

R. C. AGARWAL & CO.
CHARTERED ACCOUNTANTS

102, Laxman Palace, 19, Veer Savarkar Block, Madhuban Road, Shakarpur, Delhi-110092 Ph.: Off: 42445220
Mob: 9810039548 E Mail-rcagg2003@yahoo.com

INDEPENDENT AUDITOR'S REPORT

To the Members of Friendly Reality Projects Limited

Report on the Audit of the Standalone Ind AS Financial Statements

Opinion

We have audited the accompanying standalone Ind AS financial statements of Friendly Reality Projects Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2025, and the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the standalone Ind AS 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 Companies Act, 2013 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.

Information Other than the Standalone Ind AS Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Annual Report but does not include the standalone Ind AS financial statements and our auditor's report thereon.

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

In connection with our audit of the standalone Ind AS financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone Ind AS financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance. That such information is pending for approval as on date of this report.

Responsibilities of Management and Those Charged with Governance for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, and cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting



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Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

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 IND AS 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, management is 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgement 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system 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 management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the 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.



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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 sub-section (11) of section 143 of the Act, we give in the Annexure 1 a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

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

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The Balance Sheet, the Statement of Profit and Loss including other Comprehensive income, Statement of Changes in equity and the Statement of Cash Flows dealt with by this report are in agreement with the books of account.

(d) In our opinion, the aforesaid standalone IND AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.

(e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of internal financial controls over financial reporting of the company and the operating effectiveness of such controls, refer to our separate Report in Annexure 2. Our report expresses an unmodified opinion on the adequacy and effectiveness of the Company's internal financial controls over financial reporting.

(g) 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:

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

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

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

iv. (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to any persons or entities, including foreign entities ("intermediaries"), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether directly or indirectly lend or invest in other persons or entities or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly lend or invest in other persons or



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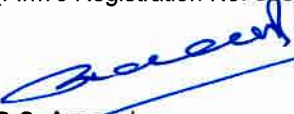
entities identified in any manner whatsoever by or on behalf of the Funding party "Ultimate Beneficiaries" or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on such audit procedures that we have considered appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under paragraphs (iv)(a) and (b) above contain any material mis-statement.

v. The Company has not declared or paid dividend during the year.

vi. 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 been 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 instances of audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For R.C. Agarwal & Co
Chartered Accountants
(Firm's Registration No. 003175N)


R.C. Agarwal
(Partner)
Membership No: 010200



UDIN: 25010200 BM OFF84145

Place: New Delhi
Dated: 8th May, 2025

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Re: FRIENDLY REALITY PROJECTS LIMITED

ANNEXURE 1 REFERRED TO IN SUB-PARAGRAPH (1) OF PARAGRAPH ON "REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS OF OUR REPORT OF EVEN DATE

1. (i) The Company has no Property, Plant and Equipment and Intangibles. Accordingly, clause 3(i)(a), (b) & (d) of the Order is not applicable to the company.
(ii) Title deeds of the land are held in the name of the Company
(iii) We are informed by the Company that no proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.
2. (i) As explained to us, the inventory (land) primarily held for trading was physically verified during the year by the management which, in our opinion, is a reasonable interval and the coverage and procedure of such verification by the management is appropriate. Further, no discrepancies were noticed on physical verification. (ii) No working capital loans were sanctioned to the Company at any point during the year. Accordingly, clause 3(ii)(b) of the Order is not applicable to the Company.
3. During the year, the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to Companies, Firms, Limited Liability Partnerships or any other entities.
4. The company has not entered into any transactions during the year covered under section 185 of the Act and has complied with the provisions of section 186 of the Act.
5. The Company has not accepted any deposits from the public nor there are any deemed deposits during the year. Accordingly, the provisions of clause 3(v) of the Order are not applicable.
6. The maintenance of cost records has not been specified by the Central Government. Thus, reporting under clause 3(vi) of the Order is not applicable to the company.
7. (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues applicable to it during the year. Provident Fund, Employees State Insurance, Custom Duty, Investor Education & Protection Fund, Cess, etc. are not applicable to the company.
(b) According to the information and explanation given to us, there are no dues of income tax, GST etc. which have not been deposited on account of any dispute.
8. There were no such transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961.
9. The Company has not availed any loan or borrowings from any lender. Accordingly, the provisions of clause 3(ix) of the Order are not applicable.
10. The company has not raised any money by way of initial public offer or further public offer nor made any preferential allotment or private placement of shares or convertible debentures during the year. Accordingly, the provisions of clause 3(x) of the Order are not applicable.
11. According to the information and explanation given to us, no fraud on or by the company has been noticed or reported during the year / course of audit nor any report filed under section 143(12) of the Act. No whistle blower complaints received during the year.
12. The company is not a Nidhi company. Accordingly, provisions of clause 3(xii) of the Order are not applicable to the company.




