

ABHA PROPERTY PROJECT LIMITED

29, GANESH CHANDRA AVENUE, 4TH FLOOR, ROOM NO 407,
KOLKATA- 700013

November 14, 2025

To,
The Secretary
The Calcutta Stock Exchange Ltd.
7, Lyons Range
Kolkata – 700 001
Script Code: 11594

Dear Sir/Madam,

Sub.: Outcome of the Board Meeting held on 14/11/2025 – Financial Results

We hereby inform you that the Board of Directors of the Company at its meeting held today, i.e. 14th November, 2025, have inter-alia considered and approved the Unaudited Standalone Financial Results for the quarter and half year ended on 30th September, 2025 and Unaudited Consolidated Financial Results for the quarter and half year ended on 30th September, 2025.

We are enclosing a copy of the abovementioned Unaudited Standalone and Consolidated Financial results along with the Independent Auditors' Limited Review Reports thereon pursuant to Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 for your records.

The Board Meeting commenced at 3:30 P.M. and concluded at 5:35 P.M.

Please acknowledge the Receipt

Thanking You,

Yours faithfully,

For ABHA PROPERTY PROJECT LIMITED

Santanu Kumar Hazra
Company Secretary

Encl: As above



RAJGARIA & ASSOCIATES
Chartered Accountants

**INDEPENDENT AUDITORS' LIMITED REVIEW REPORT ON STANDALONE FINANCIAL RESULTS
FOR QUARTER & HALF YEAR ENDED 30th SEPTEMBER 2025**

**TO THE BOARD OF DIRECTORS OF
ABHA PROPERTY PROJECT LIMITED**

We have reviewed the accompanying statement of Unaudited Standalone Financial Results of **Abha Property Project Limited** ("the Company") for the half year ended **30th September, 2025** ('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.

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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

Kolkata, 14th November, 2025
UDIN: 25304601BMIVRV4533



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

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

ABHA PROPERTY PROJECT LIMITED

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

Phone : 3533 7200, Fax : 3533 7201, Email : abhaproperty@gmail.com

CIN : L51909WB2001PLC093941

ANNEXURE TO THE STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE HALF YEAR ENDED 30TH SEPTEMBER,2025

| (Rs. In Lakh) | | |
|---|-----------------|-----------------|
| Statement of Assets and Liabilities | As at | As at |
| Particulars | 30.09.2025 | 31.03.2025 |
| ASSETS | | |
| 1. Financial Assets | | |
| (a) Cash and Cash Equivalents | 165.92 | 164.05 |
| (b) Investments | 7,725.82 | 7,725.82 |
| (c) Other Financial Assets | - | - |
| 2. Non Financial Assets | | |
| (a) Current Tax Assets (Net) | 1.92 | 1.06 |
| TOTAL - Assets | 7,893.66 | 7,890.93 |
| LIABILITIES & EQUITY | | |
| LIABILITIES | | |
| 1. Financial Liabilities | | |
| (a) Other Financial Liabilities | 1.06 | 1.23 |
| 2. Non-Financial Liabilities | | |
| (a) Deferred Tax Liabilities (Net) | - | - |
| 3. Equity | | |
| (a) Equity Share Capital | 1,139.99 | 1,139.99 |
| (b) Other Equity | 6,752.61 | 6,749.71 |
| TOTAL - Liabilities & Equity | 7,893.66 | 7,890.93 |

Place : Kolkata

Date : 14th November,2025



For ABHA PROPERTY PROJECT LIMITED

Amit Agarwalla

Amit Agarwalla
Managing Director

ABHA PROPERTY PROJECT LIMITED

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Phone : 3533 7200, Fax : 3533 7201, Email : abhaproperty@gmail.com
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(Rs. In Lakh)

