Independent Auditor's Report

To the Members of
Indiabulls Cityheights Limited
(Formerly known as Dhani Healthcare Limited)

Report on the Audit of Ind AS Financial Statements

Qualified opinion

We have audited the accompanying Ind AS financial statements of **"Indiabulls Cityheights Limited"** (formerly known as Dhani Healthcare Limited) ("the company") which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity, and the Statement of Cash Flows for the year ended on that date, and a summary of the material accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations give to us, **read with matters described in the basis of qualified opinion of our report**, the aforesaid financial statements give the information required by the Companies Act, 2013, Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS") and other accounting principal generally accepted in India, of the state of affairs of the company as at March 31, 2025, the loss and total comprehensive loss, change in equity and its cash flows for the year ended on that date.

Basis of Qualified opinion

Based on information provided to us by management, the Company has recorded impairment of certain non-financial assets, of Rs. 6,115.70 Lakhs (net of deferred tax) and impairment loss due to expected credit loss, of Rs. 239.12 Lakhs (net of deferred tax), to Other Comprehensive income instead of debiting the same to the Statement of Profit and Loss, which is not in accordance with the applicable Ind AS and consequently, the Company's the loss after tax is understated and other comprehensive loss is overstated by the aforesaid amount. There is no resultant impact on the carrying value of the total equity, assets and liabilities of the Company.

We conduct our audit of the financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the *Auditors Responsibilities for the Audit of 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 (ICAI) together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other Ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

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Information other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprise the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board Report's, Business Responsibility Report, Corporate Governance, and shareholder's Information, but does not include the financial statements and our auditor's report thereon.

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, is doing so, consider whenever 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.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report the fact. We have nothing to report in this regard.

Management's Responsibility 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, total comprehensive income, cash flows and changes in equity of the Company in accordance with Ind AS and other accounting principles generally accepted in India. 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 estimate that are reasonable and prudent, and design implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and 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 relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so.

The board of directors are responsible for overseeing the Company's financial 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:

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- 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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls 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 financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the 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 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 Section 143(11) of the Companies Act, 2013, we give in the **"Annexure A"** statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by section 143(3) of the Act, based on our audit we report that:

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

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

c) The Balance Sheet, Statement of Profit and Loss (including other comprehensive income), the statement of change 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 Ind AS specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

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

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure-B"**. Our report expresses an unmodified opinion on the adequacy and operative effectiveness of the Company's internal financial controls over financial reporting.

g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 as amended, 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 provided 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

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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 have not declared and paid dividend during the year, accordingly compliance u/s 123 of the Act is not applicable to the company.

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

For Sumit Mohit & Company
Chartered Accountants
FRN: 021502N

Sumit Garg
(Partner)
M. No.: 506945
Place: New Delhi
Date: April 30, 2025
UDIN: 25506945BMGORD7782

ANNEXURE A TO INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited) of even date)

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, plant and equipment.

(B) The Company has maintained proper records showing full particulars of Intangible assets.

(b) All Property, plant and equipment have been physically verified by the management at a regular interval of time (normally once a year). No material discrepancies were noticed on such verification.

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

(d) The Company has not revalued its property, plant and equipment (including right to use assets) or Intangible assets or both during the year.

(e) 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.

(ii) (a) The management has conducted physical verification of Inventory at reasonable intervals during the year. In our opinion, the coverage and procedure of such verification by the management is appropriate and no discrepancies of 10% or more in the aggregate for each class of inventory were noticed as compared to book records.

(b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions based on security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.

(iii) (a) According to the information and explanation given to us and based on our examination of the records of the company, during the year the Company has not provided loans or provided advances in the nature of loans, or stood guarantee, or provided security to any other entity. Accordingly, clause 3(iii)(a) is not applicable to the company.

(b) In our opinion, the terms and conditions of the grant of loans, during the year are, prima facie, not prejudicial to the Company's interest.

(c) According to the information and explanation given to us and based on our examination of the records of the company, the company has not granted loans and advances in the nature of loans and hence reporting under clause 3(iii)(c) of the order is not applicable.

(d) According to the information and explanation given to us and based on our examination of the records of the company, the company has not granted loans and advances in the nature of loans and hence, reporting under clause 3(iii)(d) is not applicable.

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(e) According to the information and explanation given to us and based on our examination of the records of the company, the company has not granted loan and advances in the nature of loans and hence, reporting under clause 3(iii)(e) is not applicable.

(f) The Company has not granted any loans and advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year under clause 3(iii)(f) is not applicable.

(iv) The Companies has complied with the provisions of sections 185 and 186 of the Companies Act in respect of loans, investments, guarantees, and security provided, as applicable.

(v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits within the meaning of directives issues by the Reserve Bank of India and the provisions of section 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed there under. Therefore, the provision of clause 3(v) of the Order is not applicable to the Company.

(vi) The maintenance of cost records has not been specified by the Central Government under sub section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause(vi) of the order is not applicable to the company.

(vii) (a) According to the information and explanations given to us and based on our examination of the records of the Company, in our opinion amounts deducted / accrued in the books of account in respect of undisputed statutory dues including GST, Provident Fund, Employees' State Insurance, Income-tax, Duty of Customs, Cess and any other statutory dues have been regularly deposited by the company with the appropriate authorities

According to the information and explanations given to us, no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Employee's State Insurance, Income-tax, Sales-tax, Service tax, Duty of Customs, Duty of Excise, Value Added Tax and Cess and other statutory dues were in arrears, as at March 31, 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 and the records of the Company examined by us, as at March 31, 2025, there are no dues of Income Tax which has not been deposited on account of any dispute except below:

Name of Statute	Nature of Dues	From where dispute is pending remain	Period is to which the amount	Amount involve (Rs)
The Income Tax Act' 1961	Income Tax	High Court	F.Y. 2010-2011	10,14,48,751/-

(viii) According to the information and explanations given to us and the records of the Company examined by us, as at March 31, 2025, there were no such transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) The Company has not default in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

SUMIT MOHIT & COMPANY New Delhi

(c) The Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.

(d) On an overall examination of the financial statements of the company, the company has not raised any fund on short term basis.

(e) On an overall examination of the financial statements of the Company, the Company has not taken Inter Corporate Deposit from holding company on account of or to meet the obligations of its subsidiaries.

(f) The Company has not raised any loans during the year and hence reporting on clause 3(ix)(f) of the Order is not applicable.

(x) (a) The Company did not raise moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

(b) During the year, the Company has made private placement of compulsory convertible debentures of Rs 100 Crores. In our opinion and according to the information and explanations given to us, the company has complied with the requirements of section 42 of the Act and the rules frames thereunder with respect to the same, Further, the amounts so raised have been utilized by the company for the purposes for which these funds were raised.

(xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in the Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the 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 and upto the date of this report.
(c) As informed, the Company has not received any whistle blower complaints during the year (upto the date of this report).

(xii) The company is not a Nidhi company, therefore the provisions of paragraph 3(xii) of the order is not applicable.

(xiii) In our opinion, the Company is following section 177 and 188 of the Companies Act,2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an have an internal audit system as per the provisions of the Companies Act 2013.

(xv) Company has not entered any non-cash transaction with directors or person connected with him and therefore the provisions of section 192 of the Companies Act' 2013 are not applicable to the Company.

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

(b) The company is not a core investment company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.

SUMIT MOHIT & COMPANY New Delhi

(c) Based on the information and explanation given to us and as represented by the management of the Company, the Group (as defined in Core Investment Company (Reserve Bank) Direction, 2016) does not have more than one CIC as part of Group.

(xvii) The Company has incurred cash losses of Rs 5,527.54 lakhs during the financial year covered by our audit and the Rs 18,055.65 lakhs immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors of the Company during the year.

(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and 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 indicating 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.

(xx) The provision of Sec 135 of Companies Act 2013 is not applicable to the company, accordingly reporting under clause 3(xx)(a) and (b) is not applicable.

For Sumit Mohit & Company
Chartered Accountants
FRN: 021502N

Sumit Garg
(Partner)
M. No.: 506945
Place: New Delhi
Date: April 30, 2025
UDIN: 25506945BMGORD7782

ANNEXURE B TO INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2(f) under 'Report on other Legal and regulatory requirements' section of our report to the members of Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited) of even date)

Report on the Internal Financial 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 over financial reporting of **Indiabulls Cityheights 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 over financial reporting 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 applicable to an audit of Internal Financial Controls and, 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 over financial reporting was 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 judgment, 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 system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

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 Ind

SUMIT MOHIT & COMPANY
New Delhi

AS financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting 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 Ind AS 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 Ind AS financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting 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, the Company has, in all material respects, an adequate internal financial controls with reference to Financial Statements and such internal financial controls with reference to financial reporting were operating effectively as at March 31, 2025, based on the 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 Sumit Mohit & Company
Chartered Accountants
FRN: 021502N

Sumit Garg
(Partner)
M. No.: 506945
Place: New Delhi
Date: April 30, 2025
UDIN: 25506945BMGORD7782

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)

Balance Sheet as at 31 March 2025

(All amounts in Rs. Lacs unless stated otherwise)

	Note	As at 31 March 2025	As at 31 March 2024
I. Assets			
(1) Non-current assets			
(a) Property, plant and equipment	5	-	859.80
(b) Right of use assets	5	-	717.45
(c) Intangible assets	5	-	3,160.98
(d) Financial assets			
(i) Investments	6	5.00	5.00
(ii) Other financial assets	7	-	89.82
(e) Deferred tax assets (net)	8	2,900.64	312.90
(f) Other non-current assets	9	-	64.29
Total non-current assets		**2,905.64**	**5,210.24**
(2) Current assets			
(a) Inventories	10	-	499.03
(b) Financial assets			
(i) Trade receivables	11	-	727.59
(ii) Cash and cash equivalents	12	25.67	90.57
(iii) Other financial assets	13	2,173.24	2.61
(c) Current tax assets (net)	14	0.16	88.93
(d) Other current assets	15	8,489.38	14,745.00
Total current assets		**10,688.45**	**16,153.72**
Total assets		**13,594.09**	**21,363.96**
II. Equity and liabilities			
(1) Equity			
(a) Equity share capital	16	401.00	401.00
(b) Other equity	17	(39,098.87)	(36,520.25)
Total equity		**(38,697.87)**	**(36,119.25)**
Liabilities			
(2) Non-current liabilities			
(a) Financial liabilities			
(i) Debt Securities	18	6.51	6.32
(ii) Other financial liabilities	19	-	482.65
(b) Provisions	20	0.65	32.01
Total non-current liabilities		**7.16**	**520.98**
(3) Current liabilities			
(a) Financial liabilities			
(i) Borrowings	21	52,118.25	54,276.25
(ii) Trade payables	22		
-Total outstanding due to micro enterprises and small enterprises		-	-
-Total outstanding due to creditors other than micro enterprises and small enterprises		8.27	58.68
(b) Other financial liabilities	23	129.16	2,395.45
(c) Other current liabilities	24	29.12	231.39
(d) Provisions	25	-	0.47
Total current liabilities		**52,284.80**	**56,962.24**
Total equity and liabilities		**13,594.09**	**21,363.96**