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13. Section 177 of Companies Act, 2013 is not applicable to the company and the provisions of section 188 of the Act have been complied with and the details of the related party transactions have been disclosed in standalone Ind AS financial statements as required by the applicable accounting standards.
14. Internal audit is not applicable to company as per Companies Act. Hence, we can't comment on the provisions contained in clause 3(xiv) of the Order.
15. During the current year, the company has not entered into any non-cash transactions with directors or persons connected with them.
16. The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the provisions of clause 3(xvi) of the Order are not applicable.
17. The Company has incurred cash losses during the current year.
18. There was no resignation of statutory auditors during the year. Accordingly, the provisions of clause 3(xviii) of the Order are not applicable.
19. In our opinion and based on the representations made to us by the management, the Company is 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.
20. The provisions of section 135 of the Act relating to corporate social responsibility is not applicable to the company. Accordingly, the provisions of clause 3(xx) of the Order are not applicable.

For R.C. Agarwal & Co
Chartered Accountants
(Firm's Registration No. 003175N)


R.C. Agarwal
(Partner)

Membership No: 010200



UDIN: 25102008M0FFB4145

Place: New Delhi
Dated: 8th May, 2025

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"Annexure 2" referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date on the standalone Ind AS financial statements of Friendly Reality Projects Limited for the year ended March 31, 2025

Report on the Internal Financial Controls with reference to standalone Ind AS financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to standalone Ind AS financial statements of Friendly Reality Projects Limited ("the Company") as of March 31, 2024 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

1. Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to standalone Ind AS 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 (ICAI). 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 Companies Act, 2013.

2. Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these standalone Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to standalone Ind AS 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 these standalone Ind AS 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 these standalone Ind AS financial statements and their operating effectiveness. Our audit of internal financial controls with reference to these standalone financial statements included obtaining an understanding of internal financial controls with reference to these standalone 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 these standalone Ind AS financial statements.

3. Meaning of Internal Financial Controls with reference to standalone Ind AS financial statements

A Company's internal financial controls with reference to these standalone Ind AS financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial controls with reference to these standalone 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 authorizations of management and directors of



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the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

4. Inherent Limitations of Internal Financial Controls with reference to standalone Ind AS Financial Statements

Because of the inherent limitations of internal financial controls with reference to these 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 these standalone financial statements to future periods are subject to the risk that the internal financial control with reference to these standalone Ind AS financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

5. Opinion

In our opinion, the company has, in all material respects, adequate internal financial controls with reference to the standalone Ind AS financial statements and such internal financial controls with reference to these standalone Ind AS financial statements were operating effectively as on March 31, 2025 based on the internal financial controls with reference to standalone Ind AS 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.

For R.C. Agarwal & Co
Chartered Accountants
(Firm's Registration No. 003175N)

R.C. Agarwal
(Partner)
Membership No: 010200



UDIN: 25102008M0FFB4145

Place: New Delhi
Dated: 8th May, 2025

FRIENDLY REALITY PROJECTS LIMITED
STANDALONE BALANCE SHEET AS AT 31 MARCH, 2025
(All amounts in ₹ Thousands, unless otherwise stated)

Particulars	Note No.	As at 31.03.2025	As at 31.03.2024
ASSETS			
Non-current assets			
Financial assets			
- Investments	2	4,89,044.54	4,88,774.13
- Other assets	3	1,012.89	538.03
Total non-current assets		4,90,057.43	4,89,312.16
Current assets			
Inventories	4	1,85,382.33	1,85,382.33
Financial assets			
- Cash and cash equivalents	5	116.40	348.40
- Other bank balances	6	2,093.97	5,951.49
- Other financial assets	7	12,001.45	12,015.82
Current tax assets (net)	8	40.76	1,047.76
Other current assets	8	-	-
Total current assets		1,99,634.91	2,04,745.80
Total assets		6,89,692.34	6,94,057.96
EQUITY AND LIABILITIES			
Equity			
Equity share capital	9	3,330.50	3,330.50
Other equity	10	6,85,881.67	6,88,948.40
Total equity		6,89,212.17	6,92,278.90
Liabilities			
Non-current liabilities			
Financial liabilities			
-Other financial liabilities	11	40.00	40.00
Deferred tax liabilities (net)	12	-	-
Total non-current liabilities		40.00	40.00
Current liabilities			
Financial liabilities			
- Other Liabilities	13	381.38	1,534.32
Other current liabilities	14	58.79	204.74
Total current liabilities		440.17	1,739.06
Total equity and liabilities		6,89,692.34	6,94,057.96

Notes forming part of the Financial Statements

1-32

In terms of our report attached
For R.C. AGARWAL & Co.
Chartered Accountants
FRN NO. : 003175N

R. C. Agarwal
Partner
Membership No.010200



For and on behalf of the Board of Directors

Sunil Aggarwal
Director
DIN 00029286

Shailender Singh Rana
Director
DIN 07679244

Place : New Delhi
Dated : 8th May, 2025

FRIENDLY REALITY PROJECTS LIMITED
STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH, 2025
(All amounts in ₹ Thousands, unless otherwise stated)

Particulars	Note No.	For the year ended 31.03.2025	For the year ended 31.03.2024
Revenue from operations	15	-	11,880.00
Other income	16	525.01	771.23
TOTAL INCOME		525.01	12,651.23
EXPENSES			
Changes in Inventories of finished goods, work-in-process and traded goods	17	-	703.73
Other expenses	18	3,591.74	5,305.31
TOTAL EXPENSES		3,591.74	6,009.04
Profit/(Loss) before tax		(3,066.73)	6,642.19
Tax expense		-	-
Profit/(Loss) for the period/ Total Comprehensive Income for the period		(3,066.73)	6,642.19
Earning per equity share	23		
Basic		(92.08)	199.44
Diluted		(92.08)	199.44
(Face value of share - Rs. 100 each)			

Notes forming part of the Financial Statements 1-32

In terms of our report attached

For R.C. AGARWAL & Co.

