B S R & Co. LLP
Chartered Accountants

14th Floor, Central B Wing and North C Wing
Nesco IT Park 4, Nesco Center
Western Express Highway
Goregaon (East), Mumbai – 400 063, India
Telephone: +91 (22) 6257 1000
Fax: +91 (22) 6257 1010

Independent Auditor's Report

To the Members of Inside India Resorts Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Inside India Resorts Private Limited (the "Company") which comprise the balance sheet as at 31 March 2026, and 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 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 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, and its loss and other comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Management's and Board of Directors' Responsibilities for the Financial Statements

The Company's Management and Board of Directors are 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 state of affairs, profit/ loss and 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 (Ind AS) 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 is also responsible for overseeing the Company's financial reporting process.

B S R & Co. (a partnership firm with Registration No. BA61223) converted into B S R & Co. LLP (a Limited Liability Partnership with LLP Registration No. AAB-8181) with effect from October 14, 2013

Registered Office:
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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 control 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 and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of financial statements 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 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.

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 Section 143(11) 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 A. As required by Section 143(3) of the Act, we report that:

  a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

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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.

c. The balance sheet, the statement of profit and loss (including other comprehensive income), the 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 Ind AS specified under Section 133 of the Act.

e. On the basis of the written representations received from the directors as on 01 April 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. 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".

B. 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, in our opinion and to the best of our information and according to the explanations given to us:

a. The Company does not have any pending litigations which would impact its financial position.

b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

d (i) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 25(ii) to the financial statements, 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 person(s) or entity(ies), 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.

(ii) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 25(x) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), 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 Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(iii) Based on the audit procedures 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 (i) and (ii) above, contain any material misstatement.

e. The Company has neither declared nor paid any dividend during the year.

f. Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

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C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the Company is not a public company. Accordingly, the provisions of Section 197 of the Act are not applicable to the Company. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

J. H. Sheth

Jaymin Sheth

Partner

Membership No.: 114583

ICAI UDIN:26114583QEWNCR9701

Place: Mumbai

Date: 20 April 2026

Annexure A to the Independent Auditor's Report on the Financial Statements of Inside India Resorts Private Limited for the year ended 31 March 2026

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

(i) (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, clause 3(i)(a)(B) of the Order is not applicable.

(i) (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment are verified in a phased manner over a period of three years. In accordance with this programme, all property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No discrepancies were noticed on such verification.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the Company.

(d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, Plant and Equipment during the year.

(e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) The company does not have any inventory. Accordingly, clause 3(ii)(a) of the order is not applicable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been sanctioned any working capital limits in excess of five crore rupees in aggregate from banks and financial institutions on the basis of security of current assets at any point of time of the year. Accordingly, clause 3(ii)(b) of the Order is not applicable to the Company.

(iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments, provided guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Accordingly, provisions of clauses 3(iii)(a) to 3(iii)(f) of the Order are not applicable to the Company.

(iv) According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has neither made any investments nor has it given loans or provided guarantee or security and therefore the relevant provisions of Sections 185 and 186 of the Companies Act, 2013 ("the Act") are not applicable to the Company. Accordingly, clause 3(iv) of the Order is not applicable.

(v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.

(vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the services provided by it. Accordingly, clause 3(vi) of the Order is not applicable.

(vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and

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Annexure A to the Independent Auditor's Report on the Financial Statements of Inside India Resorts Private Limited for the year ended 31 March 2026 *(Continued)*

Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion, the undisputed statutory dues including Goods and Service Tax, Income-Tax or other statutory dues have been regularly deposited by the Company with the appropriate authorities. Duty of Customs, Provident Fund, Employee State Insurance and Cess are not applicable to the Company.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Service Tax, Income-Tax or other statutory dues were in arrears as at 31 March 2026 for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no statutory dues relating to Goods and Service Tax, Income-Tax or other statutory dues, which have not been deposited with the appropriate authorities on account of any dispute.

(viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

(ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowing or in the payment of interest thereon to any lender.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.

(c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.

(d) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2026. Accordingly, clause 3(ix)(e) is not applicable.

(f) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2026. Accordingly, clause 3(ix)(f) is not applicable.

(x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

(xi) (a) During the course of our examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the year.

(b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule

Annexure A to the Independent Auditor's Report on the Financial Statements of Inside India Resorts Private Limited for the year ended 31 March 2026 *(Continued)*

13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

(xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.

(xiii) The Company is a private limited company and accordingly the requirements as stipulated by the provisions of Section 177 of the Act are not applicable to the Company. In our opinion and according to the information and explanations given to us and on the basis of our examination of records of the Company, transactions with the related parties are in compliance with Section 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) (a) In our opinion and based on the information and explanations provided to us, the Company does not have an Internal Audit system and is not required to have an internal audit system as per Section 138 of the Act.

(b) In our opinion and based on the information and explanations provided to us, the Company does not have an internal audit system and is not required to have an internal audit system as per Section 138 of the Act. Accordingly, clause 3(xiv)(b) of the Order is not applicable.

(xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and 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, clause 3(xvi)(a) of the Order is not applicable.

(b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.

(d) The Company is not part of any group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016 as amended). Accordingly, the requirements of clause 3(xvi)(d) are not applicable.

(xvii) The Company has incurred cash losses of Rs 9.52 lakhs in the current financial year and Rs 95.31 lakhs in the immediately preceding financial year.

(xviii) There has been resignation of the statutory auditors during the year and we have duly taken into consideration the issues, objections or concerns raised by the outgoing auditors.

(xix) We draw attention to Note 3.2 to the financial statements which explains that the Company has incurred losses in current year and previous year and has accumulated profits as at 31 March 2026. Further, the Company's current assets exceeds its current liabilities as at 31 March 2026 by Rs. 127.86 lakhs.

The Company has received letter of support from holding company to provide such financial and operational support to the Company as is necessary to ensure that the Company is able to meet its debt and liabilities for next one year from the date of the financial closure of the accounts of the Company as and when they fall due for payment in the normal course of business and continue as a going concern for the foreseeable future. In view of the above, the Company believes that it will be able to meet all its contractual obligations and liabilities as and when they fall due in near future and accordingly, these financial statements have been prepared on a going concern basis.

On the basis of the above and according to the information and explanations given to us, on the

Annexure A to the Independent Auditor's Report on the Financial Statements of Inside India Resorts Private Limited for the year ended 31 March 2026 *(Continued)*

basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, 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 the 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 requirements as stipulated by the provisions of Section 135 are not applicable to the Company. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

J. H. Sheth

Jaymin Sheth

Partner

Membership No.: 114583

ICAI UDIN:26114583QEWNCR9701

Place: Mumbai

Date: 20 April 2026

Annexure B to the Independent Auditor's Report on the financial statements of Inside India Resorts Private Limited for the year ended 31 March 2026

Report on the internal financial controls with reference to the aforesaid financial statements under Clause (i) of Sub-section 3 of Section 143 of the Act

(Referred to in paragraph 2(A)(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Opinion

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

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2026, based on the internal financial controls with reference to financial statements 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 (the "Guidance Note").

Management's and Board of Directors' Responsibilities for Internal Financial Controls

The Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. 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 its 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.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. 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.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls 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.

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 with reference to financial statements.