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED 30TH SEPTEMBER 2025

| PARTICULARS | STANDALONE | | | | | |
|---|---------------|-------------|-------------|-----------------|-------------|------------|
| | QUARTER ENDED | | | HALF YEAR ENDED | | YEAR ENDED |
| | 30.09.2025 | 30.06.2025 | 30.09.2024 | 30.09.2025 | 30.09.2024 | 31.03.2025 |
| | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| INCOME | | | | | | |
| 1. Revenue from Operation | | | | | | |
| Interest Income | 1.92 | 2.14 | 0.57 | 4.06 | 1.13 | 6.16 |
| Dividend Income | 4.50 | - | 4.50 | 4.50 | 4.50 | 4.50 |
| 2. Other Income | - | - | - | - | - | - |
| 3. Total Income | 6.42 | 2.14 | 5.07 | 8.56 | 5.63 | 10.66 |
| EXPENSES | | | | | | |
| a) Employee Benefits Expense | 0.45 | 0.45 | 0.45 | 0.90 | 0.90 | 1.80 |
| b) Other Expenses | 0.82 | 3.94 | 11.17 | 4.76 | 14.14 | 20.30 |
| 4. Total Expenses | 1.27 | 4.39 | 11.62 | 5.66 | 15.04 | 22.10 |
| 5. Profit/ (Loss) before Exceptional Items & Tax (3-4) | 5.15 | (2.25) | (6.55) | 2.90 | (9.41) | (11.44) |
| 6. Exceptional Items | - | - | - | - | - | - |
| 7. Profit/(Loss) before Tax (5+6) | 5.15 | (2.25) | (6.55) | 2.90 | (9.41) | (11.44) |
| 8. Tax Expense | - | - | - | - | - | - |
| 9. Profit/(Loss) after Tax (7-8) | 5.15 | (2.25) | (6.55) | 2.90 | (9.41) | (11.44) |
| 10. Other Comprehensive Income | | | | | | |
| A. (i) Items that will not be reclassified to Profit or Loss | - | - | 177.12 | - | 177.12 | (1,006.39) |
| (ii) Income Tax relating to items that will not be reclassified to Profit or Loss | - | - | 44.58 | - | 44.58 | (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 | - | - | 132.54 | - | 132.54 | (753.10) |
| 11. Total Comprehensive Income (9+10) | 5.15 | (2.25) | 125.99 | 2.90 | 123.13 | (764.54) |
| 12. Paid-up Equity Share Capital (Face Value - Rs.10/-) | 1,140.00 | 1,140.00 | 1,140.00 | 1,140.00 | 1,140.00 | 1,140.00 |
| 13. Other Equity | - | - | - | - | - | 6,749.71 |
| 14. Earning Per Share of Rs. 10/- each (EPS) (not a) Basic and Diluted | 0.05 | (0.02) | (0.06) | 0.03 | (0.13) | (0.10) |

NOTES:

- The above results have been reviewed by the Audit Committee & subsequently approved & taken on record by the Board of Directors of the company at their meeting held on 14th November 2025. The limited review of these results has been done by the Statutory Auditors of the company - **M/s Rajgaria & Associates**
- The Company is an Investment Company only & as such Segment Reporting as defined in Ind AS 108 - "Segment Reporting", is not applicable.
- The Statement of Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and disclosure Requirements) Regulation 2015 are enclosed as Annexure.
- Figures for the previous year have been rearranged / regrouped wherever necessary, to make them comparable.



For ABHA PROPERTY PROJECT LIMITED

Amit Agarwalla

Amit Agarwalla
Managing Director

Place : Kolkata

Date : 14th November, 2025

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
 Phone : 3533 7200, Fax : 3533 7201, Email : abhaproperty@gmail.com

CIN : L51909WB2001PLC093941

UNAUDITED STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 30TH SEPTEMBER 2025

(Rs. In Lakh)

