

29th
ANNUAL REPORT
2023-2024



KMF BUILDERS & DEVELOPERS LIMITED

KMF BUILDERS AND DEVELOPERS BOARD OF DIRECTORS:

BOARD OF DIRECTORS:

- a. Chairman & Managing Director : Mr. Gorge Chadha (DIN: 06407884)
- b. Independent Non-Executive Director : Mr. Chirag Salaria (DIN: 07145403)
- c. Independent Non-Executive Director : Mr. Mani Suresh Babu (DIN:09220270)
- d. Woman Director : Mrs. Kavita Chadha(DIN: 03304018)

KEY MANAGERIAL PERSONNEL:

- a. Chief Financial Officer : Ms. Manisha Chadha
- b. Company Secretary : Ms. Priyanka Behl

AUDITORS

: M/s **M/s. B Sreenivasa & Co**
Chartered Accountants
Bangalore

SECRETARIAL AUDITOR

: Deepak Sadhu & Co
Company Secretaries
Bangalore

REGISTERED OFFICE

: 508 Golf Manor NAL Wind Tunnel Road
Murugesh Palaya Bangalore 560017

REGISTRAR & TRANSFER

: Alankit Assignments Limited
Anarkali Complex Jhandewalan
Delhi-110055

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KMF BUILDERS & DEVELOPERS LIMITED

NOTICE OF 29TH ANNUAL GENERAL MEETING

Notice is hereby given that the Twenty Ninth Annual General Meeting of the Members of KMF Builders and Developers Limited (CIN: L45203KA1995PLC017422) will be held at Hotel SAI Renaissance, Opp. State Bank of India SAI Colony (Whitefield Rly Stn.) Kadugudi, Bangalore 560067 Karnataka, on Thursday the 26th day of September 2024 at 09.00 A.M for the transaction of the following businesses:-

ORDINARY BUSINESS

1. To consider and adopt the Financial Statements of the Company for the financial year ended 31st March, 2024, the Financial Statements for the said financial year and the Reports of the Board of Directors and the Auditors.
2. To appoint a Director in place of Mrs. Kavita Chadha (DIN: 03304018) who retires by rotation and, being eligible, offers herself for re-appointment.
3. To appoint M/s Kalyanasundaram & Associates, Chartered Accountants [Firm Registration No. 005455S] as Statutory Auditor of the Company, and in this regard, to pass the following resolution(s) as *Ordinary Resolution*:

RESOLVED THAT pursuant to the provisions of Sections 139, 142 and other applicable provisions, if any, of the Companies Act, 2013 read with Companies (Audit and Auditors) Rules, 2014, and on recommendation of Audit Committee and the Board of Directors, M/s Kalyanasundaram & Associates, Chartered Accountants, [Firm Registration No. 005455S] be and is hereby appointed as Statutory Auditor of the Company w.e.f 30th August, 2024, to fill the casual vacancy arising out of the resignation of M/s M/s. B Sreenivasa & Co, and to hold the office till the conclusion of this Annual General Meeting, on such remuneration and reimbursement of expenses as may be fixed by the Board of Directors.

RESOLVED FURTHER THAT pursuant to the provisions of Sections 139, 142 and other applicable provisions, if any, of the Companies Act, 2013 read with Companies (Audit and Auditors) Rules, 2014. M/s Kalyanasundaram & Associates, Chartered Accountants, [Firm Registration No. 005455S] be and is hereby appointed as Statutory Auditor of the Company to hold office for a period of 5 (five) consecutive years from the conclusion of this Annual General Meeting till the conclusion of Annual General Meeting to be held in the calendar year 2029, on a remuneration as pay be decided by the audit committee and board of directors of the company payable in one or more installments and reimbursement of expenses, as may be mutually agreed between the Company and the said Statutory Auditor, and as may be further approved by the Board of Directors from time to time, with power to the Board of Directors, to alter and vary the terms and conditions of appointment, etc., in such manner and to such extent as may be mutually agreed with the Statutory Auditor.