Meaning of Internal Financial Controls with Reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial

Annexure B to the Independent Auditor's Report on the financial statements of Inside India Resorts Private Limited for the year ended 31 March 2026 *(Continued)*

statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include 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 Financial Statements

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 financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No.:101248W/W-100022

J. H. Sheth

Jaymin Sheth
Partner
Membership No.: 114583
ICAI UDIN:26114583QEWNCR9701

Place: Mumbai
Date: 20 April 2026

Inside India Resorts Private Limited
Balance Sheet as at March 31, 2026
(All amounts are in Rupees in lakhs except otherwise stated)

Particulars	Notes	As at March 31, 2026	As at March 31, 2025
ASSETS			
Non-current assets			
Property, plant and equipment	3	1,002.03	1,002.03
Capital work-in-progress	3	5,173.73	4,482.76
Non-current tax assets (net)	4	1.00	-
Other non-current assets	5	566.86	-
Total non-current assets		**6,743.62**	**5,484.79**
Current assets			
Financial assets			
- Cash and cash equivalents	6	321.25	7.17
Other current assets	5	120.08	13.69
Total current assets		**441.33**	**20.87**
TOTAL ASSETS		**7,184.95**	**5,505.66**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	7	102.54	100.00
Other equity			
-Reserves and surplus	8	5,368.94	5,230.99
Total equity		**5,471.48**	**5,330.99**
Liabilities			
Non-current liabilities			
Financial liabilities			
-Borrowings	9	1,400.00	-
Total non-current liabilities		**1,400.00**	**-**
Current liabilities			
Financial liabilities			
-Borrowings	9	167.66	161.45
-Trade payables			
(a) Total outstanding dues of micro and small enterprises	10	6.38	-
(b) Total outstanding dues other than (a) above	10	7.14	11.65
-Other financial liabilities	11	130.71	-
Other current liabilities	12	1.58	1.56
Total current liabilities		**313.47**	**174.67**
Total liabilities		**1,713.47**	**174.67**
TOTAL EQUITY AND LIABILITIES		**7,184.95**	**5,505.66**
Summary of Material accounting policies	2		

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

As per our report of even date attached
For B S R & Co. LLP
Chartered Accountants
Firm Registration No: 101248W/W-100022

J.H.Sheth

Jaymin Sheth
Partner
Membership Number: 114583

Place: Mumbai
Date: April 20, 2026

For and on behalf of the board of directors of
Inside India Resorts Private Limited
CIN: U55101RJ2007PTC026991

Sougata Kundu
Director
DIN: 07091941

Place: Mumbai
Date: April 20, 2026

Vinod Purohit
Director
DIN: 01617796

Place: Jodhpur
Date: April 20, 2026

Inside India Resorts Private Limited

Inside India Resorts Private Limited
Statement of Profit and Loss for the year ended March 31, 2026
(All amounts are in Rupees in lakhs except otherwise stated)

	Notes	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Income			
Other income	13	9.97	-
Total income		**9.97**	**-**
Expenses			
Finance costs	14	8.19	3.12
Other expenses	15	11.30	92.19
Total expenses		**19.49**	**95.31**
(Loss) before tax		**(9.52)**	**(95.31)**
Income tax expense			
-Current tax		-	-
-Deferred tax		-	-
Total tax expense		**-**	**-**
(Loss) for the year		**(9.52)**	**(95.31)**
Other comprehensive income		-	-
Other comprehensive (loss)/income for the year, net of tax		**-**	**-**
Total comprehensive (loss) for the year		**(9.52)**	**(95.31)**
Earnings per share attributable to owners:	21		
Basic earnings per share (in Rs.)		(0.78)	(9.53)
Diluted earnings per share (in Rs.)		(0.78)	(9.53)
Summary of Material accounting policies	2		

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

As per our report of even date attached
For B S R & Co. LLP
Chartered Accountants
Firm Registration No: 101248W/W-100022

J. H. Sheth

Jaymin Sheth
Partner
Membership Number: 114583

Place: Mumbai
Date: April 20, 2026

For and on behalf of the board of directors of
Inside India Resorts Private Limited
CIN: U55101RJ2007PTC026991

S Kundu

Sougata Kundu
Director
DIN: 07091941

Place: Mumbai
Date: April 20, 2026

Vinod Purohit
Director
DIN: 01617796

Place: Jodhpur
Date: April 20, 2026

Inside India Resorts Private Limited

Inside India Resorts Private Limited
Statement of cash flows for the year ended March 31, 2026
(All amounts are in Rupees in lakhs except otherwise stated)

Particulars	For the Year end March 31, 2026	For the Year end March 31, 2025
Cash flows from operating activities		
Loss before tax for the year	(9.52)	(95.31)
Adjustments for:		
Finance costs	8.19	3.12
Interest income	(9.97)	-
Operating cash flows before working capital changes	**(11.30)**	**(92.19)**
Working capital movements:		
(Increase) in other current assets	(100.18)	(13.69)
Increase in trade payables	1.88	6.70
Increase in other current liabilities	(8.17)	1.16
Increase/(decrease) in other financial liabilities	130.71	(3.00)
Cash generated from operations	**12.94**	**(101.02)**
Income taxes (paid), net	(1.00)	-
Net cash flows generated/(used) from operating activities (A)	**11.94**	**(101.02)**
Cash flows from investing activities		
Payments for purchase of property plant and equipment and capital working in progress	(1,257.83)	(4.79)
Interest received	9.97	-
Net cash flows used in investing activities (B)	**(1,247.86)**	**(4.79)**
Cash flows from financing activities		
Proceeds from borrowings	1,400.00	108.52
Proceeds from Issue of equity shares	150.00	(3.12)
Net cash flows generated/(used) from financing activities (C)	**1,550.00**	**105.39**
Net (decrease)/increase in cash and cash equivalents (A+B+C)	**314.08**	**(0.41)**
Cash and cash equivalents as at beginning of the year	7.17	7.59
Cash and cash equivalents at the end of the year (refer note 13)	**321.25**	**7.17**
Reconciliation of cash and cash equivalents as per the statement of cash flows:		
Cash and cash equivalents comprise of the following:		
Cash on hand	0.31	0.31
Balance with banks		
-in current account	320.94	6.87
Total cash and cash equivalents as at year end	**321.25**	**7.17**

Supplemental information to the cashflow (refer note 9)

The above cash flow statement has been prepared under the indirect method as set out in Ind AS 7 - "Statement of Cash Flows" notified under section 133 of Companies Act, 2013 ('the Act') read with Rule 4 of the Companies (Indian Accounting Standards) Rules, 2015 and the relevant provisions of the Act.

Summary of Material accounting policies

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

As per our report of even date attached

For B S R & Co. LLP
Chartered Accountants
Firm Registration No: 101248W/W-100022

J.H.Sheth

Jaymin Sheth
Partner
Membership Number: 114583

Place: Mumbai
Date: April 20, 2026

For and on behalf of the board of directors of
Inside India Resorts Private Limited
CIN: U55101RJ2007PTC026991

Sougata Kundu
Director
DIN: 07091941

Place: Mumbai
Date: April 20, 2026

Vinod Purohit
Director
DIN: 01617796

Place: Jodhpur
Date: April 20, 2026

Inside India Resorts Private Limited

Inside India Resorts Private Limited
Statement of changes in equity for the year ended March 31, 2026
(All amounts are in Rupees in lakhs except otherwise stated)

A. Equity share capital

Particulars	Amount
Balance as at April 01, 2024	**100.00**
Changes in equity share capital	-
Balance as at March 31, 2025	**100.00**
Changes in equity share capital	2.54
Balance as at March 31, 2026	**102.54**

B. Other equity

Particulars	Reserves and surplus		Total
	Securities premium	Retained earnings	
Balance as at April 01, 2024	**693.00**	**4,633.31**	**5,326.31**
Loss for the year	-	(95.31)	(95.31)
Balance as at March 31, 2025	**693.00**	**4,538.00**	**5,231.00**
Balance as at April 01, 2025	**693.00**	**4,538.00**	**5,231.00**
Loss for the year	-	(9.52)	(9.52)
Other comprehensive income for the year, net of tax	-	-	-
Total	**693.00**	**4,528.48**	**5,221.48**
Right issue of equity shares	147.46	-	147.46
Balance as at March 31, 2026	**840.46**	**4,528.48**	**5,368.94**

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

As per our report of even date attached
For B S R & Co. LLP
Chartered Accountants
Firm Registration No: 101248W/W-100022

J.H.Sheth

Jaymin Sheth
Partner
Membership Number: 114583

Place: Mumbai
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For and on behalf of the board of directors of
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DIN: 01617796

Place: Jodhpur
Date: April 20, 2026

Inside India Resorts Private Limited

1 Company information

Inside India Resorts Private Limited (the "Company") a private limited company and was incorporated on 29 March 2007 and has its registered office situated at "A-324, Shastri Nagar, Jodhpur Shastri Nagar, Jodhpur, Jodhpur, Rajasthan, India, 342003". The company owns land parcel at Khatoli, Ranthambore where the operations is yet to be commenced as property developement is in progress.