| PARTICULARS | YEAR ENDED | |
|--|---------------|-----------------|
| | 30.09.2025 | 31.03.2025 |
| A) Cash Flow From Operating Activities :- | | |
| Net Profit/(Loss) Before Tax | 2.90 | (11.44) |
| Adjustments For :- | | |
| Dividend Received | (4.50) | (4.50) |
| (Gain)/Loss on Restatement of Investments | - | - |
| Interest Received | (4.06) | (6.16) |
| Operating Profit/(Loss) Before Working Capital Changes | (5.66) | (22.10) |
| Adjustments For :- | | |
| Trade and other Receivables | - | - |
| Trade and other Payables | (0.17) | (2.59) |
| | (0.17) | (2.59) |
| Cash Generated From Operations :- | (5.83) | (24.69) |
| Direct Taxes (Paid) / Refund Received (Net) | (0.86) | (0.39) |
| Net Cash Flow From Operating Activities | (6.69) | (25.08) |
| B) Cash Flow From Investing Activities :- | | |
| Sale/ (Purchase) of Investments (Net) | - | (825.13) |
| Dividend Received | 4.50 | 4.50 |
| Interest Received | 4.06 | 6.16 |
| Net Cash Flow From Investing Activities | 8.56 | (814.47) |
| C) Cash Flow From Financing Activities :- | | |
| Increase in Share Capital | - | 949.99 |
| Net Cash Flow From Financing Activities | - | 949.99 |
| Net Increase/(Decrease) in Cash & Cash Equivalents :- | 1.87 | 110.44 |
| Opening Balance of Cash & Cash Equivalents | 164.05 | 53.61 |
| Closing Balance of Cash & Cash Equivalents | 165.92 | 164.05 |

For ABHA PROPERTY PROJECT LIMITED



Amit Agarwal

Amit Agarwalla
 Managing Director

Place : Kolkata

Date : 14th November, 2025

ABHA PROPERTY PROJECT LIMITED

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

| SL No | PARTICULARS | STANDALONE | | | | | |
|-------------------------------|--|---------------|-------------|-------------|-----------------|-------------|------------|
| | | QUARTER ENDED | | | HALF YEAR ENDED | | Year Ended |
| | | 30.09.2025 | 30.06.2025 | 30.09.2024 | 30.09.2025 | 30.09.2024 | 31.03.2025 |
| | | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| 1 | Debt Equity Ratio | - | - | - | - | - | - |
| 2 | Debt Service Coverage Ratios * | NA | NA | NA | NA | NA | NA |
| 3 | Interest Service Coverage Ratios * | NA | NA | NA | NA | NA | NA |
| 4 | Outstanding Redeemable Preference shares | - | - | - | - | - | - |
| 5 | Outstanding Redeemable Preference shares (Value) | - | - | - | - | - | - |
| 6 | Capital Redemption Reserve | - | - | - | - | - | - |
| 7 | Debenture Redemption Reserve | - | - | - | - | - | - |
| 8 | Networth | NA | NA | NA | 7,892.60 | 8,777.37 | 7889.70 |
| 9 | Net Profit/(loss) after tax | 5.15 | (2.25) | (6.55) | 2.90 | (9.41) | (11.44) |
| 10 | Earning per share | 0.05 | (0.02) | (0.06) | 0.03 | (0.13) | (0.10) |
| 11 | Current Ratio * | NA | NA | NA | NA | NA | NA |
| 12 | Long Term debt to working capital | NA | NA | NA | NA | NA | NA |
| 13 | Bad debt to account receivable ratio | NA | NA | NA | NA | NA | NA |
| 14 | Current Liability ratio * | NA | NA | NA | NA | NA | NA |
| 15 | Total debt to total assets(%) | - | - | - | - | - | - |
| 16 | Debtor Turnover ratio * | NA | NA | NA | NA | NA | NA |
| 17 | Inventory Turnover * | NA | NA | NA | NA | NA | NA |
| 18 | Operating Margin (%) * | NA | NA | NA | NA | NA | NA |
| 19 | Net Profit/Loss Margin (%) * | NA | NA | NA | NA | NA | NA |
| Sector Specific Ratios | | | | | | | |
| 20 | Gross Non Performing Assets (%) | - | - | - | - | - | - |
| 21 | Net Non Performing Assets (%) (Excl. Impairment) | - | - | - | - | - | - |
| 22 | Net Non Performing Assets (%) (Incl. Impairment) | - | - | - | - | - | - |
| 23 | Provision Coverage ratio (%) (Incl. Impairment Re) | - | - | - | - | - | - |
| 24 | Provision Coverage ratio (%) (Excl. Impairment Re) | - | - | - | - | - | - |

Note: 1)* The Company is a Non Banking Financial 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.