The accompanying notes form an integral part of these financial statements

This is the Balance Sheet referred to in our report of even date

For Sumit Mohit & Company
Chartered Accountants
Firm registration no.: 021502N

SUMIT MOHIT & COMPANY * New Delhi *

Sumit Garg
Partner
Membership No. 506945
Place: New Delhi
Date: 30th April 2025

For and on behalf of the Board of Directors

Prasant Kumar Dey
Director
DIN: 00349428
Place: New Delhi
Date: 30th April 2025

Purav Acharya
Director
DIN: 08986356
Place: New Delhi
Date: 30th April 2025

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Statement of profit and loss for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

		Note	For the year ended 31 March 2025	For the year ended 31 March 2024
I	Revenue from operations	26	0.11	706.71
II	Other income	27	1,355.30	592.22
III	**Total Income**		**1,355.41**	**1,298.94**
IV	**Expenses**			
	Purchases of Stock-in-Trade		-	(679.34)
	Changes in inventories of Stock in Trade	28	200.00	3,487.98
	Impairment on financial assets	29	664.32	1,500.00
	Employee benefits expenses	30	150.94	1,012.88
	Finance costs	31	4,499.09	10,168.63
	Depreciation and amortisation expense	32	243.55	1,227.63
	Other expenses	33	2,230.16	11,482.48
	Total expenses		**7,988.06**	**28,200.25**
V	**Loss before tax (III - IV)**		**(6,632.65)**	**(26,901.31)**
VI	**Tax expense**	34		
	Earlier year tax expenses		(0.25)	0.24
	Deferred tax		(450.70)	(618.25)
	Total tax expenses		**(450.95)**	**(618.01)**
VII	**Loss for the year (V - VI)**		**(6,181.70)**	**(26,283.30)**
VIII	**Other comprehensive income**			
	(A) Items that will not be reclassified to profit or loss			
	Re-measurement gain on defined benefit plans		0.99	22.79
	Income tax relating to items that will not be reclassified to profit and loss		(0.25)	(5.74)
	(B) Items that will be reclassified to profit or loss			
	Change in fair value of Financial and Non financial assets		(8,492.11)	-
	Income tax relating to items that will not be reclassified to profit and loss		2,137.30	-
	Total Other comprehensive Income for the year (Net of Tax)		**(6,354.07)**	**17.05**
IX	**Total comprehensive income for the year (VII - VIII)**		**(12,535.77)**	**(26,266.25)**
X	**Earnings per equity share (Rs. 10 per share)**	35		
	Basic (Rs)		(154.16)	(655.44)
	Diluted (Rs)		(154.16)	(655.44)

The accompanying notes form an integral part of these financial statements

This is the Statement of Profit and Loss referred to in our report of even date

For Sumit Mohit & Company
Chartered Accountants
Firm registration no.: 021502N

Sumit Garg
Partner
Membership No. 506945
Place: New Delhi
Date: 30th April 2025

For and on behalf of the Board of Directors

Prasant Kumar Dey
Director
DIN: 00349428
Place: New Delhi
Date: 30th April 2025

Purav Acharya
Director
DIN: 08986356
Place: New Delhi
Date: 30th April 2025

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Cash Flow Statement for the period ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

		For the year ended 31 March 2025	For the year ended 31 March 2024
A	**Cash flow from operating activities :**		
	Net Loss before tax	**(6,632.65)**	**(26,901.31)**
	Adjustments for :		
	Gain on termination/modification of lease	(78.37)	(61.82)
	Excess Provisions Written Back/Liabilities written back	(1,265.39)	(487.90)
	Unwinding of interest income	(0.70)	(8.17)
	Interest on fixed deposits	(1.59)	(3.48)
	Loss on sale of fixed assets (Net)	104.51	573.27
	Provision for gratuity and compensated absences	(3.08)	(9.14)
	Impairment on financial instruments	664.32	1,500.00
	Bad Debts Written Off	2.81	25.56
	Share-based payment expense	(42.18)	34.77
	Amortisation of Customer Acquisition Cost	1,474.35	5,897.38
	Depreciation and amortisation expenses	243.55	1,227.63
	Interest expenses	4,499.09	10,168.63
	Operating Loss before working capital changes	**(1,035.34)**	**(8,044.56)**
	Adjustments for:		
	(Increase)/decrease in other non-current assets	(299.14)	5,752.26
	Decrease/(increase) in other current assets	567.60	(6,532.84)
	(Increase)/decrease in Other Financial Assets	(1,976.46)	612.59
	Decrease in inventories	200.00	3,487.98
	(Increase) in other financial liabilities	(725.84)	(1,274.28)
	(Increase) in other current liabilities	(202.27)	(891.27)
	(Increase)/decrease in trade payables	(50.40)	36.94
	(Increase) in provisions	(27.76)	(19.54)
	Cash used in operating activities	**(3,549.61)**	**(6,872.71)**
	Direct taxes paid/refund (net)	89.02	(14.98)
	Net cash used in operating activities	**(3,460.59)**	**(6,887.69)**
B	**Cash flow from investing activities :**		
	Purchase of fixed assets/changes In capital work in progress (net)	35.08	84.31
	Interest received	1.59	3.48
	Net cash generated from investing activities	**36.67**	**87.79**
C	**Cash flow from financing activities**		
	Payment of lease liabilities	12.37	(304.65)
	Inter corporate deposit (Repaid)/taken (Net)	(2,158.00)	(79,668.25)
	Interest paid	(4,494.28)	(10,111.68)
	Issue of CCD	9,998.93	96,899.76
	Net cash generated from financing activities	**3,359.02**	**6,815.18**
D	**Net (decrease)/increase in cash and cash equivalents (A+B+C)**	**(64.90)**	**15.28**
E	**Cash and cash equivalents at the beginning of the year**	**90.57**	**75.29**
F	**Cash and cash equivalents at the close of the year (D + E)**	**25.67**	**90.57**

SUMIT MOHIT & COMPANY
New Delhi

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Cash Flow Statement for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Notes to the Statement of Cash flows for the year ended 31 March 2025 :

1 The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Indian Accounting Standard (Ind AS) - 7 on 'Cash Flow Statements' as specified under Section 133 of the Companies Act, 2013 ("the Act") read with Rule 7 of the Companies (Accounts)

2 Cash and cash equivalents as at the close of the year include:

	As at 31 March 2025	As at 31 March 2024
Cash In Hand	0.07	0.07
Balances with Banks:		
- in current accounts	25.60	32.76
- in fixed deposits with original maturity of less than three months [i]	-	57.75
Cash and cash equivalents at the end of the year	25.67	90.57

The accompanying notes are an integral part of the financial statements

This is the Cash Flow Statement referred to in our report of even date

For Sumit Mohit & Company
Chartered Accountants
Firm registration no.: 021502N

Sumit Garg
Partner
Membership No. 506945
Place: New Delhi
Date: 30th April 2025

For and on behalf of the Board of Directors

Prasant Kumar Dey
Director
DIN: 00349428
Place: New Delhi
Date: 30th April 2025

Purav Acharya
Director
DIN: 08986356
Place: New Delhi
Date: 30th April 2025

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Statement of Changes in Equity for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

(A) Share capital

(i) Current reporting period

Balance at the 1 April 2024	Changes in Equity Share Capital due to prior period errors	Restated balance at the 1 April 2024	Changes in equity share capital during the current year	Balance as at 31 March 2025
401.00	-	401.00	-	401.00

(ii) Previous reporting period

Balance at the 1 April 2023	Changes in Equity Share Capital due to prior period errors	Restated balance at the 1 April 2023	Changes in equity share capital during the current year	Balance as at 31 March 2024
401.00	-	401.00	-	401.00

(B) Other equity

Particulars	Reserves & Surplus		Equity component of compound financial instruments	Total
	Retained earnings	Employee stock option reserve	Issue of CCD	
Balance as at 1 April 2023	**(1,07,286.79)**	**104.44**	-	(1,07,182.35)
Loss during the year	(26,283.30)	-	-	(26,283.30)
Other comprehensive income (net of tax)	-	-	96,893.57	96,893.57
Share based payments reserve	-	34.77	-	34.77
Other Comprehensive income/(loss):				
a) Re-measurement gain on defined benefit plans	17.05	-	-	-
Balance as at 31 March 2024	**(1,33,553.04)**	**139.21**	**96,893.57**	**(36,520.25)**
Loss during the year	(6,181.70)	-	-	(6,181.70)
Other comprehensive income (net of tax)	-	-	9,999.34	9,999.34
Share based payments expense	-	(42.18)	-	(42.18)
Transfer to retained earnings	19.61	(19.61)		-
Other Comprehensive income/(loss):				-
a) Re-measurement gain on defined benefit plans	0.74			0.74
b) Provision for impairment of Financial and Non-financial assets (Refer Note 17)	(6,354.82)			(6,354.82)
Balance as at 31 March 2025	**(1,46,069.20)**	**77.42**	**1,06,892.91**	**(39,098.87)**

The accompanying notes form an integral part of these financial statements

This is the Statement of Changes in Equity referred to in our report of even date

For Sumit Mohit & Company
Chartered Accountants
Firm registration no.: 021502N

SUMIT MOHIT & COMPANY CA New Delhi

Sumit Garg
Partner
Membership No. 506945
Place: New Delhi
Date: 30th April 2025

For and on behalf of the Board of Directors

Prasant Kumar Dey
Director
DIN: 00349428
Place: New Delhi
Date: 30th April 2025

Purav Acharya
Director
DIN: 08986356
Place: New Delhi
Date: 30th April 2025

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)

Summary of material accounting policies and other explanatory information for the year ended 31st March 2025

(All amounts in Rs. Lacs unless stated otherwise)

Note - 1

Company Overview:

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited) ("the Company") having CIN:U74110DL2009PLC197255 is an unlisted entity incorporated in india. The registered office of the Company is at A-2, First Floor, Kirti Nagar, Ramesh Nagar, West Delhi, New Delhi-110015, India.