2 Basis of preparation, Critical accounting estimates and judgements,

The accounting policies set out below have been applied consistently to the periods presented in these financial statements.

2.1 Statement of compliance

The financial statements have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as per the Companies (Indian Accounting Standards) Rules, 2015 as amended and notified under Section 133 of the Companies Act, 2013 ("the Act") and in conformity with the accounting principles generally accepted in India and other relevant provisions of the Act.

2.2 Functional and Presentation Currency

The financial statements are prepared in Indian Rupees in lakhs, which is also the Company's functional currency.

2.3 Basis of measurement

The financial statements have been prepared on historical cost basis, except for the following:

- certain financial assets and liabilities measured at fair value; and
- defined benefit plans- plan assets measured at fair value.

2.4 Current Versus non-current classification

Assets

Assets and liabilities are classified into current and non-current categories.
An asset is classified as current when it satisfies any of the following criteria:
(a) it is expected to be realised in, or is intended for sale or consumption in the entity's normal operating cycle;
(b) it is held primarily for the purpose of being traded;
(c) it is expected to be realised within twelve months after the balance sheet date; or
(d) it is cash or a cash equivalent unless it is restricted from being exchanged or used to settle a liability for atleast twelve months after the balance sheet date.
Current assets include the current portion of non-current assets
All other assets are classified as non-current.

Liabilities

A liability is classified as current when it satisfies any of the following criteria:
(a) it is expected to be settled in the entity's normal operating cycle;
(b) it is held primarily for the purpose of being traded;
(c) it is due to be settled within twelve months after the balance sheet date; or
(d) the Company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.
Current liabilities include current portion of non-current liabilities.
All other liabilities are classified as non-current.

2.5 Operating Cycle

The operating cycle is the time between asset acquisition and realisation in cash or cash equivalents. The company's operating cycle is determined to be 12 months, based on the nature of services and the time between asset acquisition and realisation.

3 Summary of Material accounting policies

3.1 Other income

Other income

Interest income is recognised on a time proportion basis taking into account amount outstanding using effective interest rate method.

3.2 Going Concern

The Company has incurred a loss of Rs. 9.52 lakhs (March 31, 2025 : 95.31 lakhs) during the year ended March 31, 2026, and net worth of Rs. 5,471.48 lakhs (March 31, 2025 : 5,330.99 lakhs) at March 31, 2026 and as of that date, the Company's current liabilities exceeds its current assets by Rs. 153.8 lakhs in previous year ended March 31, 2025. The operations of the company has not yet commenced during the period however, the management is confident of its ability to meet the Cash Flow requirements through parent and affiliate support.
The Company has also been sanctioned construction finance facility from Bank (Refer Note 9(I)A)
In view of the above, along with financial support from its shareholders, the Company believes that it will be able to meet all its contractual obligations and liabilities as and when they fall due in near future and accordingly, these financial statements have been prepared on a going concern basis and do not include any adjustments relating to the recoverability and classification of recorded assets, or to amounts and classification of liabilities that may be necessary if the entity is unable to continue as a going concern.

3.3 Property, plant and equipment

Property, plant, and equipment are recorded at cost, minus accumulated depreciation and impairment losses. The cost includes acquisition, interest costs construction, and expenses related to making the asset operational. It also includes estimates for dismantling and site restoration if required. Additional expenditure is capitalized only if it will likely result in future economic benefits and can be reliably measured. If the carrying amount of an asset exceeds its recoverable amount, it is written down immediately. Depreciation is charged to the profit and loss statement to expense the cost of assets over their useful lives, except for freehold land. Useful lives and residual values are reviewed annually. Assets are derecognized when disposed of or when no future benefits are expected. Any gain or loss on disposal or retirement is recognized in the profit and loss statement.

Capital work in progress

Capital work-in-progress (CWIP) represents expenditure incurred on construction, development, renovation or expansion of Hotels/resorts that is not yet ready for its intended use. CWIP is recognised as an asset when it is probable that future economic benefits will flow to the Company and the cost can be reabily measured. CWIP is measured at cost, which comprises of cost of land development, construction cost, plant & machinery, directly attributable costs such as employee benefit expense, architectural, design, project management, interior design, installation, testing commission, borrowing cost capitalised as per Ind AS 23.

Subsequent expenditure relating to property, plant and equipment and capital work in progress 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.

Transition to Ind AS:

On transition to Ind AS, the Company has elected to use fair value as deemed cost for certain items of property, plant and equipment i.e. Land and Fort Building as at the date of transition to Ind AS. For other items of property, plant and equipment, the company elected to continue with carrying value as recognised in its previous GAAP financial statements as deemed cost.

On the date of acquisition by Leela Palaces Hotels and Resorts Limited (formerly known as Schloss Bangalore Limited) (formerly known as Schloss Bangalore Private Limited), the company is not having any Business so the acqusition is basically asset acqusition rather than business combination and therefore fair value of the Fort Building has been derived by deducting Fair Value of Land as per report of valuer from Enterprise Value derived of the company as per report of the valuer.

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3.4 Taxation

Income tax expense comprises current tax (i.e. amount of tax for the period determined in accordance with the income-tax law) and deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period).

Current tax
Provision for current tax is recognized based on the estimated tax liability computed after taking credit for allowances and exemptions in accordance with the tax laws applicable to the Company.

Deferred tax
Deferred tax is recognized in respect of timing differences between taxable income and accounting income i.e. differences that originate in one period and are capable of reversal in the subsequent periods. The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognized using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognized only to the extent there is reasonable certainty that the assets can be realized in future; however, where there is unabsorbed depreciation or carry forward loss under taxation laws, deferred tax assets are recognised only if there is reasonable certainty supported by convincing evidence that the sufficient future taxable income will be available against which such deferred tax assets can be realized.

Current tax assets and current tax liabilities are offset when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle the asset and the liability on a net basis. Deferred tax assets and deferred tax liabilities are offset when there is a legally enforceable right to set off assets against liabilities representing current tax and where the deferred tax assets and the deferred tax liabilities relate to taxes on income levied by the same governing taxation laws.

Deferred tax assets are reviewed as at each balance sheet date and written down or written up to reflect the amount that is reasonably certain (as the case may be) to be realized.

3.5 Borrowing costs

General and specific borrowing costs directly attributable to the acquisition or construction of qualifying assets that necessarily takes substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.
Interest income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Borrowing costs that are not directly attributable to a qualifying asset are recognised in the Statement of Profit and Loss using the effective interest rate method.

3.6 Provisions, contingent liabilities and contingent assets

A provision is recognised if, as a result of a past event, the Company has a present obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the expenditure required to settle the present obligation at the balance sheet date. The provisions are measured on an undiscounted basis.

Contingencies:
Provision in respect of loss contingencies relating to claims, litigation, assessment, fines, penalties, etc. are recognised when it is probable that a liability has been incurred, and the amount can be estimated reliably.

A contingent liability exists when there is a possible but not probable obligation, or a present obligation that may, but probably will not, require an outflow of resources, or a present obligation whose amount cannot be estimated reliably. Contingent liabilities do not warrant provisions, but are disclosed unless the possibility of outflow of resources is remote.

Contingent assets are neither recognised nor disclosed in the financial statements. However, contingent assets are assessed continuously and if it is virtually certain that an inflow of economic benefits will arise, the asset and related income are recognised in the period in which the change occurs.

3.7 Cash flow statement

Cash flows are reported using indirect method as per Ind AS-7 Statement of Cash flows, whereby profit / (loss) before tax for the period is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated.

3.8 Cash and cash equivalents

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.

3.9 Earnings per share

The basic and dilutive earnings per equity share is computed by dividing the net profit or loss for the period attributable to the equity shareholders by the weighted average number of equity shares outstanding during the reporting period. The number of shares used in computing diluted earnings per share comprises the weighted average shares considered for deriving basic earnings per share and also the weighted average number of shares that could have been issued on the conversion of all dilutive potential equity shares, unless the results would be anti-dilutive. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares.

