RAJGARIA & ASSOCIATES
Chartered Accountants

INDEPENDENT AUDITORS' LIMITED REVIEW REPORT ON CONSOLIDATED FINANCIAL RESULTS

To the Members of
ABHA PROPERTY PROJECT LIMITED

Opinion

We have audited the accompanying statement of Consolidated Audited Financial Results of **Abha Property Project Limited** ("the holding company") and its subsidiaries (the Holding company, its *subsidiaries & its associates together referred to as "the Group")for the quarter and year ended* **31stMarch, 2025**, and ("the statement") being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations,2015, as amended ("Listing Regulations") read with SEBI Circular No. CIR/CFD/CMD1/80/2019 dated 19 July 2019 ("the Circular").

This Statement, which is the responsibility of the Holding Company's Management has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.

Basis for Opinion

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

The Statement includes the results of the following entities:

	Name of Entities	Relationship
1.	Abha Ferro Alloys Ltd.	Wholly Owned Subsidiary
2.	Abha Refractories Ltd	Wholly Owned Subsidiary
3.	Purbanchal Cement Ltd.	Associate Company

RAJGARIA & ASSOCIATES KOLKATA Chartered Accountants

19 MAY 2025

Independent Auditors' Limited Review Report-31.03.2025 Contd..

Based on our review conducted and procedures performed as stated in paragraph hereinabove nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

The audited accounts of M/s Purbanchal Cement Ltd (Associate Company). for the year ended 31st March,2025is not available, hence share of Profit/(Loss) of Associate is not take as per last available audited accounts .

Our Opinion is not modified in respect of this matter

Responsibility of Management for Consolidated Financial Statements

This statement has been prepared on the basis of consolidated annual IND AS financial statements. The Company's Board of Directors are responsible for the preparation and presentation of the statement that give a true and fair view of the net profit and other Comphrensive Income and other financial information in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act read with relevant Rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision 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 statement 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.

RAJGARIA & ASSOCIATES KOLKATA Chartered Accountants

19 MAY 2025

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

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

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

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

RAJGARIA & ASSOCIATES * KOLKATA * Chartered Accountants

19 MAY 2025

Independent Auditors' Limited Review Report-31.03.2025 Contd...

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

For **Rajgaria & Associates**
Chartered Accountants
Registration No. **314241E**

RAJGARIA & ASSOCIATES KOLKATA Chartered Accountants

(CA Dibya Agarwal)
Partner
Membership No.**304601**

Kolkata; **19th May,2025**
UDIN:**25304601BMIVLY4057**

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
Phone :6644 7200, Fax : 6644 7201, Email : abhaproperty@gmail.com,
CIN : L51909WB2001PLC093941

ANNEXURE TO THE STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER & YEAR ENDED31ST MARCH,2025

(Rs. In Lakh)

Statement of Assets and Liabilities	As at year ended 31.03.2025	As at year ended 31.03.2024
Particulars		
ASSETS		
1. Financial Assets		
(a) Cash and Cash Equivalents	201.28	127.93
(b) Other Bank Balances	-	945.00
(c) Investments	19,575.13	16,324.33
(d) Other Financial Assets	1,174.75	71.04
2. Non Financial Assets		
(a) Current Tax Assets (Net)	4.82	4.05
TOTAL - Assets	**20,955.98**	**17,472.35**
LIABILITIES & EQUITY		
LIABILITIES		
1. Financial Liabilities		
(a) Other Financial Liabilities	2.05	4.66
2. Non-Financial Liabilities		
(a) Deferred Tax Liabilities (Net)	1,579.43	2,159.28
3. Equity		
(a) Equity Share Capital	1,139.99	190.00
(b) Other Equity	18,234.51	15,118.41
TOTAL - Liabilities & Equity	**20,955.98**	**17,472.35**

Place : Kolkata
Date : 19th May,2025

RAJGARIA & ASSOCIATES KOLKATA Chartered Accountants

ABHA PROPERTY PROJECT LTD. Kolkata

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwal

Amit Agarwalla
Managing Director

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
Phone : 6644 7200, Fax : 6644 7201, Email : abhaproperty@gmail.com
CIN : L51909WB2001PLC093941

(Rs. In Lakh)

STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH,2025

PARTICULARS	CONSOLIDATED				
	QUARTER ENDED			YEAR ENDED	
	31.03.2025	31.03.2024	31.12.2024	31.03.2025	31.03.2024
	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Audited)
INCOME					
1. Revenue from Operation					
Interest Income	34.92	30.27	21.28	81.57	71.78
Gain on Sale of Investment	-	-	309.13	309.13	-
Gain on Fair Vale of Investment	38.17	30.32	33.27	140.75	117.84
Others	197.42	124.20	0.22	197.75	124.45
2. Other Income	-	-	-		-
3. Total Income	**270.51**	**184.79**	**363.90**	**729.20**	**314.07**
EXPENSES					
a) Employee Benefits Expense	0.51	0.73	0.53	2.10	1.94
b) Other Expenses	4.45	2.02	3.04	21.77	17.54
4. Total Expenses	**4.96**	**2.75**	**3.57**	**23.87**	**19.48**
5. Profit/ (Loss) Share of Associates before Exceptional Items & Tax	**265.55**	**182.04**	**360.33**	**705.33**	**294.59**
6. Share of Profit/(Loss) of Associates	109.86	(9.06)	-	378.82	-
7. Profit/ (Loss) before Exceptional Items & Tax (5-6)	**375.41**	**172.98**	**360.33**	**1,084.15**	**294.59**
8. Exceptional Items	-	-	-	-	-
9. Profit/(Loss) before Tax (7±8)	**375.41**	**172.98**	**360.33**	**1,084.15**	**294.59**
10. Tax Expense	(41.18)	24.98	52.23	31.48	34.05
11. Profit/(Loss) after Tax (Including Non Controlling Interest) (9-10)	416.59	148.00	308.10	1,052.67	260.54
12. Profit/(Loss) attributable to Non Controlling Interest	-	-	-		-
13. Profit/(Loss) for the period (11-12)	**416.59**	**148.00**	**308.10**	**1,052.67**	**260.54**
14. Other Comprehensive Income					
A. (i) Items that will not be reclassified to Profit or Loss	-	**878.09**	-	**1,514.86**	**1,891.99**
(ii) Income Tax relating to items that will not be reclassified to Profit or Loss	**(895.17)**	**11.01**	-	**(548.57)**	**266.25**
B. (i) Items that will be reclassified to Profit or Loss	-	-	-	-	-
(ii) Income Tax relating to items that will be reclassified to Profit or Loss	-	-	-	-	-
Total Other Comprehensive Income	**895.17**	**867.08**	-	**2,063.43**	**1,625.74**
15. Total Comprehensive Income (13+14)	**1,311.76**	**1,015.08**	**308.10**	**3,116.10**	**1,886.28**
16. Profit attributable to:					
Owners of the company	**416.59**	**148.00**	**308.10**	**1,052.67**	**260.54**
Non Controlling Interest	-	-	-	-	-
17. Total Comprehensive Income to:					
Owners of the company	**895.17**	**867.08**	-	**2,063.43**	**1,625.74**
Non Controlling Interest	-	-	-		-
18. Paid-up Equity Share Capital (Face Value - Rs.10/- each)	1,140.00	190.00	1,140.00	1,140.00	190.00
19. Other Equity	-	-	-	18,234.51	15,118.41
20. Earning Per Share of Rs. 10/- each (EPS) (not annualised) (in Rs.)					
a) Basic and Diluted	5.93	7.79	4.38	14.98	13.71

NOTES:

1) The above results have been considered, approved & taken on record by the Board of Directors of the company at their meeting held on 19th May,2025. The limited review of these results has been done by the Statutory Auditors of the company - **M/s Rajgaria & Associates**

2) The Company is an Investment Company only & as such Segment Reporting as defined in Ind AS 108 - "Segment Reporting", is not applicable.

3) The figures for the quarter ended 31st March,2025 & 31st March,2024 are the balancing figure between audited figures in respect of the full financial year and the unaudited figures published & upto nine month ended 31st December of the relevant financial year.

4) The Statement of Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and disclousre Requirements) Regulation 2015 are enclosed as Annexure.

5) The Statement of Assets and Liabilities and Cash Flow Statement and Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and disclousre Requirements) Regulation 2015 are enclosed as Annexure.

6) Since the audited accounts of M/s Purbanchal Cement Ltd (Associate Company), for the year ended 31st March,2025 is not available, the share of Profit/(Loss) for year ended 31st March,2024 is taken into account

7) Figures for the previous year have been rearranged / regrouped wherever necessary, to make them comparable.

