

INDEPENDENT AUDITOR'S REPORT

**To the Members of
WSI Falcon Infra Projects Private Limited
(Formerly known as "WS Insulators Private Limited")**

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the financial statements of WSI FALCON INFRA PROJECTS PRIVATE LIMITED (Formerly known as "WS Insulators Private Limited") ("the Company"), which comprise the balance sheet as at 31st March 2025, the statement of profit and loss (Including Other Comprehensive Income), statement of cash flows and statement of changes in equity for the year then ended, notes to the financial statements, including a summary of the material accounting policies and other explanatory information (herein after referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("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 31st March, 2025, its losses including other comprehensive loss, its cash flows and the changes in equity 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 Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the financial statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India 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 financial statements and auditors' 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 Board's Report including Annexures to Board's Report but does not include the financial statements and our auditor's report thereon. The above reports are expected to be made available to us after the date of the auditor's report.

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

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

When we read the above reports, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the financial statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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.

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

Auditor's Responsibilities for the Audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered

material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal 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.

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

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

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

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 Companies Act, 2013, we give in the 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143 (3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph 2(h)(vi) below on reporting under rule 11(g) of the Companies (Audit and Auditors) Rule, 2014.
 - c) The Balance Sheet, the Statement of Profit and Loss including other comprehensive income, the Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - 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) The modifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2(b) above on reporting under Section 143(3)(b) of the Act and paragraph 2(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014

- g) With respect to the adequacy of the internal financial controls with reference to the financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure B'.
- h) With respect to the other matters to be included in the Auditor's Report in accordance with 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 (which are material either individually or in the aggregate) 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 or entity, including foreign entity ("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 identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
 - v. The company has not declared dividend during the current year and the previous year, hence the clause regarding the compliance with section 123 of the Act is not applicable.

- vi. Based on our examination which included test checks and information given to us, the company uses an accounting software for maintaining its books of accounts which has a feature of recording audit trail (edit log) facility and the same was enabled on 08th May, 2024 and has operated since then throughout the year for all relevant transactions recorded in the software. The software is such that it has no database but only objects and collections, hence, no changes to database is possible at that level. Where the audit trail has been enabled, the same was not tampered during the year.

According to the information and explanations provided to us, other than the periods where audit trail was not enabled in the current financial year and previous financial year, the audit trail has been preserved by the company as per the statutory requirements for record retention.

3. With respect to the matter to be included in the Auditor's Report under section 197(16), In our opinion and according to the information and explanations given to us, the company has not paid any remuneration to any of its directors during the current year. 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 Brahmayya & Co.,
Chartered Accountants
Firm Regn. No: 000511S

(Sd...)
N Sri Krishna
Partner
Membership No.: 026575
UDIN: 25026575BMLHGH9023

Place: Chennai
Date: 26-05-2025

ANNEXURE 'A' TO THE INDEPENDENT AUDITORS' REPORT

The Annexure referred to in Independent Auditors' Report to the Members of WSI falcon infra projects Private Limited on the financial statements for the year ended March 31, 2025

- i. In respect of company's Property, Plant and Equipment and Intangible Assets:
 - a. (A) According to the information and explanations given to us and on the basis of our examination of books of accounts, we report that the company does not own any Property, plant and Equipment. The Company has maintained proper records showing full particulars, including quantitative details and situation of Investment Properties

(B) According to the information and explanations given to us and on the basis of our examination of books of accounts, we report that the company does not own any Intangible assets.
 - b. According to the information and explanations given to us and on the basis of our examination of records of the company, investment property have been physically verified by the management at reasonable intervals; no material discrepancies were noticed on such verification.
 - c. In our opinion and 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 disclosed in the financial statements are held in the name of the Company.
 - d. In our opinion and according to the information and explanations given to us, the company has not revalued its Property, Plant and Equipment.
 - e. According to information and explanations given to us and on the basis of our examination of the records of the Company, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder. No reporting is required under clause(i)(e) of para (3) of the order.
- ii. In our opinion and according to the information and explanation given to us and on examination of records of the company during the course of the audit:
 - a. The Company does not hold any physical inventories. Thus, clause(ii) of para (3)(a) of the order is not applicable to the company.
 - b. The company has not been sanctioned with working capital limits in excess of five crores at any point of time during the financial year, and accordingly reporting under this clause is not applicable.

iii. According to the information and explanations given to us and on the basis of our examination of the books of accounts, the company has not made investments, provided any security or given any Guarantee or advances in the nature of loans, secured or unsecured, to companies and other parties during the financial year. The company has granted loans to companies during the year in respect of which requisite information provided below.

a) Based on the audit procedures carried on by us and as per the information and explanations given to us, the aggregate amount of loans given during the year and balance outstanding at the balance sheet date are given below:

(Amount in Rs. Lakhs)

Particulars	Guarantees	Security	Loans	Advance in Nature of Loans
Aggregate amount granted/ provided during the year				
- Others (Holding Company)	-	-	1000.00	-
Balance outstanding as at balance sheet date in respect of above cases				
- Others (Holding Company)	-	-	1000.00	-

b) The Company during the year has not made any Investments, provided guarantees or given security, loans and advances in the nature of loans that are prejudicial to the interest of the company.

c) In respect of loans and advances in the nature of loans, the schedule of repayment of principal and payment of interest has been stipulated, and repayments or receipts are regular.

d) According to information and explanations given to us and based on the audit procedures performed, there are no amounts of loans and advances in the nature of loans granted to the companies, which are overdue for more than 90 days as at the balance sheet date.

e) According to the information and explanation given to us and on the basis of our examination of the records of the company, there were no loans or advances in the nature of loans fallen due during the year, which have been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.

f) In our opinion and according to the information and explanations given to us, the Company has not granted loans or advances in the nature of loans which are either repayable on demand or without specifying any terms or period of repayment

