

MOTEL KUTIR NIRMAN PRIVATE LIMITED

CIN-U55101MH2007PTC168293

Balance Sheet as at March 31st, 2026

(Rs. in Thousand)

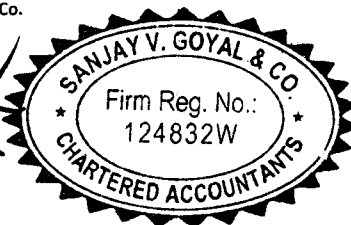
	Note No.	For the Year Ended 31st March 2026	Figures as at 31st March 2025
ASSETS			
(1) Non-current assets			
(a) Property, Plant and Equipment	1	139.81	289.22
(b) Capital work-in-progress		0.00	0.00
(c) Investment property	2	2288.98	17338.65
(c) Other Intangible assets		0.00	0.00
(d) Financial Assets			
(i) Investments		22.75	22.75
(ii) Trade receivables		0.00	0.00
(iii) Other assets	3	10.00	0.00
(e) Deferred tax assets (net)		0.00	0.00
(f) Other non-current assets	4	83137.67	85403.57
(2) Current assets			
(a) Inventories	5	2471.56	2471.56
(b) Financial Assets			
(i) Investments	6	2.50	2.50
(ii) Trade receivables		0.00	0.00
(iii) Cash and cash equivalents	7	123.51	156.09
(iv) Bank balances other than			
(iii) above		0.00	0.00
(v) Others		0.00	0.00
(c) Current tax assets (Net)	8	196.45	338.46
(d) Other current assets	9	17.00	47.78
(e) Inter unit balances		0.00	0.00
Total Assets		88410.21	106070.58
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share capital	10	100.00	100.00
(b) Other equity	11	84806.25	70708.57
LIABILITIES			
Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings		0.00	0.00
(ii) Trade payables			
a) Total outstanding dues of micro and small enterprises			
b) Total outstanding dues of creditors other than micro and small enterprises	13	0.50	0.00
(iii) Other financial liabilities	17	439.67	412.22
(b) Provisions		0.00	0.00
(c) Employees benefit obligations		0.00	0.00
(d) Deferred tax liabilities (Net)		0.00	
(e) Other non-current liabilities	15	2750.32	2575.00
(2) Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	12	99.56	111.19
(ii) Trade payables			
a) Total outstanding dues of micro and small enterprises			
b) Total outstanding dues of creditors other than micro and small enterprises	17	0.00	1.18
(iii) Other financial liabilities		0.00	0.00
(b) Other current liabilities	16	203.91	32152.42
(c) Provisions	14	10.00	10.00
(d) Employees benefit obligations		0.00	0.00
(e) Current tax liabilities (Net)		0.00	0.00
Total Equity and Liabilities		88410.21	106070.58

See accompanying notes to the financial statements

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As per our report of even date
For **SANJAY V. GOYAL & Co.**
Chartered Accountants,
Firm Regn. No. 124832W

CA **SANJAY V. GOYAL**
(Proprietor)
M. No. 103080



For & on behalf of the Board of Directors
Motel Kutir Nirman Pvt Ltd

Gaurav Jitendra Thakker
Director (DIN: 01587854)
Manohar Bunglow, Thakker Nagar,
Gangapur Road, Nashik 422 005

Nishant Rajendra Thakker
Director (DIN: 02087355)
Manohar Bunglow, Thakker Nagar,
Gangapur Road, Nashik 422 005

Date : 05.05.2026
Place : Nashik
UDIN : 26103080NXAODQ1198

MOTEL KUTIR NIRMAN PRIVATE LIMITED

CIN-U55101MH2007PTC168293

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

(Rs. in Thousand)