The Company provide E-Commerce plateform for selling products like FMCG, Cosmetic, medicine, Garments, Beauty product etc. The company is engaged in providing online consultation, home delivery of medicines, day to day essentials, personal care items and other related items. The company is engaged in the business of real estate and other related and ancillary activity.

In accordance with the approval of the members of the Company, vide special resolution passed at their Extraordinary general meeting held on April 27, 2023 and of the Registrar of Companies, National Capital Territory of Delhi, and pursuant to the provisions of Section 13 and other applicable provisions, if any, of the Companies Act, 2013, read with applicable rules made thereunder, new set of Memorandum of Association (MOA) of the Company in accordance with Table A of Schedule I of the Companies Act, 2013, inter alia modifying sub clause 5 of the erstwhile object of the MOA, as added below, was adopted as follows:

To undertake the business of real estate, either of its own or under Joint venture or in collaboration, to acquire, construct, develop, erect, alter and deal in all kinds of real estate including land, buildings, both residential and/or commercial properties and/or to undertake any other work in connection therewith, to act as developer of plot, land, building, Infrastructure, of its own or on contractual basis or otherwise and to carry out the activities related to development management including strategic planning, administration and controlling of projects during its development life cycle, from project planning to construction completion and project exit and/or to act as Agents/Consultants/Advisors/Contractors/Developers/Engineers, for any nature of real estate project and to do all other related acts, deeds and things as may be necessary.

Note - 2

2.1 - Statement of compliance with Indian Accounting Standards (Ind AS):

The financial statements are prepared under the historical cost convention on an accrual basis in accordance with the Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 ("the Act") read together with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other relevant provisions of the Act. The Company has uniformly applied the accounting policies for all the periods presented in these financial statements.

The financial statements for the year ended 31 March 2025 were authorised and approved for issue by the Board of Directors on 30th April 2025

2.2 - Basis of Preparation

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measured at fair values as explained in relevant accounting policies. These financial statements of the Company are presented in Indian Rupees (INR) which is also the Company's functional currency.

2.3 - Current versus Non Current Classifications

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset as current when it is :

(i). Expected to be realised or intended to sold or consumed in normal operating cycle

(ii). Held primarily for the purpose of trading

(iii). Expected to be realised within twelve months after the reporting period, or

(iv). Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when :

(i). It is expected to be settled in normal operating cycle

(ii). It is held primarily for the purpose of trading

(iii). It is due to be settled within twelve months after the reporting period, or

(iv). There is no unconditional right to defer the settlement of liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

Note - 3

Use of estimates and judgements:

In preparing these Ind AS financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

Significant Management Judgements

(a) **Recognition of deferred tax assets** - The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

(b) **Provisions** - At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

Note - 3 (Continued)

Significant Estimates
(a) **Useful lives of depreciable/amortisable assets** – Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

(b) **Defined benefit obligation (DBO)** – Management's estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

(c) **Fair value measurements** – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument

Note - 4
Material Accounting Policies

a) Revenue Recognition

The Company earns revenue primarily through market place commision by providing E -Commerce platform to other suppliers and by providing online consultation and home delivery of medicines, personal care items and other day to day essentials. Revenue is recognised in accordance with Ind AS 115, upon transfer of control of promised products or services to customers in an amount that reflects the consideration which the Company expects to receive in exchange for those products or services. When there is uncertainty on ultimate collectability, revenue recognition is postponed until such uncertainty is resolved.

i) Pharmaceutical Products & other products sold

In respect of sale of pharmaceutical products and other products sold, where the performance obligation is satisfied at a point in time, revenue is recognised when the control of goods is transferred to the customer.

ii) Consultation Income

Revenue from consultation, is recognised as the underlying services has performed. Upfront non-refundable payments received under these arrangements are deferred and recognised as revenue over the expected period over which the related services are expected to be performed.

iii) Commision income

Commision income from market place sale is recognised when the control of goods is transferred to the customer.

iv) Dhani oneplus membership income

Income from dhani membership is recognised when payment done by customer. It is non revocable and non cancellation membership.

b) Taxes on Income:

Current tax

Current Tax is determined at the amount of tax payable in respect of taxable profit for the year as per the Income-tax Act, 1961. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Entity's current tax is calculated using tax rate that has been enacted by the end of the reporting period.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Entity expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities. Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

SUMIT MOHIT & COMPANY
New Delhi

Note - 4 (Continued)

c) Property, plant and equipment

All property, plant and equipment are initially recognised at cost. Cost comprises the purchase price and any directly attributable cost to bring the asset to its working condition for its intended use. An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised.

Depreciation on Property, plant and equipment is provided on straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013. Assets costing less than Rs. 5,000 each are fully depreciated in the year of capitalisation.For certain class of assets, based on the technical evaluation and assessment, the Company believes that the useful lives adopted by it best represent the period over which an asset is expected to be available for use. Accordingly, for these assets, the useful lives estimated by the Company are diffeferent from those prescribed in the Schedule II

Asset class	Useful life
Furniture and fixtures	10 years
Office equipment	5 years
Server & networks	6 years
Computers	3 years

d) Intangible assets

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

The estimated useful life of the intangible assets and the amortisation period are reviewed at the end of each financial year and the amortisation period is revised to reflect the changed pattern, if any.

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured at the difference between the net disposal proceeds and the carrying amount of the asset, and are recognised in profit or loss when the asset is derecognised.

e) Impairment of Non Financial assets

The Company assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. The recoverable amount is the higher of an asset's net selling price and its value in use. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the Statement of Profit and Loss. If at the Balance Sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount.

f) Inventories

Inventories of medical consumables, drugs , personal care items,other day to day use items and stores & spares are valued at lower of cost or net realizable value after providing for obsolescence and other losses, where considered necessary. Cost is determined on Weighted Average basis. Cost includes all charges in bringing the goods to their present location and condition, including octroi and other levies, transit insurance and receiving charges. Net Realizable Value represents the estimated selling price in the ordinary course of business less estimated costs necessary to make the sale.

g) Employee benefits

Short-term employee benefits

Short-term employee benefits comprise of employee costs such as salaries, bonus etc. is recognized on the basis of the amount paid or payable for the period during which services are rendered by the employee.

Defined contribution plans

The Company has a defined contribution plans namely provident fund, pension fund, labour welfare fund and employees state insurance scheme. The contribution made by the Company in respect of these plans are charged to the statement of profit and loss.

Defined benefit plans

The Company has unfunded gratuity as defined benefit plan where the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The liability recognised in the balance sheet for defined benefit plans as the present value of the defined benefit obligation (DBO) at the reporting date. Management estimates the DBO annually with the assistance of independent actuaries. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income.

Other long-term employee benefits

The Company also provides the benefit of compensated absences to its employees which are in the nature of long-term employee benefit plan. Liability in respect of compensated absences becoming due and expected to availed after one year from the Balance Sheet date is estimated in the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to statement of profit and loss in the year in which such gains or losses are determined.

SUMIT MOHIT & COMPANY
New Delhi

Note - 3 (Continued)

h) Share based payments

The Company has formulated various Employees Stock Option Schemes. The fair value of options granted under Employee Stock Option Plan is recognised as an employee benefits expense with a corresponding increase in other equity. The total amount to be expensed is determined by reference to the fair value of the options. The total expense is recognised over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied. At the end of each period, the entity revises its estimates of the number of options that are expected to vest based on the non-market vesting and service conditions.It recognises the impact of the revision to original estimates, if any, in statement of profit and loss, with a corresponding adjustment to equity.

i) Borrowing Costs:

Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are capitalized as part of cost of such assets. All other borrowing costs are charged to statement of profit and loss.

j) Provisions, Contingent Liabilities and Contingent Assets:

Provisions are recognised only when there is a present obligation as a result of past events and when a reliable estimate of the amount of obligation can be made. Disclosure of contingent liabilities is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made. Contingent Assets are not recognised in the financial statements since this may result in the recognition of income that may never be realised.

k) Financial instruments:

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another.

I. Financial assets

Initial recognition and measurement

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition or issue of the financial asset are adjusted to the fair value on initial recognition.

Subsequent measurement

Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

(a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

(b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest ('SPPI') on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate ('EIR') method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

Debt instrument at FVTOCI (Fair Value through OCI)

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

(a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and

(b) The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value.

Fair value movements are recognized in the OCI. However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the profit and loss. On derecognition of the asset, cumulative gain or loss previously recognized in OCI is reclassified from the equity to profit and loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

Debt instrument at FVTPL (Fair value through profit or loss)

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to classify a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the profit and loss.

SUMIT MOHIT & COMPANY * New Delhi *

Note - 4 (Continued)

Equity Investments
All equity investments in entities other than tax free bonds and fixed deposits are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at FVTOCI or FVTPL. The Company makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

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

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the profit and loss. Investments in tax free bonds and fixed deposits are measured at amortised cost.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

Level 1 financial instruments: Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

Level 2 financial instruments: Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life.

Level 3 financial instruments: Those that include one or more unobservable input that is significant to the measurement as whole. Based on the Company's business model for managing the investments, the Company has classified its investments and securities for trade at FVTPL.
Financial liabilities are carried at amortised cost using the effective interest rate method. For trade and other payables the carrying amount approximates the fair value due to short maturity of these instruments.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

Level 1 financial instruments: Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

Level 2 financial instruments: Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life.

Level 3 financial instruments: Those that include one or more unobservable input that is significant to the measurement as whole. Based on the Company's business model for managing the investments, the Company has classified its investments and securities for trade at FVTPL.
Financial liabilities are carried at amortised cost using the effective interest rate method. For trade and other payables the carrying amount approximates the fair value due to short maturity of these instruments.

Derecognition
A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognized (i.e. removed from the Company's balance sheet) when:
• The rights to receive cash flows from the asset have expired, or
• The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets
In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:
a) Financial assets that are debt instruments, and are measured at amortized cost e.g., loans, debt securities, deposits, trade receivables and bank balance.

b) Trade receivables under Ind AS 18.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used.

If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12-month ECL.