- iv. In our opinion and according to the information and explanations given to us, the company has complied with the provisions of Section 185 and Section 186 of the Act in respect to the grant of loans, making investments and providing guarantees or security where applicable.
- v. In our opinion and according to the information and explanation given to us and on examination of records of the company during the course of the audit,
 - a) The Company has not accepted any deposits within the meaning of Sections 73, 74, 75 and 76 of the Companies Act, 2013 and the rules framed thereunder and
 - b) No order has been passed by Company Law Board or National Company Law Tribunal or Reserve Bank of India or any court or any other tribunal against the Company. Hence, reporting under clause (v) of para (3) of the order doesn't arise.
- vi. In our opinion and as per information and explanation given by the management, The Central Government has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013 for the activities in which the Company is engaged. Hence, reporting under clause(vi) of para (3) of the Order is not applicable to the Company.
- vii. In our opinion and according to the information and explanation given to us and on examination of records of the company during the course of the audit:
 - a) in respect of undisputed statutory dues including Provident Fund, Employees' State Insurance, Income-Tax, Sales-Tax, Service Tax, Duty of Custom, Duty of Excise, Value Added Tax, Goods and Services Tax, Cess and other material statutory dues have generally been regularly deposited with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-Tax, Sales-Tax, Service Tax, Duty of Customs, Duty of Excise, Value Added Tax, Goods and Services Tax, Cess and other material statutory dues were in arrears as at 31 March 2025 for a period of more than six months from the date they became payable.
 - b) According to the information and explanations given to us, there are no statutory dues referred in (a) above which have not been deposited on account of any dispute and outstanding as on 31 March, 2025.
- viii. In our opinion and according to the information and explanation given to us, the company has not surrendered or disclosed any transaction as income during the year as tax assessments under the Income Tax Act, 1961.
- ix. In our opinion and according to the information and explanations given to us and on examination of records of the company, we report that

- (a) The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
 - (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
 - (c) In our opinion and according to the information and explanations given to us by the management, the company has not availed any term loans during the year.
 - (d) In our opinion and according to the information and explanations given to us by the management, the company has not availed any short-term loans during the year, hence reporting under this clause is not applicable.
 - (e) In our opinion, the company does not have any Subsidiary, Associate or Joint Venture. Hence reporting under this clause is not applicable.
 - (f) In our opinion, the company does not have any Subsidiary, Associate or Joint Venture. Hence reporting under this clause is not applicable.
- x. In our opinion and according to the information and explanation given to us and on examination of records of the company during the course of the audit,
- a) The company has not raised any money through initial public offer or further public offer.
 - b) During the year company had made private placement of Shares and optionally convertible debentures in compliance with the requirements of section 42 of the Companies Act, 2013. In our opinion, the funds raised by way of such private placement of shares and optionally convertible debentures were utilized for the purposes for which they were raised.
- xi. In our opinion and according to the information and explanation given to us and on examination of records of the company during the course of the audit,
- a) No material fraud by the company or on the company by its officers or employees has been noticed or reported during the course of our audit.
 - b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year.
 - c) As represented to us by the management, there are no whistle blower complaints received by the company during the year.

- xii. In our opinion and according to the information and explanation given to us and on the examination of records of the company during the course of the audit, the Company is not a Nidhi Company. Therefore, clause (xii) of para (3) of the order is not applicable to the Company.
- xiii. In our opinion and according to the information and explanation given to us and on examination of records of the company during the course of the audit, all transactions with the related parties are in compliance with the provisions of Sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements as required by the Indian Accounting Standards (“Ind AS”)
- xiv. In our opinion and based on our examination, the company is not required to have an internal audit system as per provisions of the Companies Act 2013 and accordingly reporting under the clause (xiv) of para (3) of the order does not arise.
- xv. According to the information and explanations given to us, in our opinion during the year the company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the company.
- xvi. In our opinion and according to the information and explanation given to us and on examination of records of the company during the course of the audit,
 - a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company
 - b) The company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
 - c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
 - d) The Group (as per the provisions of Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC as part of the Group. Accordingly, reporting under clause 3(xvi)(d) does not arise.
- xvii. In our opinion and according to the information and explanation given to us and on examination of records of the company, the company has incurred cash losses in the financial year and in the immediately preceding financial year. The amount of cash loss incurred during

the year is ₹ 683.63 Lakhs. The amount of Cash loss for the immediately preceding financial year was ₹ 25.38 Lakhs.

- xviii. There has been no resignation of the statutory auditors during the year and accordingly this clause is not applicable.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is no 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. Section 135 of Companies' act is not applicable to the company, hence reporting under this clause is not required. Therefore, the provisions of paragraph 3(xx) (a) (b) of the Order are not applicable to the Company.

For Brahmayya & Co.,
Chartered Accountants
Firm Regn. No: 000511S

(Sd..)
N Sri Krishna
Partner
Membership No.: 026575
UDIN: 25026575BMLHGH9023

Place: Chennai
Date: 26-05-2025

Annexure – B to the Auditors’ report

Report on the Internal Financials Controls 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 financial statements of WSI FALCON INFRA PROJECTS PRIVATE LIMITED (Formerly called as “WS Insulators Private Limited”) (“the Company”) as of March 31, 2025 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (‘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.

Auditors’ 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 on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. 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 control with reference to 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 control with reference to financial statements includes those policies and procedures that

- (1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of 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.

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

Opinion

In our opinion and to the best of our information and according to the explanation given to us, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Brahmayya & Co.,
Chartered Accountants
Firm Regn. No: 000511S

(Sd...)
N Sri Krishna
Partner
Membership No.: 026575
UDIN: 25026575BMLHGH9023

Place: Chennai
Date: 26-05-2025

WSI FALCON INFRA PROJECTS PRIVATE LIMITED

Registered Office : 108, Mount Poonamallee Road, Porur Chennai -600116.