	Particulars	Note No.	For the Year Ended 31st March 2026	Figures as at 31st March 2025
I	Revenue From Operations	18	33061.40	4843.00
II	Other Income	19	0.48	3.15
III	Total Income (I+II)		33061.88	4846.15
	EXPENSES			
IV	Cost of materials consumed	20	15253.49	340.01
	Changes in inventories of finished goods, Stock-in -Trade and work-in-progress	21	0.00	2236.87
	Employee benefits expense		0.00	0.00
	Finance costs		0.00	0.00
	Depreciation and amortization expense		0.00	0.00
	Other expenses	22	117.61	1293.99
	Total expenses (IV)		15371.10	3870.88
V	Profit/(loss) before exceptional items and tax (III- IV)		17690.78	975.27
VI	Exceptional Items		0.00	0.00
VII	Profit/(loss) before tax and (V-VI)		17690.78	975.27
	Tax expense:			
	(1) Current tax		3657.00	311.00
VIII	(2) Deferred tax		0.00	0.00
	(3) Mat Credit Entitlement		0.00	0.00
	(4) Earlier Tax		-63.90	-127.63
IX	Profit / (Loss) for the year		14097.68	791.91
	Other Comprehensive Income			
	A (i) Items that will not be reclassified to profit or loss			
	(ii) Income tax relating to items that will not be reclassified to profit or loss			
	B (i) Items that will be reclassified to profit or loss			
	(ii) Income tax relating to items that will be reclassified to profit or loss			
x				
XI	Profit / (Loss) for the year (VII-VIII)		14097.68	791.91
	Earnings per equity share			
XII	(1) Basic		0.00	0.00
XIII	(2) Diluted		0.00	0.00

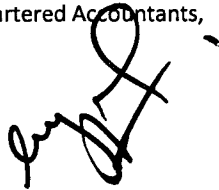
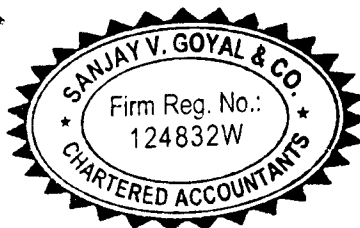
See accompanying notes to the financial statements

23

As per our report of even date

For SANJAY V. GOYAL & Co.

Chartered Accountants,

CA SANJAY V. GOYAL

(Proprietor)

M. No. 103080

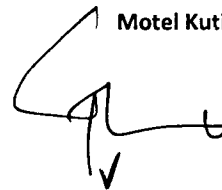
Date : 05.05.2026

Place : Nashik

UDIN : 26103080NXAODQ1198

For & on behalf of the Board of Directors

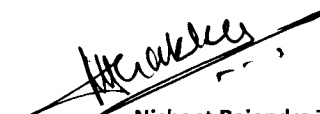
Motel Kutir Nirman Pvt Ltd



Gaurav Jitendra Thakker

Director (DIN: 01587854)

Manohar Bunglow, Thakker Nagar,
Gangapur Road, Nashik 422 005



Nishant Rajendra Thakker

Director (DIN: 02087355)

Manohar Bunglow, Thakker Nagar,
Gangapur Road, Nashik 422 005

MOTEL KUTIR NIRMAN PVT.LTD.

CIN-U55101MH2007PTC168293

Cash Flow Statement For the period ended 31st March, 2026.

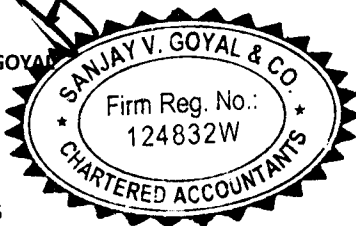
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March 2025
I Cash Flow From Operating Activities		
Net Profit / (Loss) before Tax and Extraordinary Items	17690.78	975.28
<u>Adjustments For :</u>		
Depreciation	0.00	0.00
Interest paid	0.00	0.00
Loan Processing Fees	0.00	0.00
Interest & Dividend received	0.00	0.00
Share Profit/Loss from Partnership firms	0.00	0.00
(Profit)/Loss on Disposal of Property, Plant and Equipment	0.00	0.00
Adjustment in profit due to OCI	0.00	0.00
(Profit)/Loss on Sale of Investments	0.00	0.00
Operating profit before changes in Working Capital	17690.78	975.28
<u>Adjustments For Changes In Working Capital:</u>		
Non-current/current financial and other assets	-53243.87	703.82
Inventories	0.00	2236.87
Non-current/current financial and other liabilities/provisions	31745.24	-3609.90
Cash Generated From Operations	-3807.85	306.07
Income Tax Paid	3657.00	183.37
Net Cash From Operating Activities	(A) -150.85	489.44
II Cash Flow From Investing Activities		
Interest & Dividend received	0.48	3.15
Purchase of Property, plant and Equipment	0.00	0.00
Sale of Property, plant and Equipment	0.00	0.00
Share Profit/Loss from Partnership firms	0.00	0.00
Sale/(Purchase) of Investments	0.00	0.00
Net Cash Used In Investing Activities	(B) 0.48	3.15
III Cash Flow From Financing Activities		
Interest paid	0.00	0.00
Loan Processing Fees	0.00	0.00
Repayment of borrowings (Net)	0.00	0.00
Net Cash Used In Financing Activities	(C) 0.00	0.00
Net (Decrease) In Cash And Cash Equivalents [A+B+C]	-150.37	125.85
Cash And Cash Equivalents at beginning of the period	150.40	24.55
Cash And Cash Equivalents at end of the period	0.03	150.40