Chartered Accountants

FRN NO. : 003175N

R. C. Agarwal

Partner

Membership No.010200



For and on behalf of the Board of Directors


Sunil Aggarwal
Director
DIN 00029286


Shailender Singh Rana
Director
DIN 07679244

Place : New Delhi

Dated : 8th May, 2025

FRIENDLY REALITY PROJECTS LIMITED
STANDALONE STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2025
 (All amounts in ₹ Thousands, unless otherwise stated)

(a) Equity share capital

Particulars	Amount
Balance at 01.04.2023	3,330.50
Changes in equity share capital during the year	-
Balance at 31.03.2024	3,330.50
Changes in equity share capital during the period	-
Balance at 31.03.2025	3,330.50

(b) Other equity

Particulars	Share Premium	General reserve	Retained earnings	Total
Balance at 01.04.2023	6,60,889.40	28.77	21,388.04	6,82,306.21
Share capital issued during the year	-	-	-	-
Loss for the year	-	-	6642.19	6642.19
Balance at 31.03.2024	6,60,889.40	28.77	28,030.23	6,88,948.40
Share capital issued during the period	-	-	-	-
Profit for the period	-	-	(3066.73)	(3066.73)
Balance at 31.03.2025	6,60,889.40	28.77	24,963.50	6,85,881.67

Notes forming part of the Financial Statements

1-32

In terms of our report attached

For R.C. AGARWAL & Co.

Chartered Accountants

FRN NO. : 003175N



R.C. Agarwal

R. C. Agarwal

Partner

Membership No.010200

Place : New Delhi

Dated : 8th May, 2025

For and on behalf of the Board of Directors

Sunil Aggarwal

Sunil Aggarwal

Director

DIN 00029286

Shallender Singh Rana

Shallender Singh Rana

Director

DIN 07679244

BS

FRIENDLY REALITY PROJECTS LIMITED
STANDALONE STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH, 2025
(All amounts in ₹ Thousands, unless otherwise stated)

Particulars	For the year ended 31.03.2025	For the year ended 31.03.2024
A. CASH FLOWS FROM OPERATING ACTIVITIES		
Net profit/(loss) before tax	(3,066.73)	6,642.19
Adjustments for:		
Interest on Fixed Deposit	(213.40)	(533.02)
Fair value gain on non-current Investment	(270.42)	(235.96)
Operating profit before working capital changes	(3,550.55)	5,873.21
Adjustments for changes in:		
Inventories	-	703.73
Other financial assets	-	(11,880.00)
Other financial liabilities	(1,152.94)	1,511.94
Other current liabilities	(145.95)	123.51
Cash generated from operations	(4,849.44)	(3,667.61)
Direct taxes paid	1,007.00	(973.21)
Net cash from / (used in) operating activities	(3,842.44)	(4,640.82)
B. CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	252.92	571.34
Other non-current financial assets - FDR	(500.00)	1,000.00
Other bank balance	3,857.52	2,937.31
Net cash from investing activities	3,610.44	4,508.65
C. CASH FLOWS FROM FINANCING ACTIVITIES		
Net Increase/(decrease) in cash and cash equivalent	(232.00)	(132.17)
Cash and cash equivalents at the beginning of the year	348.40	480.57
cash and cash equivalents at the end of the period	116.40	348.40
Components of cash and cash equivalents:		
Cash and cheque on hand		
Balances with bank- in current accounts	116.40	348.40
	116.40	348.40

Note: The statement of cash flows is prepared in accordance with the indirect method prescribed in IND AS 7- "Statement of Cash Flows".

Notes forming part of the Financial Statements

1-32


In terms of our report attached
For R.C. AGARWAL & Co.
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For and on behalf of the Board of Directors


Sunil Aggarwal
Director
DIN 00029286


Shailender Singh Rana
Director
DIN 07679244

Place : New Delhi
Dated : 8th May, 2025

FRIENDLY REALITY PROJECTS LIMITED**Note-1: Notes to Financial Statements for the year ended 31 March, 2025****1 Corporate Information, Statement of Compliance and Accounting Policies****A. Corporate information**

Friendly Reality Projects Limited ('the Company') was incorporated in India on March 23, 1973, the Company is fully owned by Indian Shareholders. CIN of the Company is U74899DL1973PLC006528.

The address of its registered office is Omaxe Square, Plot No-14, 3rd Floor, Jasola District Centre, Jasola, New Delhi-110025

B. (a) Statement of compliance

The financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015.