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwalla
Amit Agarwalla
Managing Director

Place : Kolkata
Date : 14th November, 2025



INDEPENDENT AUDITORS' LIMITED REVIEW REPORT ON CONSOLIDATED FINANCIAL RESULTS FOR QUARTER ENDED 30th SEPTEMBER 2025

**TO THE BOARD OF DIRECTORS OF
ABHA PROPERTY PROJECT LIMITED**

We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Abha Property Project Limited** ("the Holding Company") and its subsidiaries (the Holding company, its subsidiaries referred to as "the Group") for the quarter & half year ended **30th September, 2025** ("the Statement") being submitted by the Holding Company pursuant to the requirement 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 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

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 |

Contd...



Abha Property Project Limited –Independent Limited Review Report on Consolidated Financial Results -30.09.2025– Contd...

These consolidated financial statements include Group's shares of net profit of **Rs. 46.06 (in lakhs)** for the quarter ended **30th September, 2025** in respect of the subsidiary whose financial statements have not been reviewed by their auditors and are based solely on management certified accounts.

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.

Kolkata; 14th November, 2025
UDIN: 25304601BMIVRW7345



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



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

ABHA PROPERTY PROJECT LIMITED

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ANNEXURE TO THE STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE HALF YEAR ENDED 30TH SEPTEMBER 2025

| (Rs. In Lakh) | | |
|---|--------------------------------|--------------------------------|
| Statement of Assets and Liabilities | | |
| Particulars | As at year ended 30.09.2025 | As at year ended 31.03.2025 |
| ASSETS | | |
| 1. Financial Assets | 197.51 | 201.28 |
| (a) Cash and Cash Equivalents | 20,619.66 | 19,575.13 |
| (b) Investments | 1,202.54 | 1,174.75 |
| (c) Other Financial Assets | | |
| 2. Non Financial Assets | 3.32 | 4.82 |
| (a) Current Tax Assets (Net) | | |
| TOTAL - Assets | 22,023.03 | 20,955.98 |
| LIABILITIES & EQUITY | | |
| LIABILITIES | | |
| 1. Financial Liabilities | 1.99 | 2.05 |
| (a) Other Financial Liabilities | | |
| 2. Non-Financial Liabilities | 1,610.49 | 1,579.43 |
| (a) Deferred Tax Liabilities (Net) | | |
| 3. Equity | 1,139.99 | 1,139.99 |
| (a) Equity Share Capital | 19,270.56 | 18,234.51 |
| (b) Other Equity | | |
| TOTAL - Liabilities & Equity | 22,023.03 | 20,955.98 |

For ABHA PROPERTY PROJECT LIMITED

Place : Kolkata
Date : 14th November,2025



Amit Agarwalla
Amit Agarwalla
Managing Director

ABHA PROPERTY PROJECT LIMITED

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CIN : L51909WB2001PLC093941

(Rs. In Lakh)