SUMIT MOHIT & COMPANY * New Delhi *

Note - 4 (Continued)

II. Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. All financial liabilities are recognized initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include trade and other payables.

Subsequent measurement

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

Financial liabilities at amortized cost

After initial measurement, such financial liabilities are subsequently measured at amortized cost using the EIR method. Gains and losses are in profit or loss when the liabilities are derecognized as well as through the EIR amortization process Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance costs in the profit or loss. This category generally applies to trade payables and other contractual liabilities.

Financial liabilities at fair value through profit or loss

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

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

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

Derecognition

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

j) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the balance sheet where there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

m) Leases

The Company enters into leasing arrangements for various premises. The assessment (including measurement) of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/terminate etc. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to extend or to terminate.

Recognition and initial measurement

At lease commencement date, the Company recognises a right-of-use asset and a lease liability on the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Company, an estimate of any costs to dismantle and remove the asset at the end of the lease (if any), and any lease payments made in advance of the lease commencement date (net of any incentives received).

Subsequent measurement

The Company depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Company also assesses the right-of-use asset for impairment when such indicators exist.

At lease commencement date, the Company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Company's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed payments) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is re-measured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset.

Short Term Leases

The Company has elected to account for short-term leases using the practical expedients. Instead of recognising a right-of-use asset and lease liability, the payments in relation to these are recognised as an expense in statement of profit and loss on a straight-line basis over the lease term.

SUMIT MOHIT & COMPANY
New Delhi

Note - 4 (Continued)

n) Cash and cash equivalent

Cash and cash equivalents comprise cash on hand, demand deposits and short-term highly liquid investments that are readily convertible into known amount of cash and which are subject to an insignificant risk ofchanges in value. For cash flow statement purposes, cash and cash equivalents includes bank overdrafts that are repayable on demand and form an integral part of the Company's cash management.

o) Earning per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

p) Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2025, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.

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SUMIT MOHIT & COMPANY
New Delhi

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note 5- Property, Plant & Equipment

Particulars	Gross Block (At Cost)				Accumulated Depreciation/Amortization				Net Block	
	As at 01 April 2024 Rs.	Additions/Adjustments during the year Rs.	Deletion/Adjustments during year Rs.	As at 31 March 2025 Rs.	As at 01 April 2024 Rs.	Additions/Adjustments during the year Rs.	Deletion/Adjustments during the year Rs.	As at 31 March 2025 Rs.	As at 31 March 2025 Rs.	As at 31 March 2024 Rs.
a). Property, Plant & Equipment										
Office Equipment	491.36	-	289.15	202.22	224.83	20.72	43.33	202.22	-	266.54
Furniture and fixtures	324.56	-	258.35	66.21	78.36	6.64	18.79	66.21	-	246.20
Vehicle	30.20	-	29.70	0.50	16.17	6.10	21.77	0.50	-	14.03
Leasehold Improvements	277.51	-	156.88	120.64	106.80	13.84	(0.00)	120.64	-	170.71
Computers	701.84	-	186.59	515.25	539.52	52.29	76.56	515.25	-	162.32
TOTAL (a)	**1,825.47**	-	**920.67**	**904.81**	**965.67**	**99.59**	**160.45**	**904.81**	-	**859.80**
b). Intangible Assets										
Software	4,451.48	-	3,039.07	1,412.41	1,290.71	121.70	0.00	1,412.41	-	3,160.77
Licence	0.37	-	0.37	-	0.17	0.02	0.19	-	-	0.20
TOTAL (b)	**4,451.85**	-	**3,039.44**	**1,412.41**	**1,290.88**	**121.72**	**0.19**	**1,412.41**	-	**3,160.98**
c). Right-of-Use Assets- Building	**2,496.07**	-	695.22	1,800.85	**1,778.62**	22.24	-	1,800.85	-	717.45
TOTAL (c)	**2,496.07**	-	**695.22**	**1,800.85**	**1,778.62**	**22.24**	-	**1,800.85**	-	**717.45**
TOTAL (a+b+c)	**8,773.40**	-	**4,655.33**	**4,118.08**	**4,035.17**	**243.55**	**160.64**	**4,118.08**	-	**4,738.23**

SUMIT MOHIT & COMPANY * New Delhi *

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 6
Investments

	As at 31 March 2025	As at 31 March 2024
Investment in equity shares		
In subsidiary companies (unquoted and fully paid-up)		
- Savren Medicare Limited	5.00	5.00
	5.00	**5.00**
Aggregate book value of unquoted investments	5.00	5.00

Note - 7
Other financial assets

	As at 31 March 2025	As at 31 March 2024
Unsecured		
Security Deposits		
Unsecured Considered good	-	89.82
Considered doubtful	60.02	61.14
	60.02	150.96
Less: Provision for doubtful deposits	(60.02)	(61.14)
	-	**89.82**

Note - 8
Deferred tax assets/(Deferred tax liability)

	As at 31 March 2025	As at 31 March 2024
Deferred tax assets:		
Disallowances u/s. 43B of the Income Tax Act, 1961	0.07	1.64
Disallowances u/s. 40A(7) of the Income Tax Act, 1961	0.10	2.82
Share based payments to employees	19.47	35.04
On ROU asset & lease liabilities	-	19.89
Impairment of Financial and Non-financial assets	2,137.30	-
Deferred tax assets (Total)	**2,156.94**	**59.39**
Deferred tax assets / liability:		
Difference between book balance and tax balance of assets	743.70	253.51
Difference between other current liabilities	-	-
Deferred tax assets / liability (Total)	**743.70**	**253.51**
Deferred tax assets/(Deferred tax liability)	**2,900.64**	**312.90**

Note - 9
Other non-current assets

	As at 31 March 2025	As at 31 March 2024
Capital advances		
Unsecured & considered good	-	64.29
Unsecured & Considered doubtful	363.43	300.00
	363.43	364.29
Less: Provision for doubtful capital advances	(363.43)	(300.00)
	-	64.29
	-	**64.29**

SUMIT MOHIT & COMPANY * New Delhi *

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 10
Inventories

	As at 31 March 2025	As at 31 March 2024
Stock in Trade	299.03	499.03
Less: Provision for Impairment	(299.03)	-
	-	499.03

Note - 11
Trade receivables

	As at 31 March 2025	As at 31 March 2024
(Unsecured)		
Considered good	-	727.59
Considered doubtful	1,819.35	1,200.00
Less: Impairment allowance (allowance for bad and doubtful debts)	(1,819.35)	(1,200.00)
	-	**727.59**
Trade receivables include:		
Due from others	-	727.59

As at 31st March 2025

Particulars	Trade Receivables aging schedule – Outstanding for following periods from due date of payment					
	Less than 6 months	**6 months -1 year**	**1-2years**	**2-3years**	**More than 3 years**	**Total**
(i) Undisputed Trade receivables – considered	-	-	-	-	-	-
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	109.06	574.36	172.10	963.83	1,819.35
(iii) Undisputed Trade Receivables – credit	-	-	-	-	-	-
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-		-	-	-	-

As at 31st March 2024

Particulars	Trade Receivables aging schedule – Outstanding for following periods from due date of payment					
	Less than 6 months	**6 months -1 year**	**1-2years**	**2-3years**	**More than 3 years**	**Total**
(i) Undisputed Trade receivables – considered	217.31	510.29	-	-	-	727.60
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	64.07	172.10	963.83	-	1,200.00
(iii) Undisputed Trade Receivables – credit	-	-	-	-	-	-
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-		-	-	-	-

SUMIT MOHIT & COMPANY
New Delhi

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 12
Cash and cash equivalents

	As at 31 March 2025	As at 31 March 2024
Balance with banks		
- in current accounts	25.60	32.76
Cash on hand	0.07	0.07
Other Bank balances		
- in fixed deposits with original maturity of less than twelve months	-	57.75
	25.67	**90.57**

Note - 13
Other financial assets - Current

	As at 31 March 2025	As at 31 March 2024
Unsecured		
Security deposits		
- For Project Work in Progress	2,173.24	-
- For Rental Premises	-	2.61
	2,173.24	**2.61**

Note -14
Current tax assets (net)

	As at 31 March 2025	As at 31 March 2024
Advance income tax/tax deducted at source (net of provision for taxation)	0.16	88.93
(TDS Deducted for 2025: 0.16 Lac; & TDS Deducted for 2024: 4.79 Lacs)		
	0.16	**88.93**

Note - 15
Other current assets

	As at 31 March 2025	As at 31 March 2024
Other Advances		
- Balance with government authorities	8,487.84	8,761.58
- Advance to suppliers	1,038.22	1,035.07
Less: Provision for doubtful advances	(1,037.36)	-
-Other Recoverables	0.69	6.61
-Unamortised Customer acquisition cost	3,467.38	4,941.73
Less : - Provision for Impairment	(3,467.38)	-
	8,489.38	**14,745.00**

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SUMIT MOHIT & COMPANY
New Delhi

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 16
Equity Share capital

i. **Authorised**

	As at 31 March 2025		As at 31 March 2024	
	No. of shares	Amount	No. of shares	Amount
Equity shares of face value of Rs. 10 each	40,10,000	401.00	40,10,000	401.00
Opationally convertible preference shares of face value of Rs.10 each	40,00,000	400.00	40,00,000	400.00
	80,10,000	801.00	80,10,000	801.00

ii. **Issued and subscribed and paid up**

Equity shares of face value of Rs. 10 each fully paid up	40,10,000	401.00	40,10,000	401.00
	40,10,000	401.00	40,10,000	401.00

iii. **Reconciliation of shares outstanding at the beginning and at the end of the reporting year:**

Equity shares

	As at 31 March 2025		As at 31 March 2024	
	No. of shares	Amount	No. of shares	Amount
Balance at the beginning of the year	40,10,000	401.00	40,10,000.00	401.00
Changes during the year	-	-	-	-
Outstanding at the end of the year	40,10,000	401.00	40,10,000.00	401.00

iv. **Term/rights attached to equity shares**

a. The Company has only one class of equity shares having a face value of Rs. 10 per share. Each holder of fully paid up equity share is entitled to one vote per share. The final dividend proposed by the Board of Directors, if any, is subject to the approval of the shareholders in the ensuing Annual General Meeting.

b. The company has only one class of preference shares having a par value of Rs. 10 per share. These can be converted in equity shares at any time up to 5 years from date of issuance. These shares carry 10% as dividend percentage which is to be paid as and when declare and approve by Board of Directors.

c. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

d. The Company has not issued any bonus shares during the current year and previous year

e. Employees stock option plans: (Refer Note 46)

v. **Shares held by Shareholders holding more than 5% shares and holding company:**

Equity shares of Rs. 10 each fully paid up	As at 31 March 2025		As at 31 March 2024	
Name of the Shareholders	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Dhani Services Limited	40,10,000	100%	40,10,000.00	1.00

vi. **Shares held by promoters at the end of the reporting year**

As at 31 March 2025:

Name of Promoter	No. of Shares	% of total shares	% Change during the year
Dhani Services Limited and its nominees	40,10,000	100.00	NA

As at 31 March 2024:

Name of Promoter	No. of Shares	% of total shares	% Change during the year
Dhani Services Limited and its nominees	40,10,000	100.00	NA

***As per records of the Company, including its register of members/shareholders, and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.**

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SUMIT MOHIT & COMPANY
New Delhi

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 17
Other equity

	As at 31 March 2025	As at 31 March 2024
(a) Retained earnings	(1,46,069.20)	(1,33,553.04)
(b) Deferred Employees reserve	77.42	139.21
(c) Equity component of compound financial instruments	1,06,892.91	96,893.57
	(39,098.87)	**(36,520.25)**

The Company has recorded impairment losses resulting from decline in its business. Management has, on a prudent basis, re-assessed the recoverability of certain financial assets and has accordingly, recorded provisions for impairment due to expected credit loss of Rs. 239.12 lakhs (net of deferred tax) to other comprehensive income and has recorded a provision of impairment loss of Rs. 6,115.70 Lakhs (net of deferred tax) to other comprehensive income on account of impairment of certain non-financial assets for the year ended March 31, 2025.

Note - 18
Debt Securities

	As at 31 March 2025	As at 31 March 2024
0.001% Compulsory Covertible Debentures	6.51	**6.32**
	6.51	**6.32**

Note - 19
Other Financial Liabilities

	As at 31 March 2025	As at 31 March 2024
Lease liabilities	-	482.65
	-	**482.65**

Note - 20
Provisions - Non Current

	As at 31 March 2025	As at 31 March 2024
Provision for employee benefits		
Provision for gratuity	0.39	21.54
Provision for compensated absences	0.26	10.47
	0.65	**32.01**

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SUMIT MOHIT & COMPANY ★ New Delhi ★

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 21
Borrowings - Current

	As at 31 March 2025	As at 31 March 2024
Unsecured loans		
Inter corporate deposits		
From Holding Company	9,188.00	11,338.50
From Fellow Subsidiary Companies	42,930.25	42,937.75
	52,118.25	54,276.25
	52,118.25	54,276.25

*The unsecured loans/inter corporate deposits from holding company and other fellow subsidiary companies have been taken and are repayable at the option of the company. These unsecured loans carry interest rate ranging from 8% per annum to 10% per annum.

b) There is no default as on the Balance Sheet date in repayment of the respective loan or interest amounts.

c) Reconciliation of liabilities arising from financing activities
The changes in the Company's liabilities arising from financing activities can be classified as follows:-

	Long term borrowings	Total
1 April 2023	1,33,944.50	**1,33,944.50**
Cash flows:		
Repayment	(99,670.75)	**(99,670.75)**
Conversion to CCD	96,900.00	**96,900.00**
Proceeds	(76,897.50)	**(76,897.50)**
31 March 2024	54,276.25	**54,276.25**
Cash flows:		
Repayment	(251.50)	**(251.50)**
Conversion to CCD	10,000.00	**10,000.00**
Proceeds	8,093.50	**8,093.50**
31 March 2025	**52,118.25**	**52,118.25**

Note - 22
Trade payables

	As at 31 March 2025	As at 31 March 2024
Total outstanding due to micro enterprises and small enterprises	-	-
Total outstanding due to creditors other than micro enterprises and small enterprises	8.27	58.68
	8.27	58.68

Ageing of Trade Payable:-
As at 31 March 2025

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	8.27	-	-	-	8.27
(iii) Disputed dues - MSME	-	-	-	-	-
(iv)Disputed dues - Others	-	-	-	-	-

As at 31 March 2024

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	58.68	-	-	-	58.68
(iii) Disputed dues - MSME	-	-	-	-	-
(iv)Disputed dues - Others	-	-	-	-	-

SUMIT MOHIT & COMPANY * New Delhi *

(All amounts in Rs. Lacs unless stated otherwise)

(i) On the basis of confirmations obtained from suppliers who have registered themselves under the Micro, Small and Medium Enterprise Development Act, 2006 (MSMED Act, 2006) and based on the information available with the Company, the following are the details:

Particulars	As at 31 March 2025	As at 31 March 2024
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	Nil	Nil
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	Nil	Nil
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	Nil	Nil
(iv) The amount of interest due and payable for the year	Nil	Nil
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	Nil	Nil
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the auditors.

Note - 23
Other financial liabilities

	As at 31 March 2025	As at 31 March 2024
Lease liabilities	-	275.05
Other payables		
- Expenses payable	61.51	373.54
- Employee related payables	4.23	483.52
- Other payables	63.42	1,263.34
	129.16	2,395.45

Note - 24
Other current liabilities

	As at 31 March 2025	As at 31 March 2024
Other Payables		
- Statutory liabilities	29.12	123.43
-Advance from Customers	-	107.96
	29.12	231.39

Note - 25
Provisions

	As at 31 March 2025	As at 31 March 2024
Provision for employee benefits		
Provision for gratuity	-	0.20
Provision for compensated absences	-	0.27
	-	0.47

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SUMIT MOHIT & COMPANY
New Delhi

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 26
Revenue

	For the year ended 31 March 2025	For the year ended 31 March 2024
Revenue from operations		
Sale of products	0.11	467.39
Sale of services		
-Commission Marketplace	-	209.40
-Membership & Consultancy fees	-	29.93
	0.11	**706.71**

Note - 27
Other income

	For the year ended 31 March 2025	For the year ended 31 March 2024
Interest on fixed deposits	1.59	3.48
Excess provisions written back	53.19	390.65
Provision for compensated Absences & Gratuity written back	3.08	21.47
Interest income from income tax refund	4.01	-
Gain on Termination of Lease	78.37	61.82
Unwinding of interest income	0.70	8.17
Liabilities written back	1,212.21	97.25
Miscellaneous Income	1.07	9.39
Profit on sale/ scrapping of fixed assets	1.08	-
	1,355.30	**592.22**

Note - 28
Changes in inventories of Stock in Trade

	For the year ended 31 March 2025	For the year ended 31 March 2024
Inventories at the beginning of the year	499.03	3,987.01
Less : Impaired during the year	(299.03)	
Inventories at the end of the year	-	(499.03)
(Increase)/ Decrease	200.00	3,487.98

Note - 29
Impairment on financial instruments

	For the year ended 31 March 2025	For the year ended 31 March 2024
Measured at Amortised Cost		
- Impairment due to expected credit loss on other financial assets	664.32	1,500.00
Bad debt written off related to financial assets	(61.14)	74.17
Less:Bad debt adjusted from provision already created	61.14	(74.17)
Total	**664.32**	**1,500.00**

SUMIT MOHIT & COMPANY * New Delhi *

(All amounts in Rs. Lacs unless stated otherwise)

Note - 30
Employee benefits expense

	For the year ended 31 March 2025	For the year ended 31 March 2024
Salaries and wages	190.78	954.33
Contribution to provident fund and other funds	1.91	14.35
Employee share-based payment expense	(42.18)	34.77
Staff welfare expenses	0.43	9.43
	150.94	**1,012.88**

Note - 31
Finance costs

	For the year ended 31 March 2025	For the year ended 31 March 2024
On financial liabilities measured at amortised Cost -		
Interest on borrowings:		
Interest on inter corporate deposits	4,494.28	10,111.68
Interest on Compulsory Convertible Debentures	0.59	0.14
Other interest expense:		
Interest on Lease Liabilities	4.22	56.81
	4,499.09	**10,168.63**

Note - 32
Depreciation and amortisation

	For the year ended 31 March 2025	For the year ended 31 March 2024
Depreciation on property,plant and equipment	99.59	460.49
Amortisation on intangible assets	121.72	488.24
Amortisation on right-of-use assets	22.24	278.90
	243.55	**1,227.63**

SUMIT MOHIT & COMPANY * New Delhi *

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 33
Other expenses

	For the year ended 31 March 2025	For the year ended 31 March 2024
Stamp duty charges	0.02	0.68
Commission	-	0.55
Settlement charges	6.00	-
Software expenses	3.99	65.85
Lease rent	-	25.03
Rates and taxes	247.62	322.57
Electricity expenses	4.13	62.32
Insurance	0.91	0.62
Consultancy Expense - Doctor	-	36.00
Logistics & Delivery charges	2.55	430.77
Communication expenses	0.14	4.86
Legal and professional charges	47.94	192.47
Amortisation of Customer Acquisition Cost	1,474.35	5,897.38
Travelling and conveyance	1.87	19.89
Royalty Expenses	1.51	-
Printing and stationery	1.73	3.08
Merchant Settlement Fees	-	0.92
Office maintenance	5.73	51.61
Repairs and maintenance - others	0.17	0.75
Business promotion expenses	316.90	3,742.43
Payment to statutory auditors*	6.00	6.00
Damage Cost	-	19.67
Loss on sale/ scrapping of property, plant and equipment	105.59	573.27
Bad debts, advances and security deposits written off	2.81	25.56
Bank Charges	0.02	0.01
Miscellaneous expenses	0.18	0.17
	2,230.16	11,482.48
* Auditor's remuneration		
As Auditor	6.00	6.00

Previous years figures has been restated in case of regrouping/reclassification

SUMIT MOHIT & COMPANY
New Delhi

Note - 34
Tax expenses

	For the year ended 31 March 2025	For the year ended 31 March 2024
Current tax	-	-
Earlier year tax expenses	(0.25)	0.24
Deferred tax charge	(450.70)	(618.25)
Income tax expense reported in the statement of profit and loss	(450.95)	(618.01)

The major components of tax expense and its reconciliation to expected tax expense based on the enacted tax rate applicable to the Company is 25.17% (31 March 2024: 25.17%) and the reported tax expense in statement of profit or loss are as follows:

Accounting profit before tax expense	(6,632.65)	(26,901.31)
Income tax rate	25.17%	25.17%
Expected tax expense	(1,669.30)	(6,770.52)
Tax effect of adjustment to reconcile expected income tax expense to reported income tax expense		
Adjustment in respect of income tax of previous years	(0.25)	0.24
Expenses on which tax is not deductible	(30.43)	(5.82)
Tax impact of brought forward losses adjustment	-	-
Tax effect of brought forward losses/unabsorbed losses of current year on which no deferred tax assets is recognised.	1,636.58	6,463.79
Allowance/Disallowances u/s. 40A(7) of the Income-Tax Act, 1961	(167.20)	(40.86)
Tax effect of income not taxable	(0.25)	(5.74)
Difference between tax balance and book balance of fixed assets	(52.92)	121.00
Allowance/Disallowances u/s. 43B of the Income-Tax Act, 1961	(167.20)	(380.10)
Income tax expenses recognised in profit & loss account	(450.95)	(618.01)

Note - 35
Earnings per share:

The basic earnings per share is computed by dividing the net profit attributable to equity shareholders for the period by the weighted average number of equity shares outstanding during the reporting year. Diluted earnings per share are computed using the weighted average number of equity shares and also the weighted average number of equity shares that could have been issued on the conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

Dilutive potential equity shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The number of equity shares and potential diluted equity shares are adjusted for stock split, bonus shares and the potential dilutive effect of employee stock option plan as appropriate.