As per our report of even date
For **SANJAY V. GOYAL & Co.**
Chartered Accountants
Firm Regn. No. 124832W

CA **SANJAY V. GOYAL**
(Proprietor)
M. No. 103080

Date : 05.05.2026
Place : Nashik

UDIN : 26103080NXAODQ1198



For & on behalf of the Board of Directors
Motel Kutir Nirman Pvt Ltd

Gaurav Jitendra Thakker
Director (DIN: 01587854)
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MOTEL KUTIR NIRMAN PRIVATE LIMITED**CIN-U55101MH2007PTC168293****STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2026****a Equity Share Capital****(Rs. in Thousand)**

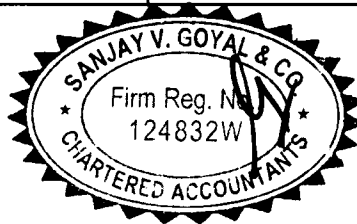
Equity Share	As at 31- Mar-26	As at 31- Mar-25
Balance at the beginning of the year	100.00	100.00
Issued during the period	-	-
Reduction during the period	-	-
Balance at the close of the period	100.00	100.00

Equity shares of INR 10 each issued, subscribed and fully paid

Period	Nos.
At March 31, 2025	10.00
At March 31, 2026	10.00

b Other Equity

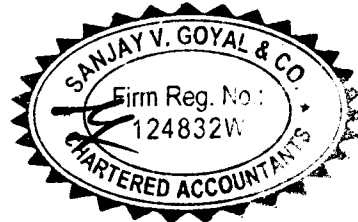
Particulars	Share Premium Account	Retained Earnings	Total
Balance as at April 1, 2024	-	69916.67	69916.67
Addition during the year	-	791.91	791.91
Other Comprehensive income for the year	-	0.00	0.00
Deduction during the year	-	0.00	0.00
Balance as at March 31, 2025	-	70708.58	70708.58
Balance as at April 1, 2025	-	70708.58	70708.58
Addition during the year	-	14097.68	14097.68
Other Comprehensive income for the year	-	0.00	0.00
Deduction during the year	-	0.00	0.00
Balance as at March 31, 2026	-	84806.26	84806.26



MOTEL KUTIR NIRMAN PVT.LTD.
CIN-U55101MH2007PTC168293
Property, Plant & Equipment

(Rs. in Thousand)