BALANCE SHEET AS AT 31st March 2025

₹ in Lakhs

ASSETS	NOTES	As at 31st March 2025		As at 31st March 2024	
1. Non-Current Assets :					
(a) Investment Property	3		15485.21		15260.10
(b) Capital Work in Progress	3A		52.66		-
(c) Financial Assets					
(i) Loans	4		1000.00		-
(d) Other Non Current Assets	5		5.33		-
Total Non Current Assets			16543.20		15260.10
2 Current Assets :					
(a) Financial Assets :					
(i) Cash and Cash Equivalents	6		7.92		40.95
(b) Other Current Assets	7		46.01		-
Total Current Assets			53.93		40.95
TOTAL ASSETS			16597.13		15301.05
EQUITY AND LIABILITIES					
1. Equity:					
(a) Equity Share Capital	8		19.61		10.00
(b) Other Equity	9		7594.69		8202.44
Total Equity			7614.30		8212.44
2. Liabilities:					
Non Current Liabilities :					
(a) Financial Liabilities					
i. Borrowings	10		6584.31		4954.78
(b) Other non-current liabilities	11		1701.76		1915.22
Total Non Current Liabilities			8286.07		6870.00
Current Liabilities :					
(a) Financial Liabilities					
(i) Trade Payables	12				
(A) Total outstanding dues of micro and small enterprises					
(B) Total outstanding dues of creditors other than micro and small enterprises.			17.18		3.99
(b) Other financial liabilities	13		462.45		0.54
(c) Other current liabilities	14		217.13		214.08
Total Current Liabilities			696.76		218.61
TOTAL EQUITY AND LIABILITIES			16597.13		15301.05
Significant Accounting Policies & Notes on Financial Statements	1 to 25				

For M/s.Brahmayya & Co

Chartered Accountants

Firm No.: 000511S

for and on behalf of the Board

(Sd..)

N Sri krishna

Partner

Membership No.: 026575

(Sd..)

K.V.Prakash

Director

DIN: 01085040

(Sd..)

Mohmed Zaid Sadiq

Director

DIN: 01217079

Place: Chennai

Date :26th May 2025

WSI FALCON INFRA PROJECTS PRIVATE LIMITED

Registered Office : 108, Mount Poonamallee Road, Porur Chennai -600116.

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH 2025

₹ in Lakhs

PARTICULARS		Note No	Year Ended 31st March 2025	Year Ended 31st March 2024
I	INCOME:			
II	Other Income	15	266.72	5.96
	Total Income (II)		266.72	5.96
III	EXPENSES:			
	Finance costs	16	659.14	23.04
	Administration and Other Charges	17	291.23	8.30
	Total Expenses (III)		950.37	31.34
IV	Profit / (Loss) before exceptional items and tax (II - III)		(683.65)	(25.38)
V	Exceptional Items			
VI	Profit / (Loss) before tax (IV-V)		(683.65)	(25.38)
VII	Tax expense			
VIII	Profit / (Loss) for the year from Continuing Operations(VI-VII)		(683.65)	(25.38)
IX	Profit / (Loss) from discontinued Operations			
X	Tax Expense of Discontinued Operations			
XI	Profit / (Loss) from discontinued Operations after tax (IX-X)			
XII	Profit / (Loss) for the period (VIII+XI)		(683.65)	(25.38)
XIII	Other Comprehensive income			
	A. (i) Items that will not be reclassified to Profit or loss			
	A. (ii) Income tax relating to items that will not be reclassified to profit or loss			
	B. (i) Items that will be reclassified to profit or loss			
	B. (ii) Income tax relating to items that will be reclassified to profit or loss			
XIV	Total other comprehensive income A(I+II)+B(I+II)			
XV	Total comprehensive income for the period (XII+XIV)		(683.65)	(25.38)
	Earning per equity share			
	(i) Basic	20	(550.37)	(25.38)
	(ii) Diluted	20	(550.37)	(25.38)
	Significant Accounting Policies & Notes on Financial Statements	1 to 25		

For M/s.Brahmayya & Co

Chartered Accountants

Firm No.: 000511S

(Sd...)

N Sri krishna

Partner

Membership No.: 026575

Place: Chennai

Date :26th May 2025

for and on behalf of the Board

(Sd..)

K.V.Prakash

Director

DIN: 01085040

(Sd..)

Mohmed Zaid Sadiq

Director

DIN: 01217079

STATEMENT OF CHANGES IN EQUITY

A Equity Share Capital

₹ in Lakhs

Balance as at 1st April 2024	Changes in equity share capital due to prior period errors	Restated balance at 1st April 2023	Changes in equity share capital during the current year	Balance at 31st March 2025
10.00			9.61	19.61

Balance as at 1st April 2023	Changes in equity share capital due to prior period errors	Restated balance at 1st April 2022	Changes in equity share capital during the previous year	Balance at 31st March 2024
10.00				10.00

B Other Equity

Particulars	Share Application Money pending allotment	Equity component of compound financial instruments	Reserves & Surplus				Other Comprehensive Income					Money received against Share Warrants	Total	
			Capital Total Reserve	Securities Premium	Other Reserves	Retained Earnings	Debt instruments through other comprehensive Income	Equity instruments through other comprehensive Income	Effective portion of Cash Flow Hedges	Revaluation Surplus	Exchange differences on translating the financial statements of a foreign operation			Other items of other comprehensive income
Balance at 1st April 2024					8233.62	(31.18)								8202.44
Changes in accounting policy on prior period errors														
Restated balance at 1st April 2023														
Total comprehensive income for the current year						(683.65)								(683.65)
Dividends														
Transfer to Retained earnings														
Any other change					75.90									75.90
Balance at 31st March 2025					8309.52	(714.83)								7594.69

Particulars	Share Application Money pending allotment	Equity component of compound financial instruments	Reserves & Surplus				Other Comprehensive Income					Money received against Share Warrants	Total	
			Capital Total Reserve	Securities Premium	Other Reserves	Retained Earnings	Debt instruments through other comprehensive Income	Equity instruments through other comprehensive Income	Effective portion of Cash Flow Hedges	Revaluation Surplus	Exchange differences on translating the financial statements of a foreign operation			Other items of other comprehensive income
Balance at 1st April 2023						(5.80)								(5.80)
Changes in accounting policy on prior period errors														
Restated balance at 1st April 2022														
Total comprehensive income for the current year						(25.38)								(25.38)
Dividends														
Transfer to Retained earnings														
Any other change					8233.62									8233.62
Balance at 31st March 2024					8233.62	(31.18)								8202.44

For M/s.Brahmayya & Co
Chartered Accountants
Firm No.: 0005115

for and on behalf of the Board

(Sd...)
N Sri krishna
Partner
Membership No.: 026575

(Sd...)
K.V.Prakash
Director
DIN: 01085040

(Sd...)
Mohmed Zaid Sadiq
Director
DIN: 01217079

Place: Chennai
Date :26th May 2025

WSI FALCON INFRA PROJECTS PRIVATE LIMITED

Registered Office : 108, Mount Poonamallee Road, Porur Chennai -600116.

STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31st March 2025

₹ in Lakhs

	PARTICULARS	Year Ended 31st March 2025	Year Ended 31st March 2024
A	OPERATING ACTIVITIES:		
	Profit before tax from continuing operations	(683.65)	(25.38)
	<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
	Finance income (including fair value change in financial instruments)	(266.72)	(5.96)
	Finance costs (including fair value change in financial instruments)	659.14	23.03
	<i>Working capital adjustments:</i>		
	(Increase)/Decrease in other Assets	(51.36)	
	Increase/(Decrease) in Liabilities and Provisions	476.56	4.57
	Net cash flows from operating activities	133.97	(3.74)
B	INVESTING ACTIVITIES:		
	Purchase of investment properties	(277.77)	(15260.10)
	Net cash flows used in investing activities	(277.77)	(15260.10)
C	FINANCING ACTIVITIES:		
	Allotment of Equity Shares	9.61	-
	Finance Costs	(64.10)	-
	Finance Income	53.26	-
	Proceeds from borrowings	112.00	15300.00
	Proceeds from Intercompany Deposit	1000.00	-
	Inter Company Deposit with Holding Company	(1000.00)	-
	Net cash flows from/(used in) financing activities	110.77	15300.00
	Net increase in cash and cash equivalents	(33.03)	36.16
	Cash and cash equivalents at the beginning of the year	40.95	4.79
	Cash and cash equivalents at year end	7.92	40.95

Notes on Statement of Cash Flow:

- Above statement has been prepared following the Indirect method except in case of Interest received /Paid. Dividend Received /Paid , Purchase/ Sale of Investments, loans taken and repaid and Taxes Paid , which have been considered on the basis of actual movement of cash with necessary adjustments in corresponding assets and Liabilities.
- Purchase of Fixed Assets are stated inclusive of movements of Capital Work-in-Progress between beginning and end of the year.

3 Cash and cash equivalents

Cash and Bank Balances	7.92	40.95
Unrealised (Gain) / Loss		
Cash and Bank Balances restated as above	7.92	40.95

As per our Report of even date

For M/s.Brahmayya & Co

Chartered Accountants

Firm No.: 000511S

for and on behalf of the Board

(Sd..)

N Sri Krishna

Partner

Membership No.: 026575

(Sd..)

K.V.Prakash

Director

DIN: 01085040

(Sd..)

Mohmed Zaid Sadiq

Director

DIN: 01217079

Place: Chennai

Date :26th May 2025

WSI FALCON INFRA PROJECTS PRIVATE LIMITED

Registered Office : 108, Mount Poonamallee Road, Porur Chennai -600116.

Notes forming part of the Balance Sheet as at 31st March 2025 and Statement of Profit and Loss for the year ended 31st March 2025

1 MATERIAL ACCOUNTING POLICIES

General

(a) Statement of Compliance

The financial statements are prepared in accordance with Indian Accounting Standards (referred to as "Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 read with Section 133 of the Companies Act, 2013, as amended from time to time.

(b) Basis of Presentation

(1) The Financial Statements have been prepared on the historical cost convention on a going concern basis and in accordance with Ind AS and complying with the applicable Accounting Standards.

2) The company has considered its operating cycle to be 12 months for the purpose of current and non-current classification of assets and liabilities.

3) Financial statements are presented in Indian rupees, which is the functional currency of the company and the currency of the primary economic environment in which the company operates.

(c) Property, Plant and Equipment (PPE)

Property, Plant and Equipment are stated at acquisition/historical cost and include expenditure incurred up to the date the asset is put to use (as reduced by Cenvat/VAT/GST credit wherever applicable) less accumulated depreciation (other than freehold land) and impairment loss, if any.

Depreciation on Property, Plant and Equipment has been provided on Written Down Value basis in accordance with the rates prescribed under Part 'C' of Schedule II of the Companies Act 2013, which is also estimated by the management to be the estimated useful life of the said assets. Assets costing less than Rs. 5,000/- are fully depreciated in the year of purchase.

Expenses incurred during the construction period prior to commencement of production are classified and disclosed under Capital Work-in-progress.

The estimated useful lives and residual values are reviewed at the end of each reporting period, with the effect of any change in estimate accounted for on a prospective basis.

The company has elected to continue with the carrying cost of all PPE as per previous GAAP as at 1st April 2016 (Transition date) as the deemed cost as on the transition date.

(d) Current Assets:

Inventories

i. Raw materials, components, construction materials, stores and spares and loose tools (other than bonded materials) have been valued at weighted average cost and includes freight, taxes and duties, net of Cenvat/VAT/GST credit, wherever applicable.

ii. Manufacturing work-in-progress at lower of weighted average cost including related overheads or net realisable value.

iii. Finished Goods have been valued at cost or Net Realisable Value, whichever is lower and inclusive of Excise Duty.

Cash and bank balances

Cash and bank balances include fixed deposits, margin money deposits, earmarked balances with banks and other bank balances which have restrictions on repatriation.

(e) Borrowing Costs:

Borrowing costs consist of interest and other ancillary costs that the Company incurs in connection with the borrowing of funds. The borrowing costs directly attributable to the acquisition or construction of any asset that takes a substantial period of time to get ready for its intended use or sale are capitalised. All the other borrowing costs are recognised in the Statement of Profit and Loss within finance costs of the period in which they are incurred. The amount of borrowing cost that the Company capitalises during the period does not exceed the amount of borrowing cost incurred during that period. All other borrowing costs incurred during that period are expensed in the period in which they occur.

(f) Deferred Tax:

Deferred Tax is recognized on timing differences, being the difference between the carrying amount of an asset or liability in the balance sheet and its tax base that originate in one period and are capable of reversing in one or more subsequent periods. Deferred Tax assets are recognized only to the extent there is a virtual certainty of its realization.