	For the year ended 31 March 2025	For the year ended 31 March 2024
Net Loss available for Equity Shareholders (Rs.lacs)	(6,181.70)	(26,283.30)
Nominal Value of Equity Shares - (Rs.)	10.00	10.00
Weighted average number of Equity Shares used for computing Basic and Diluted earnings per share	40,10,000	40,10,000
Earnings Per Share - Basic & Diluted (Rs.)	(154.16)	(655.44)

SUMIT MOHIT & COMPANY
New Delhi

(All amounts in Rs. Lacs unless stated otherwise)

Note - 36
Financial instruments

A Financial assets and liabilities

The carrying amounts of financial instruments by category are as follows:

Particulars	Note	As at 31 March 2025	As at 31 March 2024
Financial assets measured at amortised cost			
Trade receivables	11	-	727.59
Cash and cash equivalents	12	25.67	90.57
Other financial assets	13 & 7	2,173.24	92.43
Total		2,198.90	910.59
Financial liabilities measured at amortised cost			
Borrowings	21	52,118.25	54,276.25
Trade payables	22	8.27	58.68
Other financial liabilities	19 & 23	129.16	2,878.09
Total		52,255.68	57,213.02

* Investment in subsidiaries are measured at cost as per Ind AS 27, 'Separate financial statements' and hence,not presented here.

B Fair values hierarchy

Financial assets and financial liabilities measured at fair value in the financial statements are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

The categories used are as follows:
Level 1: Quoted prices (unadjusted) for identical instruments in an active market;
Level 2: Directly (i.e. as prices) or indirectly (i.e. derived from prices) observable market inputs, other than Level 1 inputs; and
Level 3: Inputs which are not based on observable market data (unobservable inputs).

B.1 Fair value of instruments measured at amortised cost

Fair value of instruments measured at amortised cost for which fair value is disclosed is as follows, these fair values are calculated using Level 3 inputs:

Particulars	As at 31 March 2025		As at 31 March 2024	
	Carrying value	Fair value	Carrying value	Fair value
Financial assets				
Trade receivables	-	-	727.59	727.59
Cash and cash equivalents	25.67	25.67	90.57	90.57
Other Financial Assets	2,173.24	2,173.24	92.43	92.43
Total	2,198.90	2,198.90	910.59	910.59
Financial liabilities				
Borrowings	52,118.25	52,118.25	54,276.25	54,276.25
Trade payables	8.27	8.27	58.68	58.68
Other financial liabilities	129.16	129.16	2,878.09	2,878.09
Total	52,255.68	52,255.68	57,213.02	57,213.02

The management assessed that fair values of trade receivables,cash and cash equivalents, loans, other financial assets, borrowings, trade payables and other financial liabilities approximate their respective carrying amounts, largely due to the short-term maturities of these instruments. The following methods and assumptions were used to estimate the fair values for other assets and liabilities:

Note - 37
Financial risk management

i) Risk Management

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company risk management framework. The Company's risk are managed by a treasury department under policies approved by the board of directors. The board of directors provides written principles for overall risk management. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

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SUMIT MOHIT & COMPANY
New Delhi

(All amounts in Rs. Lacs unless stated otherwise)

Note-37
Financial risk management (continued)

Risk	Exposure arising from	Measurement	Management
Credit risk	Cash and cash equivalents	Ageing analysis	Highly rated bank deposits and diversification of asset base and collaterals taken for assets
Liquidity risk	Borrowings, trade payables and other financial liabilities	Cash flow forecasts	Committed borrowing and other credit facilities and sale of loan assets (whenever required)
Market risk - foreign exchange	Financial assets and liabilities not denominated in Indian rupee (INR)	Sensitivity analysis	Forward contract/hedging, if required
Market risk - interest rate	Variable rates borrowings and debt securities	Sensitivity analysis	Negotiation of terms that reflect the market factors
Market risk - security price	Investments in equity securities	Sensitivity analysis	Diversification of portfolio, with focus on strategic investments

In order to avoid excessive concentrations of risk, the Company's policies and procedures include specific guidelines to focus on maintaining a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly.

A) Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents and loan assets. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

a) Credit risk management

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. The Company assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

(i) Low credit risk
(ii) Moderate credit risk
(iii) High credit risk

The company provides for expected credit loss based on the following:

Nature	Assets covered	Basis of expected credit loss
Low credit risk	Cash and cash equivalents, Loans and Other Financial Assets	12 month expected credit loss

Financial assets that expose the entity to credit risk*

Particulars	As at 31 March 2025	As at 31 March 2024
(i) Low credit risk		
Trade receivables	-	727.59
Cash and cash equivalents	25.67	90.57
Other Financial Assets	2,173.24	92.43

* These represent gross carrying values of financial assets, without deduction for expected credit losses

Cash and cash equivalents

Credit risk related to cash and cash equivalents is managed by only accepting highly rated banks and accounts in different banks across the country.

Other financial assets measured at amortized cost

Other financial assets measured at amortized cost includes loans and amount receivable from related party. Credit risk related to these other financial assets is managed by continuously monitoring the recoverability of such amounts.

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SUMIT MOHIT & COMPANY
New Delhi

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note-37
Financial risk management (continued)

b) Credit risk exposure
i) Expected credit losses for financial assets

As at 31 March 2025	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Trade Receivables	1,819.35	1,819.35	-
Cash and cash equivalents	25.67	-	25.67
Other Financial Assets	2,233.26	60.02	2,173.24

As at 31 March 2024	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Trade Receivables	1,927.59	1,200.00	727.59
Cash and cash equivalents	90.57	-	90.57
Other Financial Assets	153.57	61.14	92.43

B) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

The Company maintains flexibility in funding by maintaining availability under committed credit lines. Management monitors the Company's liquidity positions (also comprising the undrawn borrowing facilities) and cash and cash equivalents on the basis of expected cash flows. The Company also takes into account liquidity of the market in which the entity operates.

(i) Maturities of financial assets and liabilities

The tables below analyse the Company financial assets and liabilities into relevant maturity groupings based on their contractual maturities.

The amounts disclosed in the table are the contractual undiscounted cash flows:

As at 31 March 2025	Less than 1 year	1-3 year	More than 3 years	Total
Financial assets				
Trade receivables	-	-	-	-
Cash and cash equivalent	25.67	-	-	25.67
Other financial assets	2,173.24	-	-	2,173.24
Total undiscounted financial assets	2,198.90	-	2,173.24	4,372.14
Financial liabilities				
Borrowings	52,118.25	-	-	52,118.25
Trade payables	8.27	-	-	8.27
Other financial liabilities	129.16	-	-	129.16
Total undiscounted financial liabilities	52,255.68	-	-	52,255.68
Net undiscounted financial assets/(liabilities)	(50,056.78)	-	2,173.24	(47,883.54)

As at 31 March 2024	Less than 1 year	1-3 year	More than 3 years	Total
Financial Assets				
Trade receivables	727.59	-	-	727.59
Cash and cash equivalent	90.57	-	-	90.57
Other financial assets	92.43	-	-	92.43
Total undiscounted financial assets	910.59	-	-	910.59
Financial liabilities				
Borrowings	54,276.25	-	-	54,276.25
Trade payables	58.68	-	-	58.68
Other financial liabilities	1,188.07	808.58	881.44	2,878.08
Total undiscounted financial liabilities	55,523.00	808.58	881.44	57,213.02
Net undiscounted financial assets/(liabilities)	(54,612.41)	(808.58)	(881.44)	(56,302.43)

SUMIT MOHIT & COMPANY
New Delhi

(All amounts in Rs. Lacs unless stated otherwise)

Note-37

Financial risk management (continued)

C) Market risk

a) Interest rate risk

i) Liabilities

The Company's policy is to minimise interest rate cash flow risk exposures on long-term financing. At 31 March 2025 the company did not have any debt securities and other borrowings at variable interest rate and accordingly the Company do not have any exposure to interest rate risk.

ii) Assets

Company's assets are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

b) Derivative financial instrument

The Company has not entered into any derivative instruments during the year. There are no foreign currency exposures as at 31 March 2025 (31 March 2024 Nil)

c) Price risk

i) Exposure

As at 31 March 2025 and 31 March 2024, the company did not have any financial assets subject to price risk.

Note - 38

Capital management

The Company's capital management objectives are
- to ensure the Company's ability to continue as a going concern
- to comply with externally imposed capital requirement and maintain strong credit ratings
- to provide an adequate return to shareholders

Management assesses the Company's capital requirements in order to maintain an efficient overall financing structure while avoiding excessive leverage. This takes into account the subordination levels of the Company's various classes of debt. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets to reduce debt.

Particulars	As at 31 March 2025	As at 31 March 2024
Net debt*	52,092.58	54,185.68
Total equity	(38,697.87)	(36,119.25)
Net debt to equity ratio	-	-

* Net debt includes non-current borrowings + current borrowings - cash and cash equivalents.