RAJGARIA & ASSOCIATES ★ KOLKATA ★ Chartered Accountants

ABHA PROPERTY PROJECT LIMITED Kolkata

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwal

Amit Agarwalla
Managing Director

Place : Kolkata
Date : 19th May,2026

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
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CIN : L51909WB2001PLC093941

AUDITED CONSOLIDATED CASH FLOW STATEMENT FOR THE QUARTER & YEAR ENDED 31ST MARCH,2025

(Rs. In Lakh)

PARTICULARS	YEAR ENDED 31.03.2025		31.03.2024	
A) Cash Flow From Operating Activities :-				
Net Profit/(Loss) Before Tax		**1,084.15**		294.59
Adjustments For :-				
Share OF Profit/Loss of Associates	**(378.82)**		-	
Share of Profit From Partnership Firm	**(197.42)**		(124.02)	
Dividend Income	**(0.33)**		(0.25)	
(Gain) / Loss on Sale of Investments (Net)	**(309.13)**			
Net Gain on Fair Value of Changes on Investment	**(140.75)**		(117.84)	
Interest Received	**(81.57)**	**(1,108.02)**	(71.78)	(313.89)
Operating Profit/(Loss) Before Working Capital Changes		**(23.87)**		(19.30)
Adjustments For :-				
Trade and other Payables	**(2.61)**		3.45	
		(2.61)		3.45
Cash Generated From Operations :-		**(26.48)**		(15.85)
Direct Taxes (Paid) / Refund Received (Net)		**(63.51)**		(15.66)
Net Cash Flow From Operating Activities		**(89.99)**		(31.51)
B) Cash Flow From Investing Activities :-				
Sale/ (Purchase) of Investments (Net)		**(284.84)**		-
Movement in Other Financial Assets/Bank Balances		**(158.71)**		(196.62)
(Investment in) /Withdrawl from Partnership firm		**(425.00)**		-
Dividend received		**0.33**		0.25
Interest Received'		**81.57**		71.78
Net Cash Flow From Investing Activities		**(786.65)**		(124.59)
C) Cash Flow From Financing Activities :-				
Changes in Share Capital		**949.99**		-
Net Cash Flow From Financing Activities		**949.99**		-
Net Increase/(Decrease) in Cash & Cash Equivalents :-		**73.35**		(156.10)
Opening Balance of Cash & Cash Equivalents		**127.93**		284.03
Closing Balance of Cash & Cash Equivalents		**201.28**		127.93

RAJGARIA & ASSOCIATES * Chartered Accountants * KOLKATA

ABHA PROPERTY PROJECT LTD. Kolkata

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwal

Amit Agarwalla
Managing Director

Place : **Kolkata**
Date : 19th May,2025

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
Phone :6644 7200, Fax : 6644 7201, Email : abhaproperty@gmail.com,
CIN : L51909WB2001PLC093941

Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and Disclousre Requirements) Regulations 2015, as amended

SL No	PARTICULARS	CONSOLIDATED				
		QUARTER ENDED			Year Ended	
		31.03.2025 (Audited)	31.12.2024 (Audited)	31.03.2024 (Unaudited)	31.03.2025 (Audited)	31.03.2024 (Audited)
1	Debt Equity Ratio	-	-	-	-	-
2	Debt Service Coverage Ratios *	NA	NA	NA	NA	NA
3	Interest Service Coverage Ratios *	NA	NA	NA	NA	NA
4	Outstanding Redeemable Preference shares (Nos in Lakhs)	-	-	-	-	-
5	Outstanding Redeemable Preference shares (Value)	-	-	-	-	-
6	Capital Redemption Reserve	-	-	-	-	-
7	Debenture Redemption Reserve	-	-	-	-	-
8	Networth	NA	NA	NA	19374.5	15308.41
9	Net Profit/(loss) after tax	416.59	308.1	148.00	1052.67	260.54
10	Earning per share	5.93	4.38	7.79	14.98	13.71
11	Current Ratio *	NA	NA	NA	NA	NA
12	Long Term debt to working capital	NA	NA	NA	NA	NA
13	Bad debt to account receivable ratio	NA	NA	NA	NA	NA
14	Current Liability ratio *	NA	NA	NA	NA	NA
15	Total debt to total assets(%)	-	-	-	-	-
16	Debtor Turnover ratio *	NA	NA	NA	NA	NA
17	Inventory Turnover *	NA	NA	NA	NA	NA
18	Opertaing Margin (%) *	NA	NA	NA	NA	NA
19	Net Profit/Loss Margin (%) *	NA	NA	NA	NA	NA
	Sector Specific Ratios					
20	Gross Non Performing Assets (%)	-	-	-	-	-
21	Net Non Performing Assets (%)(Excl. Impairment Reserve)	-	-	-	-	-
22	Net Non Performing Assets (%)(Incl. Impairment Reserve)	-	-	-	-	-
23	Provision Coverage ratio (%)(Incl. Impairment Reserve)	-	-	-	-	-
24	Provision Coverage ratio (%)(Excl. Impairment Reserve)	-	-	-	-	-