3.10 Foreign exchange translation

Initial recognition
Transactions denominated in foreign currencies are recorded at the exchange rate prevailing on the date of the transaction or that approximates the actual rate at the date of the transaction.

Conversion
Monetary items denominated in foreign currencies at the period end are restated at period end rates. Non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

Exchange difference
Exchange differences arising on the settlement or on reporting of monetary items of Company at rates different from those at which they were initially recognized are recorded as income or expense in the period in which they arise.

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3.11 Financial instruments

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.

i. Financial assets

Initial recognition and measurement
All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit and loss, transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement
For purposes of subsequent measurement, financial assets are classified as:
• Debt instruments assets at amortised cost
• Equity instrument measured at fair value through profit or loss (FVTPL)

When assets are measured at fair value, gains and losses are either recognised entirely in the statement of profit and loss (i.e. fair value through profit and loss), or recognised in other comprehensive income (i.e. fair value through other comprehensive income).

Debt instruments at amortised cost
A debt instrument is measured at amortised cost (net of any write down for impairment) if both the following conditions are met:
• the asset is held to collect the contractual cash flows (rather than to sell the instrument prior to its contractual maturity to realise its fair value changes), and
• the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest ("SPPI") on the principal amount outstanding.

Such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit and loss. The losses arising from impairment are recognised statement of profit and loss. This category generally applies to trade and other receivables.
Financial assets at fair value through profit and loss (FVTPL)
FVTPL is a residual category for company's investment instruments. Any instruments which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

All investments included within the FVTPL category are measured at fair value with all changes recognized in the Profit and Loss.
In addition, the company may elect to designate an instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch').

Equity investments
All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company has not made any such election. This classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment, However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.
Equity investment in subsidiary are measured at cost.

Trade and other receivables:
A trade receivable without a significant financing component is initially measured at the transaction price.
Other receivables are recognised initially at fair value plus or minus transaction costs and subsequently measured at amortised cost using the effective interest method, less loss

Derecognition
When 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; it evaluates if and to what extent it has retained the risks and rewards of ownership.

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised when:

• The rights to receive cash flows from the asset have expired, or
• Based on above evaluation, 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 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 the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a bases that reflect 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.

Impairment of financial assets
The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 ('Financial instruments') requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

ii. Financial liabilities

Initial recognition and measurement
Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit and loss or at amortised cost, as appropriate.
All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings, net of directly attributable transaction costs.

Subsequent measurement
The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at amortised cost
After initial recognition, interest-bearing loans and borrowings and other payables are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit and 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 and loss.
Derecognition
A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

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iii. Offsetting of financial instruments
Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet 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.

iv. Reclassification of financial assets
The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

3.12 Impairment of non-financial assets
Non-financial assets including Property, plant and equipment and capital work in progress with finite life are evaluated for recoverability whenever there is any indication that their carrying amounts may not be recoverable. If any such indication exists, the recoverable amount (i.e. higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

If the recoverable amount of an asset (or CGU) is estimated to be less than it's carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. An impairment loss is recognised in the statement of profit and loss.

For assets excluding goodwill, an assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit and loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase

3.13 Critical accounting judgements and use of estimates
The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires the management to make judgements, estimates and assumptions, that affect the reported balances of assets and liabilities and accompanying disclosures and disclosures relating to contingent liabilities as at the date of the financial statements and the reported amounts of income and expenses for the period presented. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. The actual results could differ from those estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of revision or future periods if the revision affects both current and future periods.

Accounting estimates and judgements are used in various line items in the financial statements for e.g.:

(a) Property, plant and equipment
The management engages internal technical team to assess the remaining useful lives and residual value of property, plant and equipment annually in order to determine the amount of depreciation to be recorded during any reporting period. The management believes that the assigned useful lives and residual value are reasonable.

(b) Income taxes
The management judgment is required for the calculation of provision for income taxes and deferred tax assets and liabilities. The Company reviews at each balance sheet date the carrying amount of deferred tax assets / liabilities. The factors used in estimates may differ from actual outcome which could lead to significant adjustment to the amounts reported in the financial statements.

(c) Impairment of non-financial assets
Impairment exists when the carrying value of an asset or cash generating unit ("CGU") exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a discounted cash flow ("DCF") model. The cash flows are derived from the budget for future years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.

(d) Fair value measurements and valuation processes
When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation technique that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

(e) Contingent liabilities:
Judgement is required to ascertain whether it is probable or not that an outflow of resources embodying economic benefits will be required to settle the legal claims included under contingent liabilities in note. The management assesses the probability of outflow for such items at each balance sheet date to assess whether there is probability or not that an outflow will be required for such contingent liabilities.

3.14 Recent pronouncements
The Ministry of Corporate Affairs vide notification dated 7 May 2025 and 13 August 2025 notified the Companies (Indian Accounting Standards) Amendment Rules, 2025 and Companies (Indian Accounting Standards) Second Amendment Rules, 2025, respectively, which amended certain accounting standards (see below), and are effective for annual reporting periods beginning on or after 1 April 2025:

Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants – Amendments to Ind AS 1
As a result of the adoption of the amendments to Ind AS 1, the Company changed its accounting policy for the classification of borrowings:
"Borrowings are classified as current liabilities unless, at the end of the reporting period, the company has a right to defer settlement of the liability for at least 12 months after the reporting period.
Covenants that the company is required to comply with, on or before the end of the reporting period, are considered in classifying loan arrangements with covenants as current or non-current. Covenants that the company is required to comply with after the reporting period do not affect the classification."
This new policy did not result in a change in the classification of the Company's borrowings. The Company did not make retrospective adjustments as a result of adopting the amendments to Ind AS 1.

Supplier Finance Arrangements – Amendments to Ind AS 7 and Ind AS 107
As a result of the adoption of the amendments to Ind AS 7 and Ind AS 107, the Company does not expect material impact of these amendments in its financial statements.

International Tax Reform – Pillar Two Model Rules – Amendments to Ind AS 12
'Inside India Resorts Private Limited is not within the scope of the OECD Pillar Two Model Rules, as Pillar Two legislation has not yet been enacted in any of the jurisdictions in which the company operates.

Lack of Exchangeability – Amendments to Ind AS 21
The amended Ind AS 21 have added requirements to help entities to determine whether a currency is exchangeable into another currency, and the spot exchange rate to use where it is not. These amendments did not have any material impact on the amounts recognised in current periods and are not expected to significantly affect the future periods.

3.15 Recent Indian Accounting Standards (Ind AS) issued not yet effective
Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants – Amendments to Ind AS 1
This amendment also includes specific provisions that will take effect for reporting periods beginning on or after 1 April 2026, as outlined below.
Under the existing Ind AS 1, where there is a breach of a material provision of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, the entity does not classify the liability as current, if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach.
However, the amended requirements stipulate that entities will no longer be permitted to consider lender waivers that are granted after the reporting date but before the financial statements are approved for the purpose of classification of loans. This amendment is required to be applied retrospectively in accordance with Ind AS 8.
The Company does not expect this amendment to have an impact on its operations or financial statements

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3 Property, plant and equipment (including capital work-in progress)

Particulars	Freehold land	Total	Capital work-in-progress
Gross carrying amount			
Balance as at April 01, 2024	**1,002.03**	**1,002.03**	**4,477.97**
Additions	-	-	4.79
Disposals/transfers	-	-	-
Closing gross carrying amount as at March 31, 2025	**1,002.03**	**1,002.03**	**4,482.76**
Accumulated depreciation			
As at April 01, 2024	-	-	-
Charge for the year	-	-	-
Disposals	-	-	-
Closing accumulated depreciation as at March 31, 2025	-	-	-
Net carrying amount as at March 31, 2025	**1,002.03**	**1,002.03**	**4,482.76**
Gross carrying amount			-
As at April 01, 2025	**1,002.03**	**1,002.03**	**4,482.76**
Additions	-	-	690.97
Disposals/transfers	-	-	-
Closing gross carrying amount as at March 31, 2026	**1,002.03**	**1,002.03**	**5,173.73**
Accumulated depreciation			
As at April 01, 2025	-	-	-
Charge for the year	-	-	-
Disposals	-	-	-
Closing accumulated depreciation as at March 31, 2026	-	-	-
Net carrying amount as at March 31, 2026	**1,002.03**	**1,002.03**	**5,173.73**

I) Property, plant and equipment
(i) Property Plant and Equipment pledged as Security: Refer to Note 9 (I) for information on property, plant and equipment pledged as security by the Company.
(ii) Contractual Obligations: Refer to note 20 for disclosure of contractual commitments for the acquisition of property, plant and equipment
(iii) The title deeds of immovable properties including property, plant and equipment are held in the name of the Company.