(g) Provisions, contingent liabilities and contingent assets:

Provisions are recognised only when:

(i) the Company has a present obligation (legal or constructive) as a result of a past event; and

(ii) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and

(iii) a reliable estimate can be made of the amount of the obligation.

Provision is measured using the cash flows estimated to settle the present obligation and when the effect of time value of money is material, the carrying amount of the provision is the present value of those cash flows.

Contingent liability is disclosed in case of:

(i) Possible obligations where the probability of the final outcome in favour of the company is not certain

(ii) a present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation; and

(iii) a present obligation arising from past events, when no reliable estimate is possible.

WSI FALCON INFRA PROJECTS PRIVATE LIMITED

Registered Office : 108, Mount Poonamallee Road, Porur Chennai -600116.

Notes forming part of the Balance Sheet as at 31st March 2025 and Statement of Profit and Loss for the year ended 31st March 2025

Contingent assets are disclosed where an inflow of economic benefits is probable. Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date.

Where the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under such contract, the present obligation under the contract is recognised and measured as a provision.

(h) Financial Instruments

(i) Financial assets:

Financial assets are recognized when the Company becomes a party to the contractual provisions of the instrument. All financial assets are recognised initially at fair value. These assets are subsequently classified and measured at:

i) Amortised cost

ii) Fair Value Through Profit and Loss (FVTPL)

(iii) Fair Value Through Other Comprehensive Income (FVTOCI).

All equity instruments other than in subsidiaries and associates in scope of Ind AS 109 are measured at fair value, the Company may, on initial recognition, irrevocably elect to measure the same either at FVOCI or FVTPL.

The Company makes such election on an instrument-by-instrument basis. Fair value changes on an equity instrument is recognised as other income in the Statement of Profit and Loss unless the Company has elected to measure such instrument at FVOCI. Fair value changes excluding dividends, on an equity instrument measured at FVOCI are recognised in OCI. Amounts recognised in OCI are not subsequently reclassified to the Statement of Profit and Loss. Dividend income on the investments in equity instruments are recognised as 'other income' in the Statement of Profit and Loss.

Debt instruments are measured at amortised cost, fair value through other comprehensive income ('FVOCI') or fair value through profit or loss ('FVTPL') till derecognition on the basis of (i) the entity's business model for managing the financial assets and (ii) the contractual cash flow characteristics of the financial asset.

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the contractual rights to receive the cash flows from the asset.

Investment in subsidiaries and associates are carried at cost.

Expected credit losses are recognised for financial assets other than those classified under FVTPL category. The expected credit losses are measured as lifetime expected credit losses if the credit risk on financial asset increases significantly since its initial recognition. The Company's trade receivables do not contain significant financing component and loss allowance on trade receivables is measured at an amount equal to lifetime expected credit losses ie., expected credit short fall. The impairment losses and reversals are recognised in Statement of Profit and Loss.

(ii) Financial liabilities:

Financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial liabilities are classified and measured at amortised cost / fair value through profit and loss (FVTPL). In case of trade payables, they are initially recognised at fair value and subsequently, these liabilities are held at amortised cost, using effective interest method.

Financial liabilities are subsequently measured at amortised cost. Financial liabilities carried at fair value through profit or loss are measured at fair value with all changes in fair value recognised in the Statement of Profit and Loss.

A financial liability is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

(i) Use of Estimates

The preparation of financial statements in conformity with Ind AS requires that the management of the Company makes estimates and assumptions that affect the reported amounts of income and expenses of the period, the reported balances of assets and liabilities and the disclosures relating to contingent liabilities as of the date of the financial statements. The estimates and underlying assumptions made by management are explained under respective policies. Revisions to accounting estimates include useful lives of property, plant and equipment & intangible assets, allowance for expected credit loss, future obligations in respect of retirement benefit plans, expected cost of completion of contracts, provision for rectification costs, fair value/recoverable amount measurement, etc. Difference, if any, between the actual results and estimates is recognised in the period in which the results are known.

(i) Exceptional Items:

An item of income or expense which by its size, type or incidence requires disclosure in order to improve an understanding of the performance of the Company is treated as an exceptional item and disclosed as such in the financial statements.

2 Operations review:

(a) No Business Activity was carried on during the period.

(b) The Company has incurred loss of ₹683.65 Lakhs

(c) During the period the company has issued 96079 equity shares on 30th December 2024 on a private placement basis to Prestige Exora Business Parks Ltd
Notes 1 & 2 form an integral part of Balance Sheet and statement of Profit & Loss of the Company for the year ended 31st March 2025 and have been duly authenticated.

WSI FALCON INFRA PROJECTS PRIVATE LIMITED

Registered Office : 108, Mount Poonamallee Road, Porur Chennai -600116.

Notes forming part of Balance Sheet as on 31st March 2025

NOTE 03

FY 2024-2025

₹ in Lakhs

Investment Property

	Gross Block					Accumulated Depreciation					NET BLOCK		
	Balance as at 1st April 2024	Additions*	Deletions	Transfers	Impairment	Balance as at 31st March 2025	Balance as at 1st April 2024	Depreciation charge for the year	Deletions	Transfers	Balance as at 31st March 2025	WDV as on 31st March 2025	WDV as on 31st March 2024
Land	15260.10	225.11				15485.21						15485.21	15260.10
Grand Total	15260.10	225.11				15485.21						15485.21	15260.10

* Addition to Land is the stamp duty charges incurred by the company for registration of the land at Porur to the extent of 6.53 Acres which was transferred during the previous year from the Holding Company M/S. WS Industries (India) Limited

Notes forming part of Balance Sheet as on 31st March 2024

NOTE 03

FY 2023-2024

₹ in Lakhs

Investment Property

	Gross Block					Accumulated Depreciation					NET BLOCK		
	Balance as at 1st April 2023	Additions *	Deletions	Transfers	Impairment	Balance as at 31st March 2024	Balance as at 1st April 2023	Depreciation charge for	Deletions	Transfers	Balance as at 31st March 2024	WDV as on 31st March 2024	WDV as on 31st March 2023
Land		15260.10				15260.10						15260.10	
Grand Total		15260.10				15260.10						15260.10	

* Land at Porur to the extent of 6.53 Acres has been transferred during the year from the Holding Company M/s.W.S.Industries (India) Limited as a part of joint venture agreement entered for development of IT park.