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED 30TH SEPTEMBER 2025

| PARTICULARS | CONSOLIDATED | | | | | |
|---|---------------|-------------|-------------|-----------------|-------------|------------|
| | QUARTER ENDED | | | HALF YEAR ENDED | | YEAR ENDED |
| | 30.09.2025 | 30.06.2025 | 30.09.2024 | 30.09.2025 | 30.09.2024 | 31.03.2025 |
| | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| INCOME | | | | | | |
| 1. Revenue from Operation | 23.75 | 11.18 | 18.69 | 34.93 | 25.37 | 81.57 |
| Interest Income | - | - | - | - | - | 309.13 |
| Gain on Sale of Investment | 28.86 | 46.27 | 36.11 | 75.13 | 69.31 | 140.75 |
| Gain on Fair Vale of Investment | - | - | 0.11 | - | 0.11 | 197.75 |
| Others | - | - | - | - | - | - |
| 2. Other Income | 52.61 | 57.45 | 54.91 | 110.06 | 94.79 | 729.20 |
| 3. Total Income | | | | | | |
| EXPENSES | | | | | | |
| a) Employee Benefits Expense | 0.53 | 0.53 | 0.53 | 1.06 | 1.06 | 2.10 |
| b) Other Expenses | 0.87 | 4.12 | 11.28 | 4.99 | 14.28 | 21.77 |
| 4. Total Expenses | 1.40 | 4.65 | 11.81 | 6.05 | 15.34 | 23.87 |
| 5. Profit/ (Loss) Share of Associates before Exceptional | 51.21 | 52.80 | 43.10 | 104.01 | 79.45 | 705.33 |
| 6. Share of Profit/(Loss) of Associates | 746.10 | - | 268.96 | 746.10 | 268.96 | 378.82 |
| 7. Profit/ (Loss) before Exceptional Items & Tax (5-6) | 797.31 | 52.80 | 312.06 | 850.11 | 348.41 | 1,084.15 |
| 8. Exceptional Items | - | - | - | - | - | - |
| 9. Profit/(Loss) before Tax (7+8) | 797.31 | 52.80 | 312.06 | 850.11 | 348.41 | 1,084.15 |
| 10. Tax Expense | 4.47 | 1.83 | 18.89 | 6.30 | 20.43 | 31.48 |
| 11. Profit/(Loss) after Tax (Including Non Controlling | 792.84 | 50.97 | 293.17 | 843.81 | 327.98 | 1,052.67 |
| 12. Profit/(Loss) attributable to Non Controlling Interest | - | - | - | - | - | - |
| 13. Profit/(Loss) for the period (11-12) | 792.84 | 50.97 | 293.17 | 843.81 | 327.98 | 1,052.67 |
| 14. Other Comprehensive Income | | | | | | |
| A. (i) Items that will not be reclassified to Profit or Loss | 223.30 | - | 1,514.86 | 223.30 | 1,514.86 | 1,514.86 |
| (ii) Income Tax relating to items that will not be reclassified to Profit or Loss | 31.06 | - | 346.60 | 31.06 | 346.60 | (548.57) |
| 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 | 192.24 | - | 1,168.26 | 192.24 | 1,168.26 | 2,063.43 |
| 15. Total Comprehensive Income (13+14) | 985.08 | 50.97 | 1,461.43 | 1,036.05 | 1,496.24 | 3,116.10 |
| 16. Profit attributable to: | | | | | | |
| Owners of the company | 792.84 | 50.97 | 293.17 | 843.81 | 327.98 | 1,052.67 |
| Non Controlling Interest | - | - | - | - | - | - |
| 17. Total Comprehensive Income to: | | | | | | |
| Owners of the company | 192.24 | - | 1,168.26 | 192.24 | 1,168.26 | 2,063.43 |
| Non Controlling Interest | - | - | - | - | - | - |
| 18. Paid-up Equity Share Capital (Face Value - Rs.10/- each) | 1,140.00 | 1,140.00 | 1,140.00 | 1,140.00 | 1,140.00 | 1,140.00 |
| 19. Other Equity | - | - | - | - | - | 18,234.51 |
| 20. Earning Per Share of Rs. 10/- each (EPS) (not annualised) | | | | | | |
| a) Basic and Diluted | 6.99 | 0.45 | 4.17 | 7.46 | 4.67 | 14.98 |

NOTES:

- The above results have been reviewed by the Audit Committee & subsequently approved & taken on record by the Board of Directors of the company at their meeting held on 14th November 2025. The limited review of these results has been done by the Statutory Auditors of the company - **M/s Rajgaria & Associates**
- The Company is an Investment Company only & as such Segment Reporting as defined in Ind AS 108 - "Segment Reporting", is not applicable.
- The Statement of Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and disclosure Requirements) Regulation 2015 are enclosed as Annexure.
- Figures for the previous year have been rearranged / regrouped wherever necessary, to make them comparable.



For ABHA PROPERTY PROJECT LIMITED

Amit Agarwalla
Amit Agarwalla
Managing Director

Place : Kolkata

Date : 14th November, 2025

ABHA PROPERTY PROJECT LIMITED

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

Phone : 3533 7200, Fax : 3533 7201, Email : abhaproperty@gmail.com

CIN : L51909WB2001PLC093941

AUDITED CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER,2025**(Rs. In Lakh)**