For all periods up to and including the year ended March 31, 2016, the Company prepared its financial statements in accordance with the requirements of previous GAAP, which includes Standards notified under the Companies (Accounting Standards) Rules, 2006. In view of applicability of Ind AS on the ultimate holding company, the adopted Ind AS and the financial statements for the year ended March 31, 2017 are the Company's first Ind AS financial statement. The date of transition to Ind AS is April 01, 2015.

(b) Exemptions applied

Ind AS 101 allows first-time adopters certain exemptions from the retrospective application of certain requirements under Ind AS. The Company has accordingly applied the following exemptions:

Investments in subsidiaries in separate financial statements

The Company has opted to consider previous GAAP carrying value of investments as deemed cost on transition date for investments in subsidiaries.

C. Basis of preparation and presentation**a. Basis of preparation and presentation**

The financial statements are presented in INR.

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

b. Use of Estimates

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires the Management of the Company to make estimates and assumptions that affect the reported balance of assets and liabilities, revenues and expenses and disclosures relating to contingent liabilities.

The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results may differ from these estimates. Any revision to the accounting estimates or difference between the estimates and the actual results are recognised in the periods in which the results are known/materialise or the estimates are revised.

D. Material accounting policies**a. Revenue Recognition**

Revenue is measured at the fair value of the consideration received or receivable.

Other income

Other income comprises of gain on investments, interest income, dividend income.

Income from investments and interest income is accounted for on accrual basis. Dividend income from shares/ mutual funds is recognised for when the right to receive it is established.

b. Taxation**Current tax**

Provision for current tax for the period is based on taxable income computed in accordance with the provisions of the Income-tax Act, 1961.

The tax currently payable is based on taxable profits for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

c. Finance Costs

Finance costs comprise interest expense on loans and borrowings. Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognised in the Statement of Profit and Loss using effective interest rate (EIR). Borrowing cost may include exchange differences arising from foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs.

d. Cash and cash equivalents

Cash comprises cash on 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.



FRIENDLY REALITY PROJECTS LIMITED**Note-1: Notes to Financial Statements for the year ended 31 March, 2025****e. Earnings per share (EPS)**

Basic earnings per share is computed by dividing the profit/(loss) after tax by the weighted average number of equity shares outstanding during the year.

f. Inventories

Inventories are stated at lower of cost and net realisable value. The cost of raw materials, stores and spares and traded goods is determined on moving weighted average cost basis. The cost of finished goods and work-in-process is determined on standard absorption cost basis which approximates actual costs. Absorption cost comprises raw materials cost, direct wages, appropriate share of production overheads and applicable excise duty paid/payable thereon. Net realisable value is the estimated selling price for inventories in the ordinary course of business, less all estimated costs of completion and costs necessary to make the sale.

g. Provisions**General**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When the provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of time value is material).

h. 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.

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 or loss) transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

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

- ▶ Debt instruments at amortised cost
- ▶ Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)

Equity investments:

All equity investments in scope of Ind AS 109 are measured at fair value, with all changes recognized in the P&L.

Derecognition

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

- ▶ The rights to receive cash flows from the asset have expired, or
- ▶ The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of 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 basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Financial liabilities**Initial recognition and measurement**

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

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

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

Financial liabilities at fair value through profit or loss:

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

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

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.



FRIENDLY REALITY PROJECTS LIMITED

Note-1: Notes to Financial Statements for the year ended 31 March, 2025

h. Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.



FRIENDLY REALITY PROJECTS LIMITED**NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025**

(All amounts in ₹ Thousands, unless otherwise stated)

Non-current Assets**2 Non current investments****Unquoted Investments****Equity Instruments in Subsidiary company valued at cost**

Rajputana Infrastructure Corporate limited

	As at 31.03.2025	As at 31.03.2024
40,000 Shares of Rs.10 each at a premium of Rs 3990, fully paid up	1,60,000.00	1,60,000.00
50,000 Shares of Rs.10 each at par, Fully Paid up	500.00	500.00
131870 equity shares of Rs 10 each at a premium of Rs 1810 (paid up Rs. 3.6 and premium Rs. 651.60)	86,401.22	86,401.22
127470 equity shares of Rs 10 each at a premium of Rs 1810, fully paid up	2,31,995.40	2,31,995.40

Preference Instruments in Subsidiary company

700000, 8% NCNC Preference share of Rs 10 each.	7,000.00	7,000.00
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Total aggregate unquoted investment (A)

4,85,896.62	4,85,896.62
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Investments - quoted

75397 units of ICICI Prudential Income Opportunities fund- Direct Plan- Growth

3,147.92	2,877.51
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Total aggregate quoted investment (B)

3,147.92	2,877.51
----------	----------

Total non-current investments (A+B)

4,89,044.54	4,88,774.13
-------------	-------------

3 Other non-current financial assets

Bank Deposits with remaining maturity of more than 12 months
Interest accrued on above

As at 31.03.2025	As at 31.03.2024
1,000.00	500.00
12.89	38.03
1,012.89	538.03

Current Assets**4 Inventories****Stock in Trade**

Land*

*Held primarily for trading

As at 31.03.2025	As at 31.03.2024
1,85,382.33	1,85,382.33
1,85,382.33	1,85,382.33