Details with respect to fair value of investment property

₹ in lakhs

Particulars	Year Ended 31st March 2025	Year Ended 31st March 2024
Rental income derived from investment property		
Other income from Investment property		
Direct operating expenses generating rental income (incl. repairs & maintenance)		
Profit arising from investment properties before depreciation		
Depreciation on investment property		
Profit arising from investment properties		
Fair value of investment property	58183.50	14072.15

Details with respect to fair valuation of Investment Property:

Particulars	2024-25	2023-24
Fair Valuation by :		
Independent Registered Valuer	58183.50	
Estimate of Management		14072.15
Total Fair Value	58183.50	14072.15

Independent valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules,2017

Note: Above valuation is based on government rates, market research, market trend and comparable values as considered appropriate.

Note 3A
Capital Work in Progress
FY 2024-25

₹ in Lakhs

	CAPITAL WORK IN PROGRESS							Balance as at 31st March 2025
	Balance as at 1st April 2024	Additions*	Reclassification from capital advances	Transfers to Property, Plant and Equipment / Investment Property/Intangible Assets	Impairment losses	Reversal of Prior Impairment	Other Adjustments	
Project in Progress								
Porur Project	-	52.66	-	-	-	-	-	52.66
Grand Total	-	52.66						52.66

*Addition pertains to initial development expenses for the Porur Project

FY 2023-24

	CAPITAL WORK IN PROGRESS							Balance as at 31st March 2024
	Balance as at 1st April 2023	Additions	Reclassification from capital advances	Transfers to Property, Plant and Equipment / Investment Property/Intangible Assets	Impairment losses	Reversal of Prior Impairment	Other Adjustments	
Project in Progress								
Porur Project	-	-	-	-	-	-	-	-
Grand Total								

Ageing of Capital Work In Progress

Particulars	As at 31-03-2025					As at 31-03-2024					
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 1 year	1-2 years	2-3 years	Total	More than 3 years	Total
Projects in Progress											
Porur Project	52.66				52.66	-	-	-		-	-

WSI FALCON INFRA PROJECTS PRIVATE LIMITED

Registered Office : 108, Mount Poonamallee Road, Porur Chennai -600116.

Notes forming part of Balance Sheet as at 31st March 2025

₹ in Lakhs

4. Financial Asset- Loans

PARTICULARS	As at 31st March 2025	As at 31st March 2024
Loans given to related party		
Inter Corporate Deposit with Holding Company	1000.00	-
Total	1000.00	-

*Inter Corporate Deposit extended to WS Industries (India) Limited (Holding Company) - Rs. 1000 lakhs at 12% interest p.a. , unsecured and repayable within 42 months from the date of the loan

5. Other Non Current Assets

PARTICULARS	As at 31st March 2025	As at 31st March 2024
Income Tax Assets	5.33	-
Total	5.33	-

CURRENT ASSETS**6. CASH AND CASH EQUIVALENTS**

PARTICULARS	As at 31st March 2025	As at 31st March 2024
Cash on Hand	0.08	-
Balances with Banks	7.84	40.95
Total	7.92	40.95

7. OTHER CURRENT ASSETS

PARTICULARS	As at 31st March 2025	As at 31st March 2024
GST Input Tax Credit	46.01	-
Total	46.01	-

WSI FALCON INFRA PROJECTS PRIVATE LIMITED

Registered Office : 108, Mount Poonamallee Road, Porur Chennai -600116.

Notes forming part of Balance Sheet as at 31st March 2025

EQUITY AND LIABILITIES				₹ in Lakhs	
8. EQUITY SHARE CAPITAL					
Note: A					
Particulars	As at 31st March 2025		As at 31st March 2024		
	No. of Shares	Amount in Lakhs	No. of Shares	Amount in Lakhs	
Authorised					
Equity Shares of ₹ 10 each	200000	20.00	200000	20.00	
Issued					
Equity Shares of ₹ 10 each	196079	19.61	100000	10.00	
Subscribed & Paid Up					
Equity Shares of ₹ 10 each	196079	19.61	100000	10.00	

Terms / Rights attached to Equity Shares

The company has only one class of share of Rs. 10 each. Each share holder will be entitled to one vote per share. The Dividend, if any, recommended by the board of directors will be paid after the approval of the shareholders at the general meeting in Indian Rupees.

In the event of Liquidation, the equity shareholders are entitled to the remaining assets in proportion to the number of Shares held by them.

Note: B Reconciliation of No. of shares outstanding

During the period the company has neither issued any shares nor bought back any shares.

Particulars	As at 31st March 2025		As on 31st March 2024		
	No. of Shares	Amount in Lakhs	No. of Shares	Amount in Lakhs	
Outstanding at the beginning of the period	100000	10.00	100000	10.00	
Issued during the period *	96079	9.61	-	-	
Outstanding at the end of the period	196079	19.61	100000	10.00	

*96079 Equity Shares allotted on 30th December 2024 on a Private Placement Basis to Prestige Exora Business Parks Ltd

Name of Shareholders	Equity Shares			
	As at 31st March 2025		As at 31st March 2024	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
W.S. Industries (India)Limited - Holding Company *	100000	51%	100000	100%
Prestige Exora Business Parks Limited	96079	49%		

*Held by W.S.Industries (India) Limited and its six nominees.