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II) Capital work in progress

Capital work-in-progress mainly comprises of under-construction hotel property.
There are no projects under capital work-in-progress whose completion is overdue or has exceeded its cost compared to its original plan.

Ageing of Capital Work in progress

As at March 31, 2026

	Amount in Capital work in progress for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress	690.97	4,482.76	-	-	5,173.73
Projects temporarily suspended	-	-	-	-	-

As at March 31, 2025

	Amount in Capital work in progress for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress	4.79	4,477.97	-	-	4,482.76
Projects temporarily suspended	-	-	-	-	-

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4 Non current Tax assets (net)

Particulars	As at March 31, 2026	As at March 31, 2025
Advance tax and tax deducted at source (net of provision of tax)	1.00	-
Total	**1.00**	**-**

5 Other assets

Particulars	As at March 31, 2026	As at March 31, 2025
Non-current		
Capital advances (Refer Note 22)	566.86	-
Total	**566.86**	**-**
Current		
Balances with government authorities		
- With GST authorities	115.82	13.69
Prepaid expenses	4.26	-
Total	**120.08**	**13.69**

(All amounts are in Rupees in lakhs except otherwise stated)

6 Cash and cash equivalents

Particulars	As at March 31, 2026	As at March 31, 2025
Balances with banks		
in current accounts	320.94	6.87
Cash on hand	0.31	0.31
Total	**321.25**	**7.17**

Note: There are no repatriation restrictions with respect to cash and cash equivalents as at the end of reporting period.

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7 Share capital

Particulars	As at March 31, 2026	As at March 31, 2025
Authorised		
30,00,000 equity shares of Rs 10 each (10,00,000 equity shares of Rs 10 each)	250.00	100.00
Issued, subscribed and paid up		
10,25,381 equity shares of Rs 10 each (10,00,000 equity shares of Rs 10 each)	102.54	100.00
Total	**102.54**	**100.00**

* Refer Note 46 (ii)

(i) Movements in share capital

(a) Authorised share capital

Particulars	No. of shares	Amounts
Equity		
As at April 01, 2024	**25,00,000**	**250.00**
Increase/(decrease) during the year	-	-
As at March 31, 2025	**25,00,000**	**250.00**
As at April 01, 2025	**25,00,000**	**250.00**
Increase/(decrease) during the year	5,00,000	50.00
As at March 31, 2026	**30,00,000**	**300.00**

Issued, subscribed and paid up

Particulars	No. of shares	Amounts
Equity		
As at April 01, 2024	10,00,000	100.00
Shares issued during the year:	-	-
As at March 31, 2025	**10,00,000**	**100.00**
As at April 01, 2025	**10,00,000**	100.00
Shares issued during the year*	25,381	2.54
As at March 31, 2026	**10,25,381**	**102.54**

*The Company has alloted 25,381 equity shares issued on rights basis, as approved in board meeting held on June 10, 2025

Terms, rights, preferences and restrictions attached to equity shares

The Company has a single class of equity shares. Accordingly, all equity shares rank equally with regard to dividends and share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. The voting rights of an equity shareholder on a poll (not show of hands) are in proportion to its share of the paid-up equity capital of the Company.
On winding up of the Company, the holders of equity shares will be entitled to receive the residual assets of the Company.

(ii) Shares of the company held by holding company

Particulars	As at March 31, 2026	As at March 31, 2025
Equity shares of Rs. 10 each fully paid-up		
Leela Palaces Hotels & Resorts Limited (formerly known as Schloss Bangalore Limited)(formerly known as Schloss Bangalore Private Limited)*	5,22,944	5,10,000

*Leela Palaces Hotels & Resorts Limited (formerly known as Schloss Bangalore Limited)(formerly known as Schloss Bangalore Private Limited) has acquired 51% of share capital of the Company in previous year ended March 31, 2025 obtaining control over the Company

(iii) Details of shareholders holding more than 5% shares in the company

As at March 31, 2026

Particulars	Number of shares	Percentage of total number of shares
Equity shares of Rs. 10 each fully paid-up		
Leela Palaces Hotels & Resorts Limited	5,22,944	51%
Vinod Purohit	3,48,630	34%
Ishita Rajpurohit	51,269	5%
Kirti Vinod Purohit	51,269	5%
Arishta Rajpurohit	51,269	5%
	10,25,381	**100%**

As at March 31, 2025

Particulars	Number of shares	Percentage of total number of shares
Equity shares of Rs. 10 each fully paid-up		
Leela Palaces Hotels & Resorts Limited	5,10,000	51%
Vinod Purohit	3,40,000	34%
Ishita Rajpurohit	50,000	5%
Kirti Vinod Purohit	50,000	5%
Arishta Rajpurohit	50,000	5%
	10,00,000	**100%**

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(iv) Details of shareholding of promoters:

As at March 31, 2026

Name of the promoter and promoter group	Number of shares	Percentage of total number of shares	Percentage of change during the period
Leela Palaces Hotels & Resorts Limited	5,22,944	51.00%	0.00%
Vinod Purohit	3,48,630	34.00%	0.00%
Ishita Rajpurohit	51,269	5.00%	0.00%
Kirti Vinod Purohit	51,269	5.00%	0.00%
Arishta Rajpurohit	51,269	5.00%	0.00%
	10,25,381	**100%**	

As at March 31, 2025

Name of the promoter and promoter group	Number of shares	Percentage of total number of shares	Percentage of change during the period
Leela Palaces Hotels & Resorts Limited	5,10,000	51.00%	0.00%
Vinod Purohit	3,40,000	34.00%	0.00%
Ishita Rajpurohit	50,000	5.00%	0.00%
Kirti Vinod Purohit	50,000	5.00%	0.00%
Arishta Rajpurohit	50,000	5.00%	0.00%
	10,00,000	**100%**	

(v) Aggregate number of shares issued for consideration other than cash

The Company has not made any buy-back, nor there has been an issue of shares by way of bonus share nor issue of share pursuant to contract without payment being received / paid in cash for the period of five years immediately preceding the balance sheet date.

8 **Reserves and surplus**

Particulars	As at March 31, 2026	As at March 31, 2025
Securities Premium	840.46	693.00
Retained earnings	4,528.48	4,538.00
Total	**5,368.94**	**5,231.00**

8(i) **Securities Premium**

Particulars	As at March 31, 2026	As at March 31, 2025
Opening balance	693.00	693.00
Right Issue of equity shares	147.46	-
Closing balance	**840.46**	**693.00**

8(ii) **Retained earnings**

Particulars	As at March 31, 2026	As at March 31, 2025
Opening balance	4,538.00	4,633.31
Net Loss for the year	(9.52)	(95.31)
Other comprehensive loss for the year, net of tax	-	-
Closing balance	**4,528.48**	**4,538.00**

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9 Borrowings

Particulars	As at March 31, 2026	As at March 31, 2025
Non-current		
Term Loans:		
- From banks		
Rupee term loan [refer note I(A)]	1,400.00	-
Total	**1,400.00**	**-**
Current		
Unsecured		
Intercorporate and Director Loans [refer note I(B)] (Refer Note 22)	167.66	161.45
Total	**167.66**	**161.45**

Net debt reconciliation - disclosure of changes in liabilities arising from financing activities (read with Statement of Cash Flows)

This section sets out an analysis of net debt and movements in net debt for each of the periods presented:

Particulars	As at March 31, 2026	As at March 31, 2025
Cash and cash equivalents	321.25	7.17
Borrowings	1,567.66	161.45
Closing balance	**1,246.41**	**154.28**

Particulars	Cash and cash equivalents	Borrowings	Total
Net debt as at April 01, 2024	**7.59**	**52.93**	**45.34**
Interest expense	-	3.12	3.12
Cash flows	(0.42)	108.52	108.94
Interest paid	-	(3.12)	(3.12)
Net debt as at March 31, 2025	**7.17**	**161.45**	**154.28**
Interest expense	-	8.19	8.19
Cash flows	314.08	1,400.00	1,085.92
Non-cash adjustments		(1.98)	(1.98)
Net debt as at March 31, 2026	**321.25**	**1,567.66**	**1,246.41**

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9 I Non-current borrowings

A Construction finance facility from Bank

Borrowing are subsequently measured at cost and therefore interest accrued on borrowing are included in the respective amounts.