Note - 39

Accounting Ratio

Particulars	As at 31 March 2025	As at 31 March 2024
(a) Current Ratio	0.20	0.28
(b) Debt-Equity Ratio	(1.35)	(1.50)
(c) Debt Service Coverage Ratio	(0.03)	(0.24)
(d) Return on Equity Ratio	0.16	0.73
(i) Net Profit Ratio	(59,423.78)	(38.07)
(j) Return on Capital Employed	(0.16)	(0.92)

Note - 40

Corporate Social Responsibility

CSR is not applicable on the company as per Section 135 of Companies Act, 2013. So CSR liability not arises on company.

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SUMIT MOHIT & COMPANY * New Delhi *

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 41
Employee benefits
The Company has adopted Indian Accounting Standard (Ind AS) - 19 on Employee Benefit as under :

As permitted under Ind AS-19 on Employee Benefits, in respect of companies with few employees, the Company has estimated its liability as at March 31, 2025 for defined benefit obligation in the form of Gratuity on an accrual basis at Rs. 0.41 lakh (Previous year Rs. 21.74 lakhs) and Compensated Absences at Rs. 0.31 lakh (Previous year Rs. 10.74 lakhs) and related costs have been charged to the Statement of Profit and Loss for the year ended March 31, 2025. The Company has certain defined contribution plans such as provident fund for benefits of its employees. Contributions are made to provident fund in India for employees as per regulations. The contributions are made to registered provident fund administered by the government. The obligation of the Company is limited to the amount contributed and it has no further contractual nor any constructive obligation. The expense recognized during the year towards defined contribution plan is Rs. 1.91 lakhs (Previous year Rs. 14.35 lakhs).

Note - 42
Leases
The Company has leases for office buildings. With the exception of short-term leases and leases of low-value underlying assets, each lease is reflected on the balance sheet as a right-of-use asset and a lease liability. Variable lease payments which do not depend on an index or a rate are excluded from the initial measurement of the lease liability and right of use assets. The Company classifies its right-of-use assets in a consistent manner to its property, plant and equipment.

Each lease generally imposes a restriction that, unless there is a contractual right for the Company to sublease the asset to another party, the right-of-use asset can only be used by the Company. Some leases contain an option to extend the lease for a further term. The Company is prohibited from selling or pledging the underlying leased assets as security. For leases over office buildings and other premises the Company must keep those properties in a good state of repair and return the properties in their original condition at the end of the lease. Further, the Company is required to pay maintenance fees in accordance with the lease contracts.

A **The Changes in the carrying value of right of use assets for the year ended 31st March 2025 are as follow :**

Particulars	**For the year ended 31 March 2025**	**For the year ended 31 March 2024**
Balance as at 1 April	717.45	1,929.61
Additions	-	342.45
Deletions	695.22	1,275.70
Amortisation	22.24	278.90
Balance as at 31 March	-	**717.45**

B **The movement in lease liabilities during the year ended 31st March 2025 are as follow :**

Particulars	**For the year ended 31 March 2025**	**For the year ended 31 March 2024**
Balance as at 1 April	757.70	2,008.79
Additions during the year	-	342.45
Deletion during the year	735.25	1,326.84
Finance Cost accrued during the year	4.22	56.81
Payment of lease liability	26.69	323.50
Balance as at 31 March	-	757.70

C **The break-up of current and non-current lease liabilities as at 31st March, 2025 are as follow :-**

Particulars	**For the year ended 31 March 2025**	**For the year ended 31 March 2024**
Current lease liabilities	-	275.05
Non current lease liablities	-	482.65
Total	-	757.70

Note - 43
Contingent liabilities and commitments
i. Contingent liabilities

Particulars	**For the year ended 31 March 2025**	**For the year ended 31 March 2024**
Claims against the Company not acknowledged as debt:* **Income tax matter in dispute** -For Rs. 31,26,79,151/- with respect to FY 2010-11 against disallowances under Income tax Act, 1961, against which the appeal is pending before High Court.	1,014.49	1,014.49
Total	**1,014.49**	**1,014.49**

*In respect of disputes, the Company is hopeful of succeeding in appeals and does not expect any significant liabilities to materialise.

ii. Capital commitments
(to the extent not provided for)

Particulars	**For the year ended 31 March 2025**	**For the year ended 31 March 2024**
Capital commitments Estimated amount of contracts remaining to be executed on capital account and not provided for (net of capital advance paid)	-	52.23

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SUMIT MOHIT & COMPANY * New Delhi *

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 44
Segment Reporting:
Considering the nature of Company's business and operations and based on the information available with the management, there are no reportable segments (business and / or geographical) in accordance with the requirements of Indian Accounting Standards (IND AS)-108 on Segment Reporting as specified under section 133 of the Companies Act,2013 ("the Act") read together with the Companies (Indian Accounting Standards) Rules ,2015(as amended). Hence no further disclosures are required in respect of reportable segments, under Ind AS 108, other than those already provided in the financial statements.

Note - 45
Related Party Disclosures:
Disclosures in respect of Ind AS - 24 'Related Party Disclosures' as specified under Section 133 of the Companies Act, 2013 ("the Act") read together with the Companies (Indian Accounting Standards) Rules, 2015 (as amended):

(a) Related parties where control exists:

Description of relationship	Names of related parties
Ultimate Holding & Holding Company	Dhani Services Limited
Subsidiary Company	Savren Medicare Limited
Fellow Subsidiary Companies (including step down subsidiaries)	Dhani Loans and Services Limited
	Indiabulls Infra Resources Limited
	TranServ Limited
	Indiabulls Urbanresidency Limited (formerly known as Indiabulls Investment Advisors Limited)
	Indiabulls Securities Limited (formerly known as Dhani Stocks Limited)

(b) Significant transactions with related parties during the year ended 31 March 2025:

Particulars	Holding Company	Subsidiary Company	Fellow Subsidiary	Key management personnel
Expenses				
- Interest Expenses	209.58	-	4,284.70	-
	(5,823.09)	-	(4,288.84)	-
- Transfer of Gratuity & Compensated absences	-	-	27.44	-
	-		-	-
- Business Promotion Expenses	-	-	-	-
	-	-	(3,000.00)	-
Finance				
Issue of CCD:	10,000.00	-	-	-
	(96,900.00)	-	-	-
Inter corporate deposit given	-	-	-	-
(Maximum balance outstanding during the year):	-	-	-	-
Inter corporate deposit taken	11,338.50	-	42,937.75	-
(Maximum balance outstanding during the year):	(97,021.50)	-	(43,563.75)	-

Figures in bracket represent previous year's amount.

Note - 45
Related Party Disclosures
(c) Outstanding at the year ended 31 March 2025

Nature of Transaction		Holding Company	Fellow Subsidiary	Total
Inter Corporate Deposit Taken	As at 31 March 2025	9,188.00	42,930.25	52,118.25
	As at 31 March 2024	11,338.50	42,937.75	54,276.25
CCD Issued	As at 31 March 2025	1,06,900.00	-	1,06,900.00
	As at 31 March 2024	96,900.00	-	96,900.00

In accordance with Ind AS 24, disclosures in respect of transactions with identified related parties are given only for such period during which such relationships existed. Related Party relationships are given above are as identified by the Company and relied upon by the Auditors.

SUMIT MOHIT & COMPANY * New Delhi *

(All amounts in Rs. Lacs unless stated otherwise)

Note -46
Employee stock option schemes:

The Holding Company has issued various Employees stock options scheme (ESOP / ESOS) for the benefit of its employees and its subsidiary companies. The Holding Company has established the "Udaan Employee Welfare Trust" ("Udaan – EWT") ("Trust") for the implementation and management of its employees stock options/benefit scheme(s).

A. Grants during the year:

There have been no new grants during the year (Previous year Nil).

B. Employees Stock Options Schemes:
(i) Employees Stock Option Scheme - 2008 (DSL ESOP - 2008)

	DSL ESOP - 2008	
Total options under the scheme	**2,00,00,000**	
Options granted (Nos.)	**97,00,000 (Regrant)**	**18,00,000 (Regrant)**
Vesting period and percentage	Five years, 20% each year	Five years, 20% each year
Vesting date	2nd July each year, commencing 2 July 2017	28th June each year, commencing 28 June 2023
Exercisable period	5 years from each vesting date	5 years from each vesting date
Exercise price (₹)	24.15	30
Outstanding at the beginning of 1 April 2023 (Nos.)	**18,44,400**	**18,00,000**
Granted/ regranted during the year (Nos.)	-	-
Forfeited during the year (Nos.)	6,94,400	9,00,000
Exercised during the year (Nos.)	-	-
Expired during the year (Nos.)	-	-
Surrendered and eligible for re-grant during the year (Nos.)	-	-
Outstanding as at 31 March 2024 (Nos.)	**11,50,000**	**9,00,000**
Vested and exercisable as at 31 March 2024 (Nos.)	11,50,000	1,80,000
Remaining contractual life (weighted months)	19	75
Outstanding at the beginning of 1 April 2024 (Nos.)	**11,50,000**	**9,00,000**
Granted/ regranted during the year (Nos.)	-	-
Forfeited during the year (Nos.)	-	3,00,000
Exercised during the year (Nos.)	-	-
Expired during the year (Nos.)	-	-
Surrendered and eligible for re-grant during the year (Nos.)	-	-
Outstanding as at 31 March 2025 (Nos.)	**11,50,000**	**6,00,000**
Vested and exercisable as at 31 March 2025 (Nos.)	11,50,000	2,40,000
Remaining contractual life (weighted months)	8	63

Weighted average exercise price of share during the year ended 31 March 2025: Nil (31 March 2024: Nil).