Note: 1)* The Company is a Non Banking Finacial Company registered under the Reserve Bank of India Act, 1934. Hence these Ratios are generally not applicable
2) There is no Debt in the company & hence Debt Equity Ratio & Debt Service ratio are stated as Nil.
3) Net worth has been calculated as defined in Section 2(57) of the Companies Act,2013.

RAJGARIA & ASSOCIATES ★ KOLKATA ★ Chartered Accountants

ABHA PROPERTY PROJECT LIMITED ★ Kolkata ★

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwal

Amit Agarwalla
Managing Director

Place : Kolkata
Date : 19th May,2025

RAJGARIA & ASSOCIATES
Chartered Accountants

INDEPENDENT AUDITORS' LIMITED REVIEW REPORT ON STANDALONE FINANCIAL RESULTS

To the Members of
ABHA PROPERTY PROJECT LIMITED

Opinion

We have audited the accompanying statement of Audited Standalone Financial Results of **Abha Property Project Limited** ("the company"), for the quarter and year ended **31stMarch, 2025**, and ("the statement") *being submitted by the Company pursuant to the requirements of Regulation* 33 *of the* SEBI (Listing Obligations and Disclosure Requirements) Regulations,2015, as amended ("Listing Regulations") read with SEBI Circular No. CIR/CFD/CMD1/80/2019 dated 19 July 2019 ("the Circular").

This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.

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.

Responsibility of Management for Standalone Financial Statements

This statement has been prepared on the basis of standalone annual IND AS financial statements. The Company's Board of Directors are responsible for the preparation and presentation of the statement that give a true and fair view of the net profit and other Comphrensive Income and other financial information in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act read with relevant Rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision 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

RAJGARIA & ASSOCIATES KOLKATA Chartered Accountants

19 MAY 2025

Independent Auditors' Limited Review Report-31.03.2025 Contd..
-2-

maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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.

Auditors' Responsibilities for the Audit of the Standalone Financial Statements

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

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

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

Contd...

RAJGARIA & ASSOCIATES KOLKATA

19 MAY 2025

Independent Auditors' Limited Review Report-31.03.2025 Contd...

- 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 the 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

For **Rajgaria & Associates**
Chartered Accountants
Registration No. **314241E**

(CA Dibya Agarwal)
Partner
Membership No.**304601**

Kolkata; **19th May,2025**
UDIN: 25304601BMIVLW2839

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
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ANNEXURE TO THE STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER & YEAR ENDED 31ST MARCH,2025

(Rs. In Lakh)

Statement of Assets and Liabilities	As at	As at
Particulars	31.03.2025	31.03.2024
ASSETS		
1. Financial Assets		
(a) Cash and Cash Equivalents	164.05	53.61
(b) Investments	7,725.82	7,907.07
2. Non Financial Assets		
(a) Current Tax Assets (Net)	1.06	0.68
TOTAL - Assets	**7,890.93**	**7,961.36**
LIABILITIES & EQUITY		
LIABILITIES		
1. Financial Liabilities		
(a) Other Financial Liabilities	1.23	3.82
2. Non-Financial Liabilities		
(a) Deferred Tax Liabilities (Net)	-	253.29
3. Equity		
(a) Equity Share Capital	1,139.99	190.00
(b) Other Equity	6,749.71	7,514.25
TOTAL - Liabilities & Equity	**7,890.93**	**7,961.36**

RAJGARIA & ASSOCIATES KOLKATA Chartered Accountants

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwal

Amit Agarwalla
Managing Director

Place : Kolkata
Date : 19th May,2025

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
Phone : 6644 7200, Fax : 6644 7201, Email : abhaproperty@gmail.com
CIN : L51909WB2001PLC093941