| PARTICULARS | YEAR ENDED | |
|--|------------|------------|
| | 30.09.2025 | 31.03.2025 |
| A) Cash Flow From Operating Activities :- | | |
| Net Profit/(Loss) Before Tax | 850.11 | 1,084.15 |
| Adjustments For :- | | |
| Share OF Profit/Loss of Associates | (746.10) | (378.82) |
| Share of Profit From Partnership Firm | - | (197.42) |
| Dividend Income | - | (0.33) |
| (Gain) / Loss on Sale of Investments (Net) | - | (309.13) |
| Net Gain on Fair Value of Changes on Investment | (75.13) | (140.75) |
| Interest Received | (34.93) | (81.57) |
| | (856.16) | (1,108.02) |
| Operating Profit/(Loss) Before Working Capital Changes | (6.05) | (23.87) |
| Adjustments For :- | | |
| Trade and other Payables | (0.06) | (2.61) |
| | (0.06) | (2.61) |
| Cash Generated From Operations :- | (6.11) | (26.48) |
| Direct Taxes (Paid) / Refund Received (Net) | (4.80) | (63.51) |
| Net Cash Flow From Operating Activities | (10.91) | (89.99) |
| B) Cash Flow From Investing Activities :- | | |
| Sale/ (Purchase) of Investments (Net) | - | (284.84) |
| Movement in Other Financial Assets/Bank Balances | (27.79) | (158.71) |
| (Investment in) /Withdrawal from Partnership firm | - | (425.00) |
| Dividend received | - | 0.33 |
| Interest Received | 34.93 | 81.57 |
| Net Cash Flow From Investing Activities | 7.14 | (786.65) |
| 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 :- | (3.77) | 73.35 |
| Opening Balance of Cash & Cash Equivalents | 201.28 | 127.93 |
| Closing Balance of Cash & Cash Equivalents | 197.51 | 201.28 |

For ABHA PROPERTY PROJECT LIMITED
Amit Agarwalla
 Managing Director

Place : Kolkata

Date : 14th November,2025

ABHA PROPERTY PROJECT LIMITED

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

Phone :3533 7200, Fax : 3533 7201, Email : abhaproperty@gmail.com,

CIN : L51909WB2001PLC093941

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

| SL No | PARTICULARS | CONSOLIDATED | | | | | |
|-------|--|---------------|-------------|-------------|-----------------|-------------|------------|
| | | QUARTER ENDED | | | HALF YEAR ENDED | | YEAR ENDED |
| | | 30.09.2025 | 30.06.2025 | 30.09.2024 | 30.09.2025 | 30.09.2024 | 31.03.2025 |
| | | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| 1 | Debt Equity Ratio | - | - | - | - | - | - |
| 2 | Debt Service Coverage Ratios * | NA | NA | NA | NA | NA | NA |
| 3 | Interest Service Coverage Ratios * | NA | NA | NA | NA | NA | NA |
| 4 | Outstanding Redeemable Preference shares (Nos in Lakhs) | - | - | - | - | - | - |
| 5 | Outstanding Redeemable Preference shares (Value) | - | - | - | - | - | - |
| 6 | Capital Redemption Reserve | - | - | - | NA | NA | - |
| 7 | Debenture Redemption Reserve | - | - | - | - | - | - |
| 8 | Networth | NA | NA | NA | 20,410.55 | 17,754.61 | 19,374.50 |
| 9 | Net Profit/(loss) after tax | 792.84 | 50.97 | 293.17 | 843.81 | 327.98 | 1,052.67 |
| 10 | Earning per share | 6.99 | 0.45 | 4.17 | 7.46 | 4.67 | 14.98 |
| 11 | Current Ratio * | NA | NA | NA | NA | NA | NA |
| 12 | Long Term debt to working capital | NA | NA | NA | NA | NA | NA |
| 13 | Bad debt to account receivable ratio | NA | NA | NA | NA | NA | NA |
| 14 | Current Liability ratio * | NA | NA | NA | NA | NA | NA |
| 15 | Total debt to total assets(%) | - | - | - | - | - | - |
| 16 | Debtor Turnover ratio * | NA | NA | NA | NA | NA | NA |
| 17 | Inventory Turnover * | NA | NA | NA | NA | NA | NA |
| 18 | Operating Margin (%) * | NA | NA | NA | NA | NA | NA |
| 19 | Net Profit/Loss Margin (%) * | NA | 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 Financial 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.

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwalla

Amit Agarwalla
Managing Director

Place : Kolkata

Date : 14th November, 2025