SUMIT MOHIT & COMPANY New Delhi

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note -46-(continued)

(ii) Employees Stock Option Scheme - 2009 (DSL - ESOP 2009)

	DSL ESOP - 2009		
Total options under the Scheme (Nos.)	**2,00,00,000**		
Options granted (Nos.)	**20,50,000**	**95,00,000 (Regrant)**	**98,00,000 (Regrant)**
Vesting period and percentage	Ten years, 10% each year	Five years, 20% each year	Five years, 20% each year
Vesting date	13th April each year, commencing 13 April 2011	13th May each year, commencing 13 May 2017	28th June each year, commencing 28 June 2023
Exercisable period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Exercise price (₹)	31.35	16	30
Outstanding at the beginning of 1 April 2023 (Nos.)	**50,000**	**17,90,400**	**98,00,000**
Granted/ regranted during the year (Nos.)	-	-	-
Forfeited during the year (Nos.)	-	1,62,000	41,00,000
Exercised during the year (Nos.)	-	-	-
Expired during the year (Nos.)	-	-	-
Surrendered and eligible for re-grant during the year (Nos.)	-	-	-
Outstanding as at 31 March 2024 (Nos.)	**50,000**	**16,28,400**	**57,00,000**
Vested and exercisable as at 31 March 2024	50,000	16,28,400	11,40,000
Remaining contractual life (Weighted Months)	12	19	75
Outstanding at the beginning of 1 April 2024 (Nos.)	**50,000**	**16,28,400**	**57,00,000**
Granted/ regranted during the year (Nos.)	-	-	-
Forfeited during the year (Nos.)	-	2,84,000	7,75,000
Exercised during the year (Nos.)	-	-	-
Expired during the year (Nos.)	-	-	-
Surrendered and eligible for re-grant during the year (Nos.)	-	-	-
Outstanding as at 31 March 2025 (Nos.)	**50,000**	**13,44,400**	**49,25,000**
Vested and exercisable as at 31 March 2025 (Nos.)	50,000	13,44,400	19,70,000
Remaining contractual life (Weighted Months)	0.4	7	63

(iii) Dhani Services Limited - Employee Stock Benefit Scheme 2019 ("Scheme") ("DSL-ESBS 2019").

This Scheme has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of the Holding Company at its meeting held on 22 October 2019; and (b) a special resolution of the shareholders of the Holding Company passed through postal ballot on 4 December 2019, result of which were declared on 5 December 2019.

This Scheme comprises:

a. Dhani Services Limited Employees Stock Option Plan 2019 ("ESOP Plan 2019")
b. Dhani Services Limited Employees Stock Purchase Plan 2019 ("ESP Plan 2019")
c. Dhani Services Limited Stock Appreciation Rights Plan 2019 ("SARs Plan 2019")

This Scheme is implemented through the Trust in accordance with the SBEB Regulations. The Trust, in compliance with the "SBEB Regulations", is authorised to purchase upto an aggregate of 10,500,000 (One Crore Five lakh) fully paid-up equity shares, being not more than 2% (Two percent) of the fully paid-up equity share capital of the Holding Company as on the date of approval of shareholders, from the secondary market. The Holding Company has appropriated 10,400,000 fully paid up equity shares purchased by the Trust under the Scheme. The Holding Company has not granted any options/ SARs under the said Scheme as at 31 March 2025 (31 March 2024: Nil).

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note -46-(continued)
(iv) Dhani Services Limited - Employee Stock Benefit Scheme 2020 ("Scheme") ("DSL-ESBS 2020").

This Scheme has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of the Holding Company at its meeting held on 23 January 2020; and (b) a special resolution of the shareholders of the Holding Company passed through postal ballot on 20 March 2020, result of which were declared on 21 March 2020.

This Scheme comprises:

a. Dhani Services Limited Employees Stock Option Plan 2020 ("ESOP Plan 2020")
b. Dhani Services Limited Employees Stock Purchase Plan 2020 ("ESP Plan 2020")
c. Dhani Services Limited Stock Appreciation Rights Plan 2020 ("SARs Plan 2020")

This Scheme is implemented through the Trust in accordance with the SBEB Regulations. The Trust, in compliance with the "SBEB Regulations", is authorised to purchase upto an aggregate of 9,300,000 (Ninety Three lakh) fully paid-up equity shares, being not more than 2% (Two percent) of the fully paid-up equity share capital of the Holding Company as on the date of approval of shareholders, from the secondary market. The Holding Company has appropriated 93,00,000 fully paid up equity shares purchased by the Trust under the Scheme. The Holding Company has not granted any options/ SARs under the said Scheme as at 31 March 2025 (31 March 2024: Nil).

(v) Dhani Services Limited - Employee Stock Benefit Scheme 2021 ("Scheme") ("DSL-ESBS 2021").

This Scheme has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of the Holding Company at its meeting held on 06 March 2021; and (b) a special resolution of the shareholders of the Holding Company passed through postal ballot on 15 April 2021, result of which were declared on 16 April 2021.

This Scheme comprises:

a. Dhani Services Limited Employees Stock Option Plan 2021 ("ESOP Plan 2021")
b. Dhani Services Limited Employees Stock Purchase Plan 2021 ("ESP Plan 2021")
c. Dhani Services Limited Stock Appreciation Rights Plan 2021 ("SARs Plan 2021")

This Scheme is implemented through the Trust in accordance with the SBEB Regulations. The Trust, in compliance with the "SBEB Regulations", is authorised to purchase upto an aggregate of 1,05,00,000 (One Crore Five lakh) fully paid-up equity shares, being not more than 2% (Two percent) of the fully paid-up equity share capital of the Holding Company as on the date of approval of shareholders, from the secondary market. The Holding Company has not granted any options/ SARs under the said Scheme as at 31 March 2025 (31 March 2024: Nil).

(vi) Dhani Services Limited - Employee Stock Benefit Scheme 2022 ("Scheme") ("DSL-ESBS 2022").
This Scheme has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of the Holding Company at its meeting held on August 12, 2022; and (b) a special resolution of the shareholders of the Holding Company at their annual general meeting held on September 29, 2022 for an aggregate of 3,00,00,000 (Three Crore) employee stock options, convertible into equivalent number of fully paid-up equity shares of face value Rs. 2 each of the Holding Company ("ESOPs") in the manner as specified under SBEB Regulations. No ESOPs have been granted under this Scheme.

Details of Shares acquired by the Trust pursuant to the above Schemes are as below:

Particulars	**DSL-ESBS 2019**	**DSL-ESBS 2020**	**DSL-ESBS 2021**
Maximum no. of shares, which the Trust	1,05,00,000	93,00,000	1,05,00,000
Particulars		**March 31, 2025**	**March 31, 2024**
Shares held by the Trust at the beginning of the year (Nos.)		2,97,00,000	2,97,00,000
Fully paid up equity shares acquired by the Trust from the Secondary Market (Nos.)		-	-
Number of shares transferred to the employees / sold along with the purpose thereof (Nos.)		-	-
Fully paid up shares held by the Trust at the end of the year (Nos.)		2,97,00,000	2,97,00,000

(All amounts in Rs. Lacs unless stated otherwise)

Note -46-(continued)

C. Fair Valuation:

The details of the Fair value of the options / SARs as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

		DSL ESOP - 2008	DSL ESOP – 2009	
		97,00,000 Options Regranted	20,50,000 Options	95,00,000 Options Regranted
1.	Exercise price (₹)	24.15	31.35	16
2.	Expected volatility *	42.97%	48.96%	40.74%
3.	Option Life (Weighted Average) (in years)	6	Nil	Nil
4.	Expected Dividends yield	10.82%	6.86%	16.33%
5.	Risk Free Interest rate	7.45%	8.05%	7.45%
6.	Fair value of the options (₹)	4.31	9.39	1.38

* The expected volatility was determined based on historical volatility data.

		DSL ESOP - 2008 & 2009				
		18,00,000 and 98,00,000 Options				
1.	Vesting Date	28-Jun-23	28-Jun-24	28-Jun-25	28-Jun-26	28-Jun-27
2.	Exercise price (₹)	30	30	30	30	30
3.	Expected volatility *	70.92%	68.20%	66.66%	65.39%	63.19%
4.	Expected forfeiture percentage on each vesting date	Nil	Nil	Nil	Nil	Nil
5.	Expected dividends yield	0.66%	0.66%	0.66%	0.66%	0.66%
6.	Risk free interest rate	6.70%	6.87%	6.97%	7.05%	7.09%
7.	Fair value of the options (₹)	15.69	17.00	18.15	19.09	19.69
8.	Average Fair Value (₹)			**17.92**		

* The expected volatility was determined based on historical volatility data.

D. Share based payment expense:

The Company has recognised of Share based payments expense in the statement of Profit and loss as follows:

	For the year ended March 31, 2025	For the year ended March 31, 2024
Share based payments expenses	(42.18)	34.77
	(42.18)	**34.77**

SUMIT MOHIT & COMPANY
New Delhi

Indiabulls Cityheights Limited (Formerly known as Dhani Healthcare Limited)
Notes to financial statements for the year ended 31 March 2025
(All amounts in Rs. Lacs unless stated otherwise)

Note - 47
There are no borrowing costs to be capitalised as at 31 March 2025 (Previous year Rs. Nil) .

Note - 48
As per the best estimate of the management, no provision is required to be made as per Indian Accounting Standard 37 (Ind AS 37) - Provisions, Contingent Liabilities and Contingent Assets as specified under Section 133 of the Companies Act, 2013 ("the Act") read together with the Companies (Indian Accounting Standards) Rules, 2015 (as amended), in respect of any present obligation as a result of a past event that could lead to a probable outflow of resources, which would be required to settle the obligation.

Note - 49
In respect of amounts as mentioned under Section 124 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as on 31 March 2025 (Previous year Rs. Nil)

Note - 50
There are no proceedings initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) during the year ended March 31, 2025 (Previous year Rs. Nil).

Note - 51
The Company have not taken any borrowings from banks or financial institutions on the basis of security of current assets during the year ended March 31, 2025 (Previous year Rs. Nil).

Note - 52
There are no any bank or financial institution or other lender declared to Company a willful defaulter during the year (Previous year Rs. Nil).

Note - 53
The company has not entered into any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended March 31, 2025 (Previous year Rs. Nil)

Note - 54
There are no charges or statisfaction yet to be registered with Registrar of Companies by the Company during the year (Previous year Rs. Nil).

Note - 55
The Company did not enter into any transactions which are not recorded in the books of accounts and has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961. (Previous year Rs. Nil).

Note - 56
The Company has not traded or invested in crypto currency or virtual currency during the financial year ended March 31, 2025 (P.Y Nil)

Note - 57
The Company has not been declared a willful defaulter by any bank or financial Institution or other lender during the year ended March 31, 2025.

Note - 58
Prior period figures have been regrouped, whereever necessary, to conform to the current period presentations.

As per our report of even date

For Sumit Mohit & Company
Chartered Accountants
Firm registration no.: 021502N

SUMIT MOHIT & COMPANY New Delhi

Sumit Garg
Partner
Membership No. 506945
Place: New Delhi
Date: 30th April 2025

For and on behalf of the Board of Directors

Prasant Kumar Dey
Director
DIN: 00349428
Place: New Delhi
Date: 30th April 2025

Purav Acharya
Director
DIN: 08986356
Place: New Delhi
Date: 30th April 2025