(Rs. In Lakh)

STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER & YEAR ENDED 31ST MARCH, 2025

PARTICULARS	STANDALONE				
	QUARTER ENDED			YEAR ENDED	
	31.03.2025 (Audited)	31.12.2024 (Unaudited)	31.03.2024 (Audited)	31.03.2025 (Audited)	31.03.2024 (Audited)
INCOME					
1. Revenue from Operation					
Interest Income	2.24	2.79	0.68	6.16	2.33
Dividend Income	-	-	-	4.50	4.50
2. Other Income	-	-	-	-	-
3. Total Income	**2.24**	**2.79**	**0.68**	**10.66**	**6.83**
EXPENSES					
a) Employee Benefits Expense	0.45	0.45	0.44	1.80	1.65
b) Other Expenses	3.53	2.63	4.94	20.30	599.44
4. Total Expenses	**3.98**	**3.08**	**5.38**	**22.10**	**601.09**
5. Profit/ (Loss) before Exceptional Items & Tax (3-4)	**(1.74)**	**(0.29)**	**(4.70)**	**(11.44)**	**(594.26)**
6. Exceptional Items	-	-	-	-	-
7. Profit/(Loss) before Tax (5±6)	**(1.74)**	**(0.29)**	**(4.70)**	**(11.44)**	**(594.26)**
8. Tax Expense	-	-	(117.50)	-	(146.84)
9. Profit/(Loss) after Tax (7-8)	**(1.74)**	**(0.29)**	**112.80**	**(11.44)**	**(447.42)**
10. Other Comprehensive Income					
A. (i) Items that will not be reclassified to Profit or Loss	-	**(1,183.51)**	-	**(1,006.39)**	**1,006.39**
(ii) Income Tax relating to items that will not be reclassified to Profit or Loss	-	**(297.87)**	-	**(253.29)**	**253.29**
B. *(i) Items that will be reclassified to Profit or Loss*	-	-	-	-	-
(ii) Income Tax relating to items that will be reclassified to Profit or Loss	-	-	-	-	-
Total Other Comprehensive Income	-	**(885.64)**	-	**(753.10)**	**753.10**
11. Total Comprehensive Income (9±10)	**(1.74)**	**(885.93)**	**112.80**	**(764.54)**	**305.68**
12. Paid-up Equity Share Capital (Face Value - Rs.10/- each)	1,140.00	1,140.00	190.00	1,140.00	190.00
13. Other Equity	-	-	-	**6,749.71**	**7,514.25**
14. Earning Per Share of Rs. 10/- each (EPS) (not annualised)					
a) Basic and Diluted	**(0.02)**	**(0.00)**	**5.94**	**(0.16)**	**(23.55)**

NOTES:

1) The above results have been considered, approved & taken on record by the Board of Directors of the company at their meeting held on 19th May 2025. The limited review of these results has been done by the Statutory Auditors of the company - **M/s Rajgaria & Associates**

2) The Company is an Investment Company only & as such Segment Reporting as defined in Ind AS 108 - "Segment Reporting", is not applicable.

3) The figures for the quarter ended 31st March,2025 & 31st March,2024 are the balancing figure between audited figures in respect of the full financial year and the unaudited figures published & upto nine month ended 31st December of the relevant financial year.

4) The Statement of Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and disclousre Requirements) Regulation 2015 are enclosed as Annexure.

5) The Statement of Assets and Liabilities and Cash Flow Statement and Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and disclousre Requirements) Regulation 2015 are enclosed as Annexure.

6) Figures for the previous year have been rearranged / regrouped wherever necessary, to make them comparable.

RAJGARIA & ASSOCIATES KOLKATA Chartered Accountants

ABHA PROPERTY PROJECT LIMITED Kolkata

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwal

Amit Agarwalla
Managing Director

Place : **Kolkata**
Date : **19th May,2025**

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
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AUDITED STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2025

(Rs. In Lakh)