Item	As of March 31, 2026
Term Loan Facility (Carrying Value)*	Rs. 1,400 lakhs
Purpose	Capital expenditure towards part financing of the Project Cost Transaction related expenses in relation to the facility
Total Facility Sanctioned	Rs. 20,000 lakhs
Available Facility Amount	Rs. 18,600 lakhs
Repayment Schedule	108 structured monthly installments starting April 30, 2031 or immediately succeeding month occuring after 24 months of Commerical Operations Date ("CoD"), whichever is earlier
Interest Rate	8.60% p.a. linked to I-MCLR 1Y
	The rate of interest shall be stipulated at each disbursement under facility which shall be MCLR+1Y

a) Security:

The term loan is secured as follows:
i. Exclusive charge vide registered mortgage /equitable mortgage on immovable assets including all rights, title, interest, claims, benefits, and demands of the land owned by the Borrower at Khotoli, Rajasthan along with building and structures to be constructed thereon having minimum FSI potential as stipulated in the approved building plan;
ii. Exclusive charge by way of registered mortgage / hypothecation on all movable assets of the Project;
iii. Exclusive charge on the book debts, operating cash flows, receivables and revenues of whatsoever nature and wherever arising, present and future of the Project;
iv. Exclusive charge on the Escrow Account and all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be) of the Project
v. Exclusive charge by way of registered mortgage / hypothecation on intangibles, goodwill, title, interests in all project documents including all approvals during construction as well as operations, present and future of the Project, subject to applicable law

b) Loan covenants: Under the terms of the borrowing facilities, the Borrower shall comply with the following covenants:
Financial Covenants as specified herein:
(i) DSCR of 1.1x to be tested after 36 months from CoD
(ii) D:E ratio of 65:35 shall be applicable at all times during the construction period
(iii) Security cover of 1.3x shall be applicable at all times.
The Company has met all the covenants during the year.

B Intercorporate Loans

The intercorporate Loans carry rate of interest of 11.75% w.e.f January 16, 2026 and 12.50% uptill January 15, 2026 (March 31, 2025: 12.50%) which are repayable on demand.

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10 Trade Payables

Particulars	As at March 31, 2026	As at March 31, 2025
Trade payables - micro and small enterprises (refer note below)	6.38	-
Trade payables - others	7.18	11.65
Total	**13.52**	**11.65**

Outstanding Dues to Micro and Small Enterprises

Particulars	As at March 31, 2026	As at March 31, 2025
Principal amount due to suppliers registered under the MSMED Act and	6.38	-
Interest due to suppliers registered under the MSMED Act and remaining	-	-
Principal amounts paid to suppliers registered under the MSMED Act,	-	-
Interest paid, other than under Section 16 of MSMED Act, to suppliers	-	-
Interest paid, under Section 16 of MSMED Act, to suppliers registered	-	-
Interest due and payable towards suppliers registered under MSMED Act,	-	-
Further interest remaining due and payable for earlier years	-	-

The management has identified enterprises which have provided goods and services to the Company and which qualify under the definition of micro and small enterprises as defined under MSMED Act.

Trade Payables Ageing

As at March 31, 2026		Outstanding for following periods from date of transaction						
Particulars		Unbilled	Not Due	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
	Undisputed Trade Payables							
(i)	MSME	-	-	6.38	-	-	-	6.38
(ii)	Others	3.60	-	3.58	-	-	-	7.18
								-
	Disputed Trade Payables							-
(i)	MSME	-	-	-	-	-	-	-
(ii)	Others	-	-	-	-	-	-	-
	Total	**3.60**	**-**	**9.96**	**-**	**-**	**-**	**13.56**

As at March 31, 2025		Outstanding for following periods from date of transaction						
Particulars		Unbilled	Not Due	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
	Undisputed Trade Payables							
(i)	MSME	-	-	-	-	-	-	-
(ii)	Others	-	-	11.65	-	-	-	11.65
								-
	Disputed Trade Payables							-
(i)	MSME	-	-	-	-	-	-	-
(ii)	Others	-	-	-	-	-	-	-
	Total	**-**	**-**	**11.65**	**-**	**-**	**-**	**11.65**

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11 Other financial liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Current		
Others - Related party payables (Refer Note 23)	130.71	-
Total	**130.71**	**-**

12 Other liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Current		
Statutory dues payable		
- Tax deducted at source	1.58	1.56
Total	**1.58**	**1.56**

(All amounts are in Rupees in lakhs except otherwise stated)

13 Other income

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Interest income on financial assets measured at amortised cost:		
- Deposits with banks	9.97	-
Total Other income	**9.97**	**-**

14 Finance costs

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Interest expense on:		
- Inter corporate deposit		
- Inter corporate deposit	8.19	3.12
Total Finance costs	**8.19**	**3.12**

15 Other expenses

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Travelling and conveyance	-	0.82
Legal and professional fees	3.45	81.24
Payment to auditors (Refer note a below)	5.17	2.00
Rates and taxes	2.51	7.10
Donation	-	1.00
Bank charges	0.17	0.01
Miscellaneous expenses	-	0.02
Total Other expenses	**11.30**	**92.19**

15 (a) Details of payments to auditors

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Payment to auditors		
As auditor:		
- Audit fee	5.00	2.00
- Out of pocket expenses	0.17	-
- Other service fee	-	-
Total	**5.17**	**2.00**

(b) Corporate Social Responsibility

The Company is not required to incur any expenditure corporate social responsibility for the year ended March 31, 2026 and March 31, 2025

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16 Taxation

16a Taxation for the year

This note provides an analysis of the Company's income tax expense, show amounts that are recognised directly in equity (if any) and how the tax expense is affected by non-assessable and non-deductible items. It also explains significant estimates made in relation to the Group's tax positions (if any).

(a) Income tax expense

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Current tax		
Current tax on profit for the year	-	-
Total current tax expenses	**-**	**-**

(b) Reconciliation of tax expense and accounting profit multiplies by India tax rate

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Profit/(loss) from operations before income tax expense	(9.52)	(95.31)
Tax rate	25.168%	25.168%
Tax at India tax rate	**(2.40)**	**(23.99)**
Tax effect of amounts which are not deductible / taxable in calculating taxable income :		
Losses on which DTA is not created	2.40	23.99
Total	**-**	**-**

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17 Fair Value Measurement

(i) Financial instruments by category

As at March 31, 2026

	Carrying amount			
	FVTPL	**FVOCI**	**Amortised cost**	**Total carrying value**
Financial assets				
Cash and cash equivalents	-	-	321.25	321.25
Total financial assets	**-**	**-**	**321.25**	**321.25**
Financial liabilities				
Borrowings	-	-	1,567.66	1,567.66
Trade payables	-	-	13.52	13.52
Other financial liabilities	-	-	130.71	130.71
Total financial liabilities	**-**	**-**	**1,711.89**	**1,711.89**

As at March 31, 2025

	Carrying amount			
	FVTPL	**FVOCI**	**Amortised cost**	**Total carrying value**
Financial assets				
Cash and cash equivalents	-	-	7.17	7.17
Total financial assets	**-**	**-**	**7.17**	**7.17**
Financial liabilities				
Borrowings	-	-	161.45	161.45
Trade payables	-	-	11.65	11.65
Total financial liabilities	**-**	**-**	**173.10**	**173.10**

Ind AS 113, 'Fair Value Measurement' requires classification of the valuation method of financial instruments measured at fair value in the Balance sheet, using a three level fair-value-hierarchy (which reflects the significance of inputs used in the measurements). The hierarchy gives the highest priority to un-adjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and lowest priority to un-observable inputs (Level 3 measurements). The carrying amounts of cash and cash equivalents, current borrowings and trade payables are considered to be the same as their fair values, due to their short-term nature.
The carrying amount of non current borrowings, are fair valued using the current borrowing rate for similar instruments on similar terms. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk.
The current lending rate and the rate used in determination of fair value at inception for non-current borrowings, security deposits, compound financial instruments are not significantly different. Accordingly, the fair value and carrying value for non-current borrowings are same.
The three levels of the fair-value-hierarchy under Ind AS 113 are described below:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing NAV.
Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities, contingent consideration and indemnification asset included in level 3.