S.No.	Particulars	Gross Block				Depreciation					Total net carrying amount	
		Balance as on 01.04.2025	Additions	Disposals	Balance as on 31.03.2026	Balance as on 01.04.2025	Depreciation for the period	Disposals/Adjust ments	Balance as on 31.03.202 6	Balance as on 31.03.2026	Balance as on 31.03.2026	Balance as on 31.03.2025
1	Property Plant & Equipment											
(a)	Plant and Machinery/Land	289.22	54.41	203.82	139.81	0.00	0.00		0.00	0.00	139.81	289.22
(b)	Furniture and Fixtures				0.00	0.00	0.00		0.00	0.00	0.00	
(c)	Vehicals				0.00	0.00	0.00		0.00	0.00	0.00	
(d)	Office Equipments				0.00	0.00	0.00		0.00	0.00	0.00	
(f)	Other Equipments											
	-Computers & Printers				0.00	0.00	0.00		0.00	0.00	0.00	
	TOTAL (A)	289.22	54.41	203.82	139.81	0.00	0.00	0.00	0.00	0.00	139.81	289.22
2	Capital Work In Progress											
(a)	Capital Work in Progress	0.00		0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00
	TOTAL (B)	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00



MOTEL KUTIR NIRMAN PRIVATE LIMITED

CIN-U55101MH2007PTC168293

Notes to Financial Statement for the Year ended 31.03.2026**Note No.2****Non Current Investments**

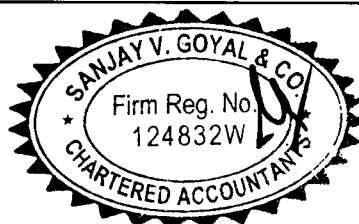
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
Investment In Equity Instruments	0.00	0.00
Trade (Unquoted)		
250 Equity Shares of Rs.10/- each Shree Kalavati Farm Pvt.Ltd.	2.50	2.50
	2.50	2.50
Non Trade (Unquoted)		
Shares of Saidev Co-op Hsg.Soc.Ltd.	20.00	20.00
Shares of Sai Avdhoot Co-op Hsg.Soc.Ltd.	0.25	0.25
	20.25	20.25
Investment in Plots/Lands/Shops	2288.98	17338.65
Total Investment	2311.73	17361.40

Note No 3**Others - Non current**

Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
- Deposit with Others	10.00	0.00
Total	10.00	0.00

Note No 4**Other non-current assets**

Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
-Advance to related Parties	83137.67	85403.57
Total	83137.67	85403.57



Note No 5
Inventories

Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
(c) Finished goods	2471.56	2471.56
Total inventories	2471.56	2471.56

Note No 6
Investments - Current

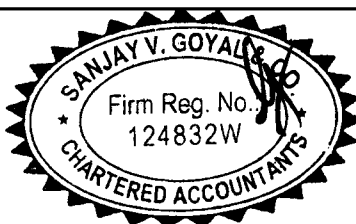
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
Investment in Mutual funds - Quoted Investment in Partnership Firm	2.50	2.50
Total Investment	2.50	2.50

Note No. 7
Cash & cash equivalents

Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
a)		
Balances with banks	123.48	144.78
Cash on hand	0.03	5.63
Others		
-FDR (maturity period less than 3 months)	0.00	5.68
Total cash & cash equivalents	123.51	156.09
b)		
Total Bank Balances	0.00	0.00

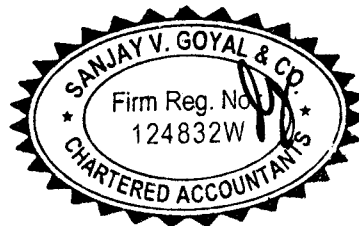
Note No. 8
Current Tax Assets (Net)

Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
Balance with Income Tax Authority		
Income Tax Assets		
Advance tax including TDS	3853.45	649.46
Less :- Provision of income tax	3657.00	311.00
Add:- Mat Credit Entitlement	0.00	0.00
Current tax assets - Net	196.45	338.46



Note No. 9**Other current assets**

Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
(ii) Advances against Purchase of Real Estate/Rights		
(b) Advances to related parties	0.00	5.18
(c) Other advances	1.47	33.60
(iii) Advances to directors		
(iv) Employee advances	9.00	9.00
- Other advances receivables-Related Party	0.00	0.00
(vi) Assets held for Sales		
Tds Receivable		
GST Receivable	6.53	0.00
Total	17.00	47.78



MOTEL KUTIR NIRMAN PRIVATE LIMITED

CIN-U55101MH2007PTC168293

Notes to Financial Statement for the year ended March 31st 2026**Note No. 10****Issued share capital**