5 Cash and cash equivalents

Balances with Banks
-In current accounts

As at 31.03.2025	As at 31.03.2024
116.40	348.40
116.40	348.40



FRIENDLY REALITY PROJECTS LIMITED
NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025

(All amounts in ₹ Thousands, unless otherwise stated)

	As at 31.03.2025	As at 31.03.2024
6 Other bank balances		
Balances with Banks		
-FDR balances with original maturity upto 12 months	1,593.97	5,951.49
-FDR balances with original maturity of more than 12 months	500.00	-
	2,093.97	5,951.49
7 Other financial assets		
Security Deposits	10.00	10.00
Interest accrued on bank and other deposits	111.45	125.82
Compensation receivable (Refer Note 20)	11,880.00	11,880.00
	12,001.45	12,015.82
8 Current tax assets (net)		
Tax recoverable	40.76	1,047.76
	40.76	1,047.76
	As at 31.03.2025	As at 31.03.2024
9 Equity Share capital		
Authorised		
35,000 Equity Shares of Rs. 100 each	3,500.00	3,500.00
	3,500.00	3,500.00
Issued & subscribed		
7700 Equity shares of Rs. 100 each	770.00	770.00
6650 Equity shares of Rs. 100 each (issued at a premium of Rs. 32000)	665.00	665.00
5000 Equity shares of Rs. 100 each (issued at a premium of Rs. 31900)	500.00	500.00
11550 Equity shares of Rs. 100 each (issued at a premium of Rs. 20680)	1,155.00	1,155.00
2405 Equity shares of Rs. 100 each (issued at a premium of Rs. 20680)	240.50	240.50
	3,330.50	3,330.50
Paid up		
7700 Equity shares of Rs. 100 each	770.00	770.00
6650 Equity shares of Rs. 100 each at a premium of Rs. 32000, paid up Rs. 100	665.00	665.00
5000 Equity shares of Rs. 100 each at a premium of Rs. 31900, paid up Rs. 100	500.00	500.00
11550 Equity shares of Rs. 100 each at a premium of Rs. 20680, paid up Rs.100	1,155.00	1,155.00
2405 Equity shares of Rs. 100 each at a premium of Rs. 20680, paid up Rs.100	240.50	240.50
	3,330.50	3,330.50

(i) Shares held by each shareholder holding more than 5%

Name of the shareholder	No. of shares	% held as at 31.03.2025	No. of shares	% held as at 31.03.2024
Godfrey Phillips India Ltd (Fully paid up)*	11,650	34.98%	11,650	34.98%
Godfrey Phillips India Ltd (Fully paid up @ Rs. 100)*	11,550	34.69%	11,550	34.69%
Godfrey Phillips India Ltd (Fully paid up @ Rs. 100)*	2,405	7.22%	2,405	7.22%
Chase Investment Limited **	5,100	15.31%	5,100	15.31%
K.K.Modi Investment and Financial Services Pvt. Ltd.	1,600	4.80%	1,600	4.80%
HMA Udyog Pvt. Ltd.	1,000	3.00%	1,000	3.00%

* Holding Company

** Subsidiary of Holding Company

(ii) Details of shares held by promoters

As at 31.03.2025

Name of the promoter	Number of shares as at 01.04.2024	Change during the year	Number of shares as at 31.03.2025	% Holding	% Change during the year
Godfrey Phillips India Ltd	25,605	-	25,605	76.89%	0.00%
Chase Investment Limited	5,100	-	5,100	15.31%	0.00%
K.K.Modi Investment and Financial Services Pvt. Ltd.	1,600	-	1,600	4.80%	0.00%
HMA Udyog Pvt. Ltd.	1,000	-	1,000	3.00%	0.00%

As at 31.03.2024

Name of the promoter	Number of shares as at 01.04.2023	Change during the year	Number of shares as at 31.03.2024	% Holding	% Change during the year
Godfrey Phillips India Ltd	25,605	-	25,605	76.89%	0.00%
Chase Investment Limited	5,100	-	5,100	15.31%	0.00%
K.K.Modi Investment and Financial Services Pvt. Ltd.	1,600	-	1,600	4.80%	0.00%
HMA Udyog Pvt. Ltd.	1,000	-	1,000	3.00%	0.00%



FRIENDLY REALITY PROJECTS LIMITED
NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025
(All amounts in ₹ Thousands, unless otherwise stated)

10 Other equity

Share premium A/c
General Reserve
Retained Earnings

As at 31.03.2025	As at 31.03.2024
6,60,889.40	6,60,889.40
28.77	28.77
24,963.50	28,030.23
6,85,881.67	6,88,948.40

Share Premium A/c
Closing balance

6,60,889.40	6,60,889.40
6,60,889.40	6,60,889.40

General reserve

28.77	28.77
28.77	28.77

Retained Earnings
Opening balance
Add: Profit/(Loss) for the year
Closing balance