Promoter's Name	As at 31st March 2025		As at 31st March 2024		% Change during the year
	No. of Shares held	% of Holding	No. of Shares held	% of Holding	
W.S.Industries (India) Limited	100000	51%	100000	100%	-49%

9. OTHER EQUITIES

FAIR VALUE ADJUSTMENTS OF OFCDs

Particulars	As at	As at 31st March
	31st March 2025	2024
Balance at beginning of the period	8233.62	-
Add: Additions during the period	75.90	8233.62
Less: Withdrawal during the period	-	-
Balance at end of the period	8309.52	8233.62

RETAINED EARNINGS

Particulars	As at	As at 31st March
	31st March 2025	2024
Balance at beginning of the period	(31.18)	(5.80)
Profit /(Loss) for the period	(683.65)	(25.38)
Other comprehensive income arising from remeasurement of defined benefit obligation net of income tax	-	-
Balance at end of the period	(714.83)	(31.18)

Total	7594.69	8202.44
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NON CURRENT LIABILITIES**FINANCIAL LIABILITIES****10. BORROWINGS**

PARTICULARS	As at 31st March 2025	As at 31st March 2024
Secured		
250000 (250000) secured,unlisted, fully paid –up, Optionally Fully Convertible Debentures (Series 1), having a face value of INR 1000/- each to M/s.Prestige Exora Business Parks Limited	904.38	807.94
1226200 (1215000) secured,unlisted, fully paid –up, Optionally Fully Convertible Debentures (Series 2), having a face value of INR 1000/- each to M/s.W.S.Industries (India) Limited	4444.03	3936.01
65000 (65000) secured,unlisted, fully paid –up, Optionally Fully Convertible Debentures (Series 3), having a face value of INR 1000/- each to M/s.Prestige Exora Business Parks Limited	235.90	210.83
Unsecured :		
Inter Corporate Deposit from Related Parties	1000.00	-
Total	6584.31	4954.78

Security has been created on the above OFCDs on 6.53 acres of land situated at Porur, Chennai.

Inter Corporate Deposit was extended by Prestige Exora Business Parks Limited for Rs. 1000 lakhs at 12% interest , unsecured and repayable at the end of the project.

11. OTHER NON CURRENT LIABILITIES

PARTICULARS	As at 31st March 2025	As at 31st March 2024
Amortisation Liability on OFCDs	1701.76	1915.22
Total	1701.76	1915.22

CURRENT LIABILITIES**12. TRADE PAYABLES**

PARTICULARS	As at 31st March 2025	As at 31st March 2024
Trade Payables		
(i) Total Outstanding due to micro and small enterprises	-	-
(ii) Total outstanding due to other than micro and small enterprises	17.18	3.99
Total	17.18	3.99

Trade Payables ageing schedule as on 31st March 2025

Particulars	Outstanding for following periods from the date of Transaction				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	-	-	-	-	-
(ii) Others	17.18	-	-	-	17.18
(iii) Disputed dues - MSME	-	-	-	-	-
(iii) Disputed dues - Others	-	-	-	-	-
Total	17.18				17.18

Trade Payables ageing schedule as on 31st March 2024

Particulars	Outstanding for following periods from the date of Transaction				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	-	-	-	-	-
(ii) Others	3.99	-	-	-	3.99
(iii) Disputed dues - MSME	-	-	-	-	-
(iii) Disputed dues - Others	-	-	-	-	-
Total	3.99				3.99

13. OTHER FINANCIAL LIABILITIES

PARTICULARS	As at 31st March 2025	As at 31st March 2024
Audit Fee Payable	0.45	0.54
Other payables to related parties	462.00	-
Total	462.45	0.54

14. OTHER CURRENT LIABILITIES

PARTICULARS	As at 31st March 2025	As at 31st March 2024
Other Payables		
Dues to Statutory Authorities	3.63	0.63
Amortisation Liability on OFCDs	213.45	213.45
OFCD Coupon Payable	0.05	-
Total	217.13	214.08

WSI FALCON INFRA PROJECTS PRIVATE LIMITED

Registered Office : 108, Mount Poonamallee Road, Porur Chennai -600116.

Notes to Statement of Profit & Loss for the year ended 31st March 2025

₹ in Lakhs

15. OTHER INCOME

PARTICULARS	Year Ended 31st March 2025	Year Ended 31st March 2024
Amortization Income on OFCDs	213.46	5.96
Interest Income on Inter Corporate Deposit	53.26	-
Total	266.72	5.96

16. FINANCE COST

PARTICULARS	Year Ended 31st March 2025	Year Ended 31st March 2024
Interest on OFCDs	595.03	23.04
Interest Expense on Inter Corporate Deposit	64.11	-
Total	659.14	23.04

17. OTHER EXPENSES

PARTICULARS	Year Ended 31st March 2025	Year Ended 31st March 2024
ADMINISTRATION AND OTHER CHARGES		
(a) Legal and Professional Fees	261.34	6.06
(b) Filing fees	0.84	0.09
(c) License Fees and Others	0.54	1.51
(d) Bank Charges	0.00	0.00
(e) General Expenses	3.17	0.05
(f) Conveyance	0.05	-
(g) Other Expenses	0.07	-
(h) Rates and Taxes	11.41	-
(i) Security Service Expenses	13.31	-
Auditors' Expenses: Statutory Audit Fees	0.50	0.59
Total	291.23	8.30

WSI FALCON INFRA PROJECTS PRIVATE LIMITED

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₹ in Lakhs

Note 18 : Auditor's remuneration

Particulars	Year Ended	
	31st March 2025	31st March 2024
Payment to Auditor		
<u>As auditor:</u>		
Audit Fee	0.50	0.59
Total	0.50	0.59

Note 19 Disclosure of Related parties / Related party transactions pursuant to IND AS 24 - "Related Party Disclosures" :-**(a) List of Related Parties :**

S.No	Relationship	Parties
(i)	Holding Company	WS Industries (India) Limited
(ii)	Investor	Prestige Exora Business Parks Limited

(b) Disclosure of related party transactions:

S.No	Nature of Transactions	Year Ended	
		31st March 2025	31st March 2024
(i)	Allotment of Equity Shares	9.61	-
(ii)	Payment of Operating Expenses by Promoters	462.00	-
(iii)	Purchase of 6.53 acres of Land @Porur	-	14000.00
(iv)	Payment for the above Purchase Consideration	-	2500.00
(v)	Receipt of money against the allotment of secured, unlisted, fully paid-up, Optionally Fully Convertible Debentures (Series 2)	-	650.00
(vi)	Allotment of 1215000 secured, unlisted, fully paid-up, Optionally Fully Convertible Debentures (Series 2), having a face value of INR 1000/- each	-	12150.00
(vii)	Allotment of 11200 secured, unlisted, fully paid-up, Optionally Fully Convertible Debentures (Series 2), having a face value of INR 1000/- each	112.00	-
(viii)	Provision of Inter Corporate Deposit to our Holding Company	1000.00	-
(ix)	Payment of Coupon for Optionally Fully Convertible Debentures (Series 2), having a face value of INR 1000/- each	1.54	-
(x)	Receipt of Inter Corporate Deposit from our Investor	1000.00	-
(xi)	Payment of Inter Corporate Deposit Interest	64.11	-
(xii)	Receipt of Inter Corporate Deposit Interest	53.26	-

Note 20 Earnings per Share

Basic Earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding as on 31st March 2025.