PARTICULARS	YEAR ENDED			
	31.03.2025		31.03.2024	
A) Cash Flow From Operating Activities :-				
Net Profit/(Loss) Before Tax		(11.44)		(594.26)
Adjustments For :-				
Dividend Received	(4.50)		(4.50)	
(Gain)/Loss on Restatement of Investments	-		583.43	
Interest Received	(6.16)	(10.66)	(2.33)	576.60
Operating Profit/(Loss) Before Working Capital Changes		(22.10)		(17.66)
Adjustments For :-				
Trade and other Payables	(2.59)		3.40	
		(2.59)		3.40
Cash Generated From Operations :-		(24.69)		(14.26)
Direct Taxes (Paid) / Refund Received (Net)		(0.39)		(0.46)
Net Cash Flow From Operating Activities		(25.08)		(14.72)
B) Cash Flow From Investing Activities :-				
Sale/ (Purchase) of Investments (Net)		(825.13)		-
Dividend Received		4.50		4.50
Interest Received		6.16		2.33
Net Cash Flow From Investing Activities		(814.47)		6.83
C) Cash Flow From Financing Activities :-				
Incraese in Share Capital		949.99		-
Net Cash Flow From Financing Activities		949.99		-
Net Increase/(Decrease) in Cash & Cash Equivalents :-		110.44		(7.89)
Opening Balance of Cash & Cash Equivalents		53.61		61.50
Closing Balance of Cash & Cash Equivalents		164.05		53.61

RAJGARIA & ASSOCIATES KOLKATA Chartered Accountants

ABHA PROPERTY PROJECT LTD. Kolkata

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwal

Amit Agarwalla
Managing Director

Place : **Kolkata**
Date : 19th May,2025

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
Phone :6644 7200, Fax : 6644 7201, Email : abhaproperty@gmail.com,
CIN : L51909WB2001PLC093941

Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and Disclousre Requirements) Regulations 2015, as amended

SL No	PARTICULARS	STANDALONE				
		QUARTER ENDED			Year Ended	
		31.03.2025 (Audited)	31.12.2024 (Unaudited)	31.03.2024 (Audited)	31.03.2025 (Audited)	31.03.2024 (Audited)
1	Debt Equity Ratio	-	-	-	-	-
2	Debt Service Coverage Ratios *	NA	NA	NA	NA	NA
3	Interest Service Coverage Ratios *	NA	NA	NA	NA	NA
4	Outstanding Redeemable Preference shares (Nos in Lakhs)	-	-	-	-	-
5	Outstanding Redeemable Preference shares (Value)	-	-	-	-	-
6	Capital Redemption Reserve	-	-	-	-	-
7	Debenture Redemption Reserve	-	-	-	-	-
8	Networth	NA	NA	NA	7,889.70	7704.25
9	Net Profit/(loss) after tax	(1.74)	(0.29)	112.80	(11.44)	(447.42)
10	Earning per share	(0.02)	(0.00)	5.94	(0.16)	-23.55
11	Current Ratio *	NA	NA	NA	NA	NA
12	Long Term debt to working capital	NA	NA	NA	NA	NA
13	Bad debt to account receivable ratio	NA	NA	NA	NA	NA
14	Current Liability ratio *	NA	NA	NA	NA	NA
15	Total debt to total assets(%)	-	-	-	-	-
16	Debtor Turnover ratio *	NA	NA	NA	NA	NA
17	Inventory Turnover *	NA	NA	NA	NA	NA
18	Opertaing Margin (%) *	NA	NA	NA	NA	NA
19	Net Profit/Loss Margin (%) *	NA	NA	NA	NA	NA
	Sector Specific Ratios					
20	Gross Non Performing Assets (%)	-	-	-	-	-
21	Net Non Performing Assets (%)(Excl. Impairment Reserve)	-	-	-	-	-
22	Net Non Performing Assets (%)(Incl. Impairment Reserve)	-	-	-	-	-
23	Provision Coverage ratio (%)(Incl. Impairment Reserve)	-	-	-	-	-
24	Provision Coverage ratio (%)(Excl. Impairment Reserve)	-	-	-	-	-

Note: 1)* The Company is a Non Banking Finacial Company registered under the Reserve Bank of India Act, 1934. Hence these Ratios are generally not applicable
2) There is no Debt in the company & hence Debt Equity Ratio & Debt Service ratio are stated as Nil.
3) Net worth has been calculated as defined in Section 2(57) of the Companies Act,2013.

RAJGARIA & ASSOCIATES * KOLKATA * Chartered Accountants

ABHA PROPERTY PROJECT Kolkata

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwal

Amit Agarwalla
Managing Director

Place : Kolkata
Date : 19th May,2025