ PROPERTIES LLP

Alok Harlalka
Designated Partner
DPIN: 02486575
GRETEX EZ PROPERTIES LLP

Rajkumari Harlalka
Designated Partner
DPIN: 03519046
Partner