28,030.23	21,388.04
(3066.73)	6642.19
24,963.50	28,030.23

Non-current Liabilities

11 Other financial liabilities

Security Deposit

As at 31.03.2025	As at 31.03.2024
40.00	40.00
40.00	40.00

12 Deferred Tax Liability

On Fair value of Current investment
On Carried Forward Business Losses

As at 31.03.2025	As at 31.03.2024
91.41	92.82
(91.41)	-92.82
-	-

Current Liabilities

13 Other Financial Liabilities

Expenses Payables

As at 31.03.2025	As at 31.03.2024
381.38	1,534.32
381.38	1,534.32

14 Other current liabilities

GST Payable
TDS Payable

As at 31.03.2025	As at 31.03.2024
37.94	78.29
20.85	126.45
58.79	204.74



FRIENDLY REALITY PROJECTS LIMITED**NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025**

(All amounts in ₹ Thousands, unless otherwise stated)

	For the year ended 31.03.2025	For the year ended 31.03.2024
15 Revenue from operations		
Income from compulsory acquisition of land (Refer Note 20)	-	11,880.00
	-	11,880.00
16 Other income		
Interest on Fixed deposit	213.40	533.02
Interest income on IT refund	41.19	2.25
Non-current Investments fair valued through profit & loss	270.42	235.96
	525.01	771.23
17 Changes in Inventories of finished goods, work-in-process and traded goods		
Opening stock:		
Land	1,85,382.33	1,86,086.06
	1,85,382.33	1,86,086.06
Closing stock:		
Land	1,85,382.33	1,85,382.33
	1,85,382.33	1,85,382.33
(Increase)/Decrease in inventories (Refer Note 20)	-	703.73
18 Other Expenses		
Audit fees	42.48	42.48
Bank charges	1.06	0.76
Custody/Depository Fees	10.62	15.34
Filing fees	4.00	3.60
Legal and professional expenses	476.37	2,051.73
Security Service Charges	3,057.21	3,191.40
	3,591.74	5,305.31
Payment to auditors as:		
Audit fee	24.78	24.78
Limited review fee	17.70	17.70



FRIENDLY REALITY PROJECTS LIMITED
NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025
(All amounts in ₹ Thousands, unless otherwise stated)

19 Income taxes

Income tax expense in the standalone statement of profit and loss comprises:

	Year ended 31.03.2025	Year ended 31.03.2024
Statement of profit and loss		
Current income tax	-	-
Deferred tax	-	-
Total income tax expense recognised in the statement of profit and loss	-	-
Statement of Other Comprehensive Income:		
Current tax related to items recognised in OCI during the year:	-	-
Deferred tax related to items recognised in OCI during the year:	-	-
Income tax charged to OCI	-	-

The income tax expense for the year can be reconciled to the accounting profit as follows:

	Year ended 31.03.2025	Year ended 31.03.2024
Profit/(loss) before tax	(3,066.73)	6,642.19
Income tax expense calculated at corporate tax rate of 25.168% (previous year 25.168%)	(771.83)	1,671.71
Effect of fair value gain on investment	(68.06)	(59.39)
Items on which no deferred tax asset was created	839.89	-
Effect of brought forward business losses	-	(1,612.32)
	-	-

The tax rate used for the current year reconciliation above is the corporate tax rate of 25.168% (Previous year 25.168%) payable by corporate entities in India on taxable profits under the Indian tax laws.



FRIENDLY REALITY PROJECTS LIMITED**NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025**

(All amounts in ₹ Thousands, unless otherwise stated)

- 20 A.** During the financial year 2020-21, the Company had purchased land admeasuring 50,110 sq. meter ('Sikri Bagh Land') from Rajputana Fertilizers Limited by way of registered sale deed dated 12 October 2020, for a consideration of ₹1695 Lakhs, with the intention of developing it into real estate property. The Company is in possession of the Sikri Bagh land and the same is also mutated in its name.

Sub Divisional Magistrate (SDM), Modi Nagar, amended the revenue records of the entire village Sikri Khurd with land admeasuring approximately 597 Bighas and declared the land at entire village as an enemy property. This amendment covers the aforementioned Sikri Bagh Land. Based on writ petition filed by an aggrieved party, the Hon'ble Allahabad High Court set aside the impugned order of custodian of enemy property and permitted concerned authorities to issue notice to the concerned person. Accordingly, the SDM office set aside its earlier impugned order including updating of land records and decided to issue notice to the concerned persons as provided under Rule 4(1B) of Enemy Property Act, 2015. The Company is in receipt of SCN from SDM office under Rule 4(1A) of Enemy Property Act, 2015 against which necessary reply has been submitted with detailed explanation and justification defending the title and ownership in the name of Company with a request to cancel/vacate the said SCN. The response against the reply given is awaited as on date.

The Company has been legally advised that its title of the Sikri Bagh land is clear and marketable and therefore, the Company is confident of defending its title in the Sikri Bagh land.

B. Further, some portion of land has been notified for compulsory acquisition of land under 11(1) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 ("Right to Fair Compensation Act 2013") for which the preliminary notification was issued by the Government on 8th April, 2022. On 17th February 2023 final Notification under Section 19(1) of the Right to Fair Compensation Act 2013 was issued by the Governor declaring that the land mentioned in the preliminary notification is required for public purposes. On 13th July 2023 the Collector declared the compensation rate for the land to be acquired under Section 23 of the Right to Fair Compensation Act 2013 and the compensation amount is computed at the rate of ₹ 30 thousand per square meter. In accordance with Section 30 of the Right to Fair Compensation Act, 2013 the Collector has determined the final award, which includes the imposition of a "Solatium" amount equal to one hundred percent (i.e. of ₹ 30 thousand per square meter), as evident in the comprehensive award detailed in serial number 23 of the order dated 13th July, 2023. On 21st July 2023 Notice under section 37(2) of the Right to Fair Compensation Act was issued under which the compensation rate and necessary documentation required to claim the compensation was informed. It is pertinent to note all such notices/communication carried a reference to the fact that the right to receive the compensation is subject to establishing the clear title of the land including that of the enemy property.