There has been no transfer between different fair values hierarchy level for the year ended March 31, 2026 and March 31, 2025

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18 Financial Risk Management

The Company's business activities expose it to market risk, liquidity risk and credit risk. The management develops and monitors the Company's risk management policies. The key risks and mitigating actions are also placed before the Board of directors of the Company. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and to control and monitor risks and adherence to limits.

Finance team and experts of respective business divisions provides assurance that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The activities are designed to:
-protect the Company's financial results and position from financial risks
-maintain market risks within acceptable parameters, while optimising returns; and
-protect the Company's financial investments, while maximising returns.

This note explains the sources of risk which the entity is exposed to and how the entity manages the risk.

A. Credit Risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. Credit risk arises from cash and bank balance and other financial assets.

The Company does not have trade receivable hence not exposed to credit risk on its financial assets, which comprise cash and cash equivalents and bank deposits.

Cash and cash equivalents and bank deposits are held with only high rated banks/financial institutions, credit risk on them is therefore insignificant.

B. Liquidity risk

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

(i) Maturities of financial liabilities
The table below summarises the maturity profile of the company's financial liabilities based on their contractual payments. The amount disclosed in the table are the contractual undiscounted cash flows. Balance due within 12 months equal their carrying balances as the impact of discouting is not significant.

Contractual maturities of financial liabilities

As at March 31, 2026	Carrying amount	Less than 1 Year	Between 1 - 2 years	Between 2 - 5 years	Over 5 years	Total
Borrowings	1,567.66	167.66	-	-	1,400.00	1,567.66
Trade payables	13.52	13.52	-	-	-	13.52
Total financial liabilities	**1711.89**	**181.18**	**0.00**	**0.00**	**1400.00**	**1581.18**

As at March 31, 2025	Carrying amount	Less than 1 Year	Between 1 - 2 years	Between 2 - 5 years	Over 5 years	Total
Borrowings	161.45	161.45	-	-	-	161.45
Trade payables	11.65	11.65	-	-	-	11.65
Total financial liabilities	**173.10**	**173.10**	**0.00**	**0.00**	**0.00**	**173.10**

C. Market risk

Market risk is the risk that changes in the market price such as foreign exchange rates and interest rates will affect the Company's income or the value of its holding in the financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

(a) Foreign currency risk

Foreign currency risk is the risk that fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rate. The Company does not have any foreign currency transactions and thus is not exposed to foreign currency risk.

b) Interest rate risk
Interest rate risk is the risk that fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company does not have borrowings and hence it is not exposed to the interest risk.

Particulars	Interest rate range	As at March 31, 2026		As at March 31, 2025	
		Balance	% of total loans	Balance	% of total loans
Term Loans	8.60% p.a. linked to I-MCLR 1Y	1,400.00	100%	-	NA

Cash flow sensitivity analysis for variable rate instruments
Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates.

	For the year ended March 31, 2026	For the year ended March 31, 2025
	Impact on profit after tax	Impact on profit after tax
Interest sensitivity		
Interest rates – increase by 100 basis points	(14.00)	-
Interest rates – decrease by 100 basis points	14.00	-

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19 Capital Management

The Company considers its total equity as shown in the balance sheet including share capital and retained earnings as the components of its balance sheet of managed capital. The Company's objectives when managing capital are:

- Safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and
- Maintain an optimal capital structure to reduce the cost of capital.

The Company's policy is to maintain a stable and strong capital structure with a focus on total equity so as to maintain creditors and to sustain future development and growth of its business. The Group will take appropriate steps in order to maintain, or if necessary adjust, its capital structure. The management monitors the return on capital as well as the level of dividends to shareholders.

The gearing ratios were as follows:

	As at March 31, 2026	As at March 31, 2025
Borrowings	1,567.66	161.45
Less: Cash and Cash Equival	(321.25)	(7.17)
Net Debt	1,246.41	154.28
Total equity	5,471.48	5,330.99
Net debt to equity ratio	**0.23**	**0.03**

Loan covenants: Under the terms of the major borrowing facilities, the Group is required to comply with financial covenants as disclosed under note 9.

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Notes to financial statements for the year ended March 31, 2026
(All amounts are in Rupees in lakhs except otherwise stated)

20 Contingent liabilities

There are no contingent liabilities for the year ended March 31, 2026 (March 31, 2025 Rs. Nil)

21 Commitments

Estimated amount of contracts remaining to be executed and not provided for (net of advances) amounts to Rs 1,305.35 Lakhs (March 31, 2025 : Nil).

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22 Earnings per share

Particulars	For the Period ended March 31, 2026	For the Period ended March 31, 2025
Basic earnings per share		
Loss for the year	(9.52)	(95.31)
Weighted average number of equity shares for the purpose of basic earnings per share	12,25,995	10,00,000
Considered in calculation of Basic EPS	12,25,995	10,00,000
Considered in calculation of Diluted EPS	12,25,995	10,00,000
Face value per Equity Share	10	10
Basic Earnings per equity share	**(0.78)**	**(9.53)**
Diluted earnings per share		
Profit attributable to the equity holders (A)		
Used in calculating basic earning per share	(9.52)	(95.31)
Add: Finance cost saved on compulsorily convertible debentures	-	-
Profit/(loss) attributable to the equity holders used in calculating diluted earnings per share:	**(9.52)**	**(95.31)**
Weighted average number of shares used as the denominator (B)		
Opening balance (a)	10,00,000.00	10,00,000.00
Shares issued during the year (Refer note 15) (b)	2,53,810.00	-
Effect of shares issued during the year (c)	2,25,995.21	-
Weighted average number of equity shares used as the denominator in calculating basic earnings per share (a+c+d+e)	12,25,995.21	10,00,000.00
Adjustments for calculation of diluted earnings per share	-	-
Weighted average number of equity shares used and potential equity shares used as the denominator in calculating diluted earnings per share*	12,25,995.21	10,00,000.00
Diluted Earnings per equity share C=(A/B) in Rs.**	**(0.78)**	**(9.53)**

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23 Related Party Transactions

(a) Names of related parties

List of related parties where control exists and relationships

(i) Holding Company

Leela Palaces Hotels and Resorts Private Limited (formerly known as 'Schloss Bangalore Limited') (formerly known as 'Schloss Bangalore Private Limited')