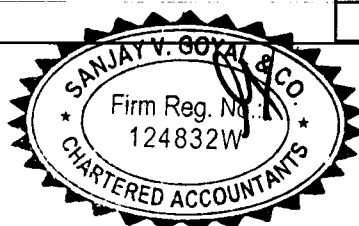
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
Authorised Capital		
1,50,00,000 Equity Shares of RS. 10 Each	1000.00	1000.00
Issued and subscribed capital		
90,00,000 Equity Shares of RS. 10 Each	100.00	100.00
	100.00	100.00
Paid up capital		
90,00,000 Equity Shares of RS. 10 Each	100.00	100.00
Total	100.00	100.00

Note 10A**Reconciliation of equity shares outstanding at the beginning and at the end of year**

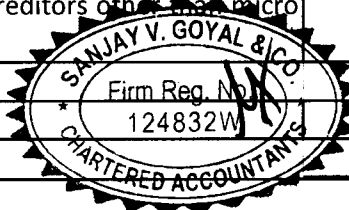
Particulars	Number of Equity Shares	Number of Equity Shares
As on 1st April, 2024		
Equity Shares at the beginning of the year	10.00	10.00
Add: Shares issued during the year		0.00
Equity Shares outstanding at the end of the year.	10.00	10.00
Particulars	Number of Equity Shares	Number of Equity Shares
As on 31st March, 2025		
Equity Shares at the beginning of the year	10.00	10.00
Add: Shares issued during the year	0.00	0.00
Equity Shares outstanding at the end of the year i.e. as	10.00	10.00

Note No. 11**Reserve & Surplus**

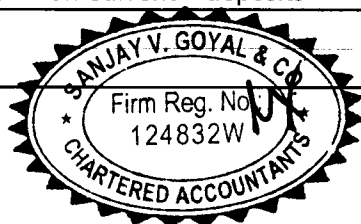
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
(c) Retained Earnings (Surplus)	84806.25	70708.57
(d) Share Premium Reserve	0.00	
Total Reserve & Surplus	84806.25	70708.57



(c) Retained Earnings		
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
As per last statement of financial position	70708.57	69916.67
Add: Net Profit/(Loss) for the current year	14097.68	791.91
Total Retained Earnings	84806.25	70708.57
Note No. 12		
Borrowings		
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
Loans & borrowings from :		
(a) Banks		
(b) NBFC's		
(C) Directors	30.00	30.00
Bank Overdraft	69.56	81.19
Total Current Borrowings	99.56	111.19
Note No. 13		
Trade Payables		
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
(a) Non Current		
- Trade payables		
a) Total outstanding dues of micro and small enterprises		
b) Total outstanding dues of creditors other than micro and small enterprises	0.50	0.00
- Trade payables to related parties		
Total Non Current Trade Payable	0.50	0.00
(b)Current		
- Trade payables		
a) Total outstanding dues of micro and small enterprises		
b) Total outstanding dues of creditors other than micro and small enterprises	0.00	1.18
Total Current Trade Payable	0.00	1.18
Total Trade Payables	0.50	1.18



Note No. 14		
Provisions		
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
(ii) Current Provisions		
Other Provisions		
- Expenses	10.00	10.00
Total Current Provisions	10.00	10.00
Note No. 15		
Other Non Current liabilities		
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
Advances from customer	2575.00	2575.00
Related parties	175.32	0.00
Total Non Current Liabilities	2750.32	2575.00
Note No. 16		
Other current liabilities		
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
Deposits	0.00	27.46
Advance against Flat Shop and Lands from Customer	0.00	31785.95
Partnership firm Having Credit Balance	0.00	0.00
Statutory Dues		
Others	203.91	339.01
Unbooked Profit - Debtors with Credit balance	0.00	0.00
Total other current liabilities	203.91	32152.42
Note No. 17		
Other Financial Liabilities		
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March.2025
Other Financial Liabilities - Non Current - deposits	439.67	412.22
Total (a)	439.67	412.22



MOTEL KUTIR NIRMAN PRIVATE LIMITED

CIN-U55101MH2007PTC168293

Notes to Financial Statement for the year ended March 31st 2026**Note No.18****Revenues**