RESOLVED FURTHER THAT for the purpose of giving effect to the foregoing resolutions, the Board of Directors (which term shall be deemed to include any Committee of the Board authorised in the said behalf) be and is hereby authorised to do all such acts, deeds and things, as it may in its absolute discretion deem necessary, proper or desirable, and to settle any question, difficulty or doubt that may arise in respect of aforesaid, without being required to seek any further consent or approval of Members of the Company, or otherwise to the end and intent that they shall be deemed to have given their approval thereto expressly by the authority of this resolution "



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SPECIAL BUSINESS

4. Prior approval for Related Party Transactions

To consider and if thought fit, to pass the following resolution as Special Resolution, with or without modification:

“RESOLVED THAT pursuant to the provisions of Section 188 read with the Companies (Meetings of Board and its Powers) Rules, 2014 and all other applicable provisions of the Companies Act, 2013 ('the Act') consent of the members be and is hereby accorded to the Board of Directors to enter into transactions, contracts and agreements with Related Parties of the Company at a maximum of Rs. 15 Lacs per transaction.

RESOLVED FURTHER THAT the Board of Directors be and are hereby severally authorized to determine the terms and conditions for the proposed transactions and all other matters arising out of or incidental thereto.

FURTHER RESOLVED THAT the Board of Directors be and are hereby authorized to do all such acts, deeds, matters and things that may be necessary, proper, desirable and expedient to give effect to the aforesaid resolution.”

Place: Delhi

Date: 31-08-2024

By order of the Board of Directors

Gorve Chadha

SD/-

(Chairman & Managing Director)

DIN: 06407884

Details of Director seeking reappointment in Annual General Meeting fixed on 26th September, 2024

Name of Director	Mrs. Kavita Chadha (DIN: 03304018)
Date of Birth	23/06/1963
Date of Appointment	22/06/2007
Expertise in specific functional areas	Admin and Management
Directorship in other Indian Public Limited Companies as on 31.03.2024	1
Chairman/Member of the Committees of the Board of other Indian Public Limited Companies as on 31.03.2024	0
No. of Shares held in the Company	1080400
Disclosure in terms of Regulation 36 (3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015	Given below:-



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Details of Directors seeking appointment/ re-appointment at the Annual General Meeting scheduled to be held on September 26, 2024 (Pursuant to Regulation 36(3) of the SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015

Director's Name & Date of Birth	Brief Resume (Date of Appointment, Qualification, Expertise in specific functional area)	Chairmanships/ Directorships of other Companies (excluding Foreign Companies and Section 8 Companies)	Chairmanships / Memberships of Committees of other Public Companies	No. of shares held in the Company as on 31.03.2024	Relationship with Directors and Key Managerial Personnel
Mrs. Kavita Chadha (DOB- 23.06.1963)	Graduate by qualification and she joined the Company in 2010 as Director and later on she is working as Project Consultant. She has varied experience in all the major departments such as planning and project execution and had a significant role in formulating the long term business plan of the Company.	She is also the Director in KMF Securities Limited	-	10,80,400	Promoter of the Company, Mother of Mr. Gorge Chadha, Managing Director

NOTES:

- i) **A Member entitled to attend and vote at the Annual General Meeting ('AGM') may appoint a proxy to attend and vote on his behalf. A proxy need not be a Member of the Company.**
 - a. Proxies, in order to be effective, must be received at the 508 Golf Manor NAL wind tunnel road Murgeshpalya Bangalore 560017, not less than forty-eight hours before the commencement of the AGM i.e. by 09.00 a.m. on Thursday the 26th day of September 2024
 - b. Corporate Members are required to send to register office a certified copy of the Board Resolution, pursuant to Section 113 of the Companies Act, 2013, authorizing their representatives to attend and vote at the AGM.
- ii) Explanatory Statement, pursuant to Section 102 of the Companies Act, 2013, relating to the Special Business to be transacted at this AGM, is annexed.
- iii) Route map of the AGM venue, pursuant to the Secretarial Standard on General Meetings, is also annexed.
- iv) In terms of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and



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administration) Rules, 2014, the Resolutions for consideration at this AGM will be transacted through remote-voting (facility to cast vote from a place other than the venue of the AGM) and also e voting at the AGM venue, for which purpose the Board of Directors of the Company ('the Board') have engaged the services of NSDL. The Board has appointed Mr. Deepak Sadhu practicing company secretary Deepak Sadhu & company, as the Scrutinizer for this purpose.