On 22nd August 2023, the Company filed a reference application after the declaration of the final award passed on 13th July 2023 and has also asked for enhanced compensation which is yet to be received.

During the financial year 2023-24, 198 Square meter land of the Company under Khasra No. 357 has been acquired under Right to Fair Compensation Act, 2013. Based on final award, the Company has recognised revenue of ₹ 11,880 thousand and the cost of land acquired of ₹ 703.73 thousand has been expensed off by releasing from inventory/stock-in-trade in the year of acquisition as mentioned above and provision for income tax made accordingly.

However, while filing the return of income for the financial year 2023-24 in November 2024, the above revenue has been treated as 'Exempt Income' on the basis of the CBDT circular no.36/2016 dated 25th October 2016. Income Tax Return (ITR) u/s 143(1) of the Income Tax Act has been processed as claimed by the Company and refund has been received.

Further the management, based on the said acquisition, has concluded that the net realisable value of the remaining land would be higher than the carrying value as at 31st March, 2025.

- 21** Deferred tax assets have been recognized in relation to carried forward losses from previous years only to the extent there is certainty of sufficient future taxable income on fair value of investment, in accordance with Ind AS 12 prescribed under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standard) Rules, 2015 as amended.
- 22** The Company is in real estate business and operating in India only, segment reporting in accordance with Ind AS 108 as prescribed under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standard) Rules, 2015 as amended., is not applicable.

23 Earnings per share:

Particulars	31.03.2025	31.03.2024
(a) Net profit/loss as per Statement of profit and loss	(3,066.73)	6,642.19
(b) Weighted average no. of equity share for basic/diluted	33,305	33,305
(c) Basic earnings per share	(92.08)	199.44
(d) Diluted earnings per share	(92.08)	199.44
(e) Face value per share	100	100

- 24** Related party disclosure is as under:

(a) Names of related parties and nature of related party relationships :**Holding Company:**

- Godfrey Phillips India Limited

Subsidiary Company:

- Rajputana Infrastructure Corporate Limited (Wholly owned)

Associates of the Holding Company:

- KKM Management Centre Private Limited



FRIENDLY REALITY PROJECTS LIMITED
NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025
(All amounts in ₹ Thousands, unless otherwise stated)

- IPM India Wholesale Trading Private Limited

Fellow Subsidiary Companies:

- International Tobacco Company Limited
- Chase Investments Limited
- Unique Space Developers Limited
- Godfrey Phillips Middle East DMCC
- White Horse Reality Limited

(b) Key Management Personnel (KMP):

KMP of Holding Company:

- Dr. Bina Modi, President, Managing Director and Chairperson of the Board
- Ms. Charu Modi, Executive Director (w.e.f. 7th September, 2024)
- Mr. Samir Kumaar Modi, Executive Director (ceased w.e.f. 7th September, 2024)
- Mr. Sharad Aggarwal, Whole Time Director
- Mr. Vishal Dhariwal, Chief Financial Officer (w.e.f. 1st March, 2025)
- Mr. Sunil Agrawal, Chief Financial Officer (ceased w.e.f. 1st March, 2025)
- Mr. Punit Kumar Chellaramani, Company Secretary (w.e.f. 12th November, 2024)
- Mr. Sanjay Kumar Gupta, Company Secretary (ceased w.e.f. 12th November, 2024)

1-

KMP of the Company:

- Mr. Sanjay Kumar Gupta, Director (ceased w.e.f. 25 October, 2024)
- Mr. Punit Kumar Chellaramani, Additional Director (w.e.f. 25 October, 2024)
- Mr. Sunil Agrawal, Director
- Mr. Shailender Singh Rana, Director

(b) Enterprises over which key management personnel of Holding Company are able to exercise significant influence and with whom the transactions have been done during the year under review: **None**

(c) Disclosure of transactions between the company and related parties during the year and the status of outstanding balances as at the end of the year:

Nature of Transaction	31.03.2025	31.03.2024
Outstanding Balances		
With Subsidiary Company		
Rajputana Infrastructure		
Corporate Ltd (RICL)		
- Investment in RICL	4.85.896.62	4,85,896.62

25 Ratio Analysis

(To the extent applicable)

Ratio	Numerator	Denominator	31.03.2025	31.03.2024	% Change
Current Ratio	Current assets	Current liabilities	453.54	117.73	285.23%
Return on equity ratio	Net profits after taxes	Average shareholder's equity	-0.44%	0.96%	-146.05%
Return on capital employed	Earnings before interest and taxes	Average Capital Employed	-0.44%	0.96%	-146.38%

Reason for change in Ratios by more than 25%:

Current Ratio: Increase in current ratio is majorly due to decrease in expenses payables and statutory dues by ₹1,153 thousand and ₹146 thousand respectively.