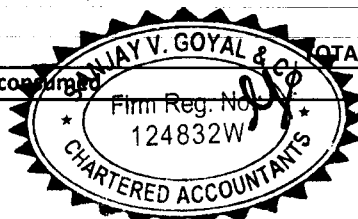
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March 2025
Sales of Flats/Shops & construction contract receipts	0.00	4843.00
Estate Dealing & Development Activity Sales	33061.40	0.00
Increase/(Decrease) in Finished Goods / Semifinished Goods	0.00	0.00
TOTAL (A)	33061.40	4843.00
(b) Other operating revenues	0.00	0.00
TOTAL (B)	0.00	0.00
Total revenue from continuing operations (A+B+C)	33061.40	4843.00

Note No.19**Other Income**

Particulars	For the Year Ended 31st March 2026	Figures as at 31st March 2025
(a) Interest Income		
-Interest Income	0.48	0.13
TOTAL (A)	0.48	0.13
(b) Dividend Income		
- Dividend Income	0.00	0.00
TOTAL (B)	0.00	0.00
(c) Other non operating income		
-Other non operating income	0.00	3.02
TOTAL (C)	0.00	3.02
Total Other Income (A+B+C)	0.48	3.15

Note No.20**Cost of materials consumed**

Particulars	For the Year Ended 31st March 2026	Figures as at 31st March 2025
Cost of material consumed		
Cost of Construction		
Expenditure on Building Material, Transporting, Labour Charges etc	0.00	340.01
TOTAL	0.00	340.01
Cost of Estate Dealing/Development Activity Sales		
Opening Stock of Plots/Lands/Rights	0.00	0.00
Add : Purchases of Plots/Lands/Rights	15253.49	0.00
	15253.49	0.00
Less : Cost of Land Transferred to Construction and Development	0.00	0.00
Less : Cost of Land Transferred to WIP	0.00	0.00
Less : Closing Stock	0.00	0.00
TOTAL	15253.49	0.00
Total cost of materials consumed	15253.49	340.01



Note No.21		
Changes in inventories of finished goods, stock in trade and work in progress		
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March 2025
Opening Balance		
Work in progress	0.00	0.00
Finished goods (Shops/Flats)	2471.56	4708.43
Total Opening balance (A)	2471.56	4708.43
Closing Balance		
Work in progress	0.00	0.00
Finished goods (Shops/Flats)	2471.56	2471.56
Less : Cost of Land Transferred to Cost	0.00	0.00
Less : Cost of Land Transferred to Fixed Assets	0.00	0.00
Total Closing balance (B)	2471.56	2471.56
Total changes in inventories of finished goods, stock in trade and work in progress (B-A)	0.00	-2236.87
Note No.22		
Other expenses		
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March 2025
(a) Administrative expenses		
-Advertisement	0.34	0.00
-Annual Fees/Service Charges	18.75	0.00
-Bank charges	1.76	14.02
-Brokerage on Sales	0.00	400.00
-Legal & Professional charges	23.68	123.68
-Misc expenses	54.45	7.63
-Office expenses	0.49	0.00
-Printing, Stationery and Computer Expenses	0.00	0.72
-Repairs and Maintenance a/c	0.00	63.24
-Rates & Taxes / Court Fee Stamps & Attestation	0.00	0.35
-Water & Electricity charges	0.00	14.95
-Professional Tax	2.50	55.98
- Roc Filling Fees	5.30	2.20
- Interest Paid Vat /TDS/ GST	0.00	10.01
- CGST-Inward (Indirect)	0.00	350.69
- SGST-Inward (Indirect)	0.00	218.10
-IGST -Inward (Indirect)	0.00	22.42
TOTAL (B)	107.61	1283.99
Total Other Expenses (A+B+C)	107.61	1283.99
Note No.22(a)		
Details of payments to auditors		
Particulars	For the Year Ended 31st March 2026	Figures as at 31st March 2025
Payment to auditors		
(a) auditor	10.00	10.00
Total payments to auditors	10.00	10.00