(ii) Fellow Subsidiary Company

- Schloss HMA Private Limited (w.e.f. November 26, 2024)
- Schloss Chennai Private Limited (w.e.f. November 26, 2024)
- Leela Agra Resort Limited (formerly known as "Leela Palaces and Resorts Limited") (w.e.f. November 26, 2024)
- Schloss Udaipur Private Limited (w.e.f. November 26, 2024)
- Schloss Gandhinagar Private Limited (w.e.f. November 26, 2024)
- Tulsi Palace Resort Private Limited (w.e.f. November 26, 2024)
- Schloss Tadoba Private Limited (w.e.f. November 26, 2024)
- Schloss Chanakya Private Limited (w.e.f. November 26, 2024)
- Transition Cleantech Services Five Private Limited (w.e.f. November 26, 2024)
- Anasvish Tiger Camp Private Limited (w.e.f. November 26, 2024)
- Buildminds Real Estate Private Limited (w.e.f. February 11, 2025)
- Leela BKC Holdings Private Limited (upto April 17, 2025)
- Aries Holdings DIFC Limited (w.e.f. November 26, 2024)
- Leela Nirvana Resorts Private Limited (w.e.f. December 19, 2025)
- Leela Essence Hospitality Private Limited (w.e.f. December 22, 2025)
- Leela Opulence Hotels Private Limited (w.e.f. December 22, 2025)
- Leela Imperial Suites Private Limited (w.e.f. January 05, 2026)
- Leela Luxe Hotels & Resorts Private Limited (w.e.f. November 28, 2025)

(iii) Joint ventures/associate of Holding Company/fellow subsidiary

- Leela BKC Holdings Private Limited (w.e.f. April 17,2025)
- Lago Vue Srinagar Private Limited
- Argon Holdings DIFC Limited

(iv) Key managerial personnel

Mr. Anuraag Bhatnagar, Non-Executive Director (uptill January 05, 2026)
Mr. Ravi Shankar, Non-Executive Director (uptill January 05, 2026)
Mr. Sougata Kundu, Non-Executive Director (w.e.f. December 10, 2024)
Mr. Vinod Purohit, Non-Executive Director
Ms. Ishita Purohit, Director, Non-Executive Director
Mr. Abhishek Singhal (w.e.f. January 12, 2026)

(v) Companies in which directors exercise significant influence

IVAAK Creators LLP
IVAAK Developers LLP
Rajson Hotels Private Limited

(b) Transactions during the year

(Rupees in lakhs)

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Interest Expense		
Leela Palaces Hotels and Resorts Private Limited (formerly known as 'Schloss Bangalore Limited') (formerly known as 'Schloss Bangalore Private Limited')	9.67	3.12
Payments for Capital projects		
IVAAK Developers LLP	17.75	-
IVAAK Creators LLP	777.97	-
Loan taken		
Mr Vinod Purohit	-	217.64
Ms Ishita Rajpurohit	-	1.00
Inter Corporate Deposit Taken		
Leela Palaces Hotels and Resorts Private Limited (formerly known as 'Schloss Bangalore Limited') (formerly known as 'Schloss Bangalore Private Limited')	-	79.32
Capital Advance given		
Rajson Hotels Private Limited	-	1,000.00
Reimbursement of expenses paid to / (received from)		
Schloss HMA Private Limited	119.68	0.99
Leela Palaces Hotels and Resorts Private Limited (formerly known as 'Schloss Bangalore Limited') (formerly known as 'Schloss Bangalore Private Limited')	1.22	8.16

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23 Related Party Transactions (Continued)

(c) Outstanding balances *(Rupees in lakhs)*

Particulars	**As at March 31, 2026**	**As at March 31, 2025**
Other Payables		
Schloss HMA Private Limited	120.68	-
Leela Palaces Hotels and Resorts Private Limited (formerly known as 'Schloss Bangalore Limited') (formerly known as 'Schloss Bangalore Private Limited')	10.04	-
Trade Payables		
Schloss HMA Private Limited	-	0.95
Leela Palaces Hotels and Resorts Private Limited (formerly known as 'Schloss Bangalore Limited') (formerly known as 'Schloss Bangalore Private Limited')	-	8.81
Capital Advances		
IVAAK Creators LLP	566.86	-
Loans taken		
Mr Vinod Purohit	76.82	76.82
Inter Corporate Deposit Taken		
Leela Palaces Hotels and Resorts Private Limited (formerly known as 'Schloss Bangalore Limited') (formerly known as 'Schloss Bangalore Private Limited')	79.32	79.32
Interest Payable on Inter Corporate Deposit Taken		
Leela Palaces Hotels and Resorts Private Limited (formerly known as 'Schloss Bangalore Limited') (formerly known as 'Schloss Bangalore Private Limited')	11.52	2.81

(e) Names of related parties where control exists

Leela Palaces Hotels and Resorts Private Limited (formerly known as 'Schloss Bangalore Limited') (formerly known as 'Schloss Bangalore Private Limited'), Holding Company (w.e.f. November 26, 2024), Project Ballet Bangalore Holdings (DIFC) Private Limited, Company having substantial interest in Holding Company (w.e.f. November 26, 2024) and Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.) (Ultimate controlling party (w.e.f. November 26, 2024) .

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24 Ratio Analysis and its elements

Ratio Analysis	Numerator	Denominator	March 31, 2026	March 31, 2025	% Change	Remarks
Current Ratio	Current Assets	Current Liabilities	1.41	0.12	1038%	Increase in cash and bank balances in current year
Debt Equity Ratio	Non - Current Borrowings + Current Borrowings	Total Equity	0.29	0.01	2837%	Increase in borrowings drawn in current year
Return on Equity Ratio	Net Profit after taxes	Average Total Equity	(0.00)	(0.00)	-85%	Decrease in losses in current year
Return on Capital employed	EBIT	Capital Employed	(0.00)	(0.00)	-95%	Decrease in losses in current year
Debt Service Coverage Ratio	Profit before Tax + Interest (Net) + Depreciation and amortisation expenses	Interest (Net) + Lease Payments + Principal Repayment of long-term Debt	(0.16)	NA	NA	There were no borrowings in previous year

* The Company has not presented the following ratios due to the reasons given below:
a. Inventory Turnover Ratio : Since Company does not hold any Inventory during the Current period.
b. Trade Receivables Turnover Ratio : There are No Trade Receivables during the Current period.
c. Trade Payables Turnover Ratio : The Company haven't earned any revenue during the Current period.
d. Net Capital Turnover Ratio : Since there are no Sales for the Current period.
e. Net Profit Ratio : Since there are no Sales for the Current period.
f. Return on investments : Since the Company does not holds any funds/investment.

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25 Other regulatory information required by Schedule III

(i) The Company has reviewed transactions to identify if there are any transactions with struck off companies. To the extent information is available on struck off companies, there are no transactions with struck off companies.

(ii) The Company has not advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) any funds, that have been 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:

a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or
b. provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(iii) No revaluation of Property, Plant & Equipment (Including ROU) & Intangible assets has been carried out during the year.

(iv) The Company has not granted loans or advances in the nature of loans to promoters, directors, KMPs and the related parties, either severally or jointly with any other person, that are:
(a) repayable on demand; or
(b) without specifying any terms or period of repayment.

(v) The Company has not defaulted on loan from any bank or financial Institution or other lender.

(vi) Compliance with approved Scheme(s) on the basis of security of current assets - Not Applicable.

(vii) The Company is not declared willful defaulter by any bank or financial institution as defined under companies act, 2013 or consortium thereof or other lender in accordance with the guidelines on the wilful defaulters issued by the RBI.

(viii) The Company has complied with number of layers prescribed under clause (87) of Section 2 of the Act read with Companies (restriction on number of layers) Rules, 2017.

(ix) The Company has used the borrowings from bank for specific purpose for which it was taken at the balance sheet date.

(x) The Company has not received any funds from any persons or entities, including foreign entities ("Funding Parties"), 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 ("Ultimate Beneficiaries") by or on behalf of the Funding Party or
b. provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries.

26 Subsequent events

There are no subsquent events post reporting date

As per our report of even date attached

For B S R & Co. LLP
Chartered Accountants
Firm Registration No: 101248W/W-100022

J. H. Sheth

Jaymin Sheth
Partner
Membership Number: 114583

Place: Mumbai
Date: April 20, 2026

For and on behalf of the board of directors of
Inside India Resorts Private Limited
CIN: U55101RJ2007PTC026991

Sougata Kundu
Director
DIN: 07091941

Place: Mumbai
Date: April 20, 2026

Vinod Purohit
Director
DIN: 01617796

Place: Jodhpur
Date: April 20, 2026

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