Return on Equity Ratio (RoE) and Return on Capital Employed Ratio (RoCE): Decrease in RoE and RoCE is due to net loss during the current year as NIL revenue from operations in current year as compared to ₹11,880 Thousands in previous year.

- 26** No proceedings have been initiated or pending against the Company for holding any benami property under Benami Transactions (Prohibition) Act, 1988 and the rules made thereunder.
- 27** All the title deeds of immovable property has been held in the name of company.
- 28** The Company has no transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- 29** The Company has complied with the number of layers prescribed under clause 87 of section 2 of companies Act, 2013 read with the rules.
- 30** The Company is neither required to be registered under section 45-IA of Reserve Bank of India (RBI) Act, 1934 nor a CIC as defined in regulations made by the RBI.



FRIENDLY REALITY PROJECTS LIMITED
NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025
(All amounts in ₹ Thousands, unless otherwise stated)

31 Financial instruments and risk management
Fair value hierarchy

The following table provides an analysis of financial instruments that are measured at fair value and have been grouped into Level 1, Level 2 and Level 3 below:

As at 31.03.2025	Carrying amount	Level 1	Level 2	Level 3
Financial assets				
Financial instruments at FVTPL:				
(i) Investment in - Debt mutual funds	3,147.92	3,147.92	-	-
Financial instruments at amortised cost:				
(ii) Other non-current financial assets	1,012.89	-	-	-
(iii) Cash and cash equivalents	116.40	-	-	-
(iv) Other bank balances	2,093.97	-	-	-
(v) Other current financial assets	12,001.45	-	-	-
Total financial assets	18,372.63	3,147.92	-	-

Financial liabilities

Financial instruments measured at amortised cost:

(i) Security Deposits	40.00	-	-	-
(ii) Other current financial liabilities	381.38	-	-	-
Total financial liabilities	421.38	-	-	-

As at 31.03.2024	Carrying amount	Level 1	Level 2	Level 3
Financial assets				
Financial instruments at FVTPL:				
(i) Investment in - Debt mutual funds	2,877.51	2,877.51	-	-
Financial instruments at amortised cost:				
(ii) Other non current financial assets	538.03	-	-	-
(iii) Cash and cash equivalents	348.40	-	-	-
(iv) Other bank balances	5,951.49	-	-	-
(v) Other financial assets	12,015.82	-	-	-
Total financial assets	21,731.25	2,877.51	-	-

Financial liabilities

Financial instruments measured at amortised cost:

(i) Security Deposits	40.00	-	-	-
(ii) Other current financial liabilities	1,534.32	-	-	-
Total financial liabilities	1,574.32	-	-	-

The fair value of the financial assets are determined at the amount that would be received to sell an asset in an orderly transaction between market participants. The following methods and assumptions were used to estimate the fair values:

Investments in debt mutual funds: Fair value is determined by reference to net asset values (NAVs) declared by the respective mutual fund houses for the relevant schemes.

32 Financial risk management objectives and policies

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company's financial risk management policy is set by its Senior Management.

Market risk is the risk of loss of future earnings, fair values or future cash flows that may result from a change in the price of a financial instrument. The value of a financial instrument may change as a result of changes in the interest rates, foreign currency rates, equity prices and other market changes that affect market risk sensitive instruments. Market risk is attributable to all market risk sensitive financial instruments including investments, deposits and foreign currency receivables, payables, loans and borrowings.



FRIENDLY REALITY PROJECTS LIMITED**NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025**

(All amounts in ₹ Thousands, unless otherwise stated)

The Company manages market risk through its finance department, which evaluates and exercises independent control over the entire process of market risk management. The finance department recommends risk management objectives and policies, which are approved by Senior Management. The activities of this department include management of cash resources, implementing hedging strategies for foreign currency exposures, borrowing strategies, and ensuring compliance with market risk limits and policies.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest in order to optimize the Company's position with regards to interest income and interest expenses and to manage the interest rate risk, the finance department undertakes the interest rate risk management exercise from time to time.

The company is not exposed to significant interest rate risk as at the respective reporting dates.

Credit risk

Credit risk arises from the possibility that counter party may not be able to settle their obligations as agreed. To manage this, the Company periodically assesses the financial reliability of customers, taking into account the financial condition, current economic trends, and analysis of historical bad debts and ageing of trade receivables.

The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period.

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Company. Where loans or receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are recognised in profit or loss in the subsequent reporting period. The management believes that there are no significant exposure of credit risk due to the nature of company's business.

Liquidity risk

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligation on time or at a reasonable price. The Company's finance department is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risks are overseen by Senior Management. Management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows.

In terms of our report attached

In terms of our report attached
For R.C. AGARWAL & Co.
Chartered Accountants
FRN NO. : 003175N


R. C. Agarwal
Partner
Membership No.010200



For and on behalf of the Board of Directors


Sunil Aggarwal
Director
DIN 00029286


Shailender Singh Rana
Director
DIN 07679244

Place : New Delhi
Dated : 8th May, 2025