Particulars	Year Ended	
	31st March 2025	31st March 2024
Net loss for the year after taxation	(683.65)	(25.38)
Weighted average number of equity shares	1.2422	1.00
Nominal Value of equity shares	10	10
Earnings per Equity Share of Rs. 10/-each:		
Basic EPS	(550.37)	(25.38)
Diluted EPS	(550.37)	(25.38)

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Note no. 21**Disclosure of Fair value Measurements**

(a) Financial Instruments by category:-

The following table provides categorization of all financial instruments

₹ in Lakhs

Particulars	Amortised Cost	FVTPL	FVTOCI	Carrying Amount	Fair Value
As at 31-03-2025					
Financial Assets					
Investments					
Intercompany Deposit with Holding Company	1000.00			1000.00	1000.00
Cash and Cash Equivalents	7.92			7.92	7.92
Financial Liabilities					
Borrowings - Optionally Fully Convertible Debentures	5584.31			5584.31	5584.31
Borrowings - Inter Corporate Deposit	1000.00			1000.00	1000.00
As at 31-03-2024					
Financial Assets					
Investments					
Cash and Cash Equivalents	40.95			40.95	40.95
Financial Liabilities					
Borrowings - Optionally Fully Convertible Debentures	4954.77			4954.77	4954.77

(b) Fair value hierarchy

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by Valuation technique:

Level 1: Quoted (Unadjusted) prices in active markets for identical assets or liabilities.

Level 2: Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.

Level 3: techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

Note No. 22

Disclosure of Ratios

Particulars	Year Ended 31st March 2025	Year Ended 31st March 2024	% of change over previous year	Explanation for any change in the ratio by more than 25% as compared to the preceding year
Ratios:				
a) Current Ratio (Current Assets / Current Liabilities)	0.08	0.19	(58.66%)	Funds necessary for operations have been provided by the Holding Company therefore the ratio has come down
b) Debt Equity Ratio (Total Debt / Total Equity)	0.86	0.60	43.33%	Inflow of funds on account of OFCDs and Inter Corporate Deposit has increased the debt profile of the company
c) Debt Service Coverage Ratio (Net Profit after Tax + Non Cash Expenditure + Interest + other Abnormal Adjustment/ (Interest+Principal i.e. Instalments of debt))	(9.66)	*		Since there was no debt in the company last year ,we cannot compare the same
d) Return on Equity Ratio (Profit after tax/Networth)	(0.09)	(0.00)	2805%	Fair value adjustments of OFCDs, Operational expenses during the year without revenue from operations has decreased the ratio
e) Inventory Turnover Ratio (Cost of Goods sold / Average Inventory)	*	*		
f) Trade Receivables Turnover Ratio (Trade Receivables / Net Sales)	*	*		
g) Trade Payables Turnover Ratio (Trade Payables / Net Sales)	*	*		
h) Net Capital Turnover Ratio (Net Sales /Average Working Capital)	*	*		
i) Net Profit Ratio (Net Profit/ Net Sales)	*	*		
j) Return on Capital employed (EBIT/ Capital employed i.e. Total Assets - Current Liabilities)	(0.00)	(0.00)	(8.45%)	
k) Return on Investment ((Investment Gains - Investment Cost)/Investment Cost)	*	*		
* Not applicable.				
Inventory Turnover Ratio - There is no inventories in the Company during the year Trade Receivables Turnover Ratio - No business activity was carried on during the year Trade Payables Turnover Ratio - No business activity was carried on during the year Net Capital Turnover Ratio - No business activity was carried on during the year Net Profit Ratio - No business activity was carried on during the year Return on Investment - There is no investment in the Company during the year.				

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Note 23 Additional regulatory information required by Schedule III of Companies Act 2013

- a) **Title Deeds of Immovable properties not held in name of the company**
The Company does not hold any property which is not in the name of the company
- b) **Relationship with struck off companies**
The Company does not have transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956.
- c) **Details of Benami property held:**
No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.
- d) **Borrowing secured against current assets**
The Company does not have any borrowings from banks and financial institutions on the basis of security of current assets.
- e) **Wilful defaulter**
The Company has not been declared Wilful defaulter by any bank or financial institution or government or any government authority.
- f) **Registration of charges**
The company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period
- g) **Compliance with number of layers of companies**
The Company has complied with the number of layers prescribed under the Companies Act, 2013.
- h) **Compliance with approved scheme(s) of arrangements**
The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.
- i) **Utilization of borrowed funds and share premium**
The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the group (Ultimate Beneficiaries) or provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the group shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of the ultimate beneficiaries.
- j) **Undisclosed income**
There is no income surrendered or disclosed as income during the current or previous financial year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.
- k) **Details of crypto currency or virtual currency**
The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.
- l) **Valuation of PP&E, intangible asset and investment property**
The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous financial year.
- m) **Loans & Advances**
There are no loans or advances in the nature of loans granted to promoter, directors, KMPs and related parties (as defined under Companies Act, 2013), that are
a) Repayable on demand, or
b) Without specifying any terms or period of repayment.

Note 24 Figures have been rounded off to the nearest Lakhs.**Note 25** Figures have been regrouped/reclassified wherever necessary, to conform to this year's classifications.

For M/s.Brahmayya & Co
Chartered Accountants
Firm No.: 0005115

for and on behalf of the Board

(Sd...)
N Sri krishna
Partner
Membership No.: 026575

(Sd...)
K.V.Prakash
Director
DIN: 01085040

(Sd..)
Mohmed Zaid Sadiq
Director
DIN: 01217079

Place: Chennai
Date :26th May 2025