- v) Voting rights will be reckoned on the paid-up value of shares registered in the name of the Members on 19th September, 2024 (cut-off date). Only those Members whose names are recorded in the Register of Members of the Company or in the Register of Beneficial Owners maintained by the Depositories as on the cut-off date will be entitled to cast their votes by remote e-voting or e-voting at the AGM venue. A person who is not a Member on the cut-off date should accordingly treat this Notice as for information purposes only.
- vi) Members may visit the Company's corporate website to view the Financial Statements or access information pertaining to the Company. Queries, if any, should be sent at least 10 days before the AGM to the Company Secretary at the Registered Office of the Company or Corporate Office of the Company 907 Vikram Tower Rajendra Place Delhi-110008.
- vii) Members are required to bring their admission slips to the AGM. KMF Builders and Developers Limited will not be in a position to provide duplicate admission slips or copies of the Report and Accounts at the AGM venue.
- viii) Link to the complete details on annual report www.kmfbuilders.com

The procedure with respect to remote e-voting is provided below:-

THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING ARE AS UNDER:-

The remote e-voting period begins on 23.09.2024 at 09:00 A.M. and ends on 25.09.2024 at 05:00 P.M. The remote e-voting module shall be disabled by NSDL for voting thereafter. The Members, whose names appear in the Register of Members / Beneficial Owners as on the record date (cut-off date) i.e. 19.09.2024, may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, being 19.09.2024.

How do I vote electronically using NSDL e-Voting system?

The way to vote electronically on NSDL e-Voting system consists of "Two Steps" which are mentioned below:

Step 1: Access to NSDL e-Voting system

A) Login method for e-Voting for Individual shareholders holding securities in demat mode

In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.



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Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	1. Existing IDeAS user can visit the e-Services website of NSDL Viz. https://eservices.nsdl.com either on a Personal Computer or on a mobile. On the e-Services home page click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section , this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “Access to e-Voting” under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select “Register Online for IDeAS Portal” or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp 2. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period. 3. Shareholders/Members can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience. 1. Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any NSDL Mobile App is available on  App Store  Google Play  
Individual Shareholders holding securities in demat mode with CDSL	further authentication. The users to login Easi /Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then user your existing my easi username & password. 2. After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly.



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	3. If the user is not registered for Easi/Easiest, option to register is available at CDSL website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.com or call at 022 - 4886 7000
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800-21-09911

B) Login Method for e-Voting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-in to NSDL e-Voting website?

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.



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2. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under 'Shareholder/Member' section.
3. A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.

Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.

4. Your User ID details are given below :

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.
b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****.
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***

5. Password details for shareholders other than Individual shareholders are given below:
 - a) If you are already registered for e-Voting, then you can user your existing password to login and cast your vote.
 - b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
 - c) How to retrieve your 'initial password'?
 - (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.
 - (ii) If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered.**



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6. If you are unable to retrieve or have not received the “Initial password” or have forgotten your password:
 - a) Click on “Forgot User Details/Password?”(If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
 - b) Physical User Reset Password?”(If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
 - c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.com mentioning your demat account number/folio number, your PAN, your name and your registered address etc.
 - d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
7. After entering your password, tick on Agree to “Terms and Conditions” by selecting on the check box.
8. Now, you will have to click on “Login” button.
9. After you click on the “Login” button, Home page of e-Voting will open.

Step 2: Cast your vote electronically on NSDL e-Voting system.

How to cast your vote electronically on NSDL e-Voting system?

1. After successful login at Step 1, you will be able to see all the companies “EVEN” in which you are holding shares and whose voting cycle is in active status.
2. Select “EVEN” of company for which you wish to cast your vote during the remote e-Voting period.
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on “Submit” and also “Confirm” when prompted.
5. Upon confirmation, the message “Vote cast successfully” will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

General Guidelines for shareholders

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to deepakksadhu@gmail.com with a copy marked to evoting@nsdl.com. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on “**Upload Board Resolution / Authority Letter**” displayed under “**e-Voting**” tab in their login.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the “Forgot User Details/Password?” or “Physical User Reset Password?” option available on www.evoting.nsdl.com to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on : 022 - 4886 7000 or send a request to Ms. Pallavi Mhatre-Senior Manager, NSDL at evoting@nsdl.com



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Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of email ids for e-voting for the resolutions set out in this notice:

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to kmfbuilder95@gmail.com
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) to kmfbuilder05@gmail.com. If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A) i.e. Login method for e-Voting for Individual shareholders holding securities in demat mode.**
3. Alternatively shareholder/members may send a request to evoting@nsdl.com for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

EXPLANATORY STATEMENT IN RESPECT OF THE SPECIAL BUSINESS PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013:

Item No. 3:

The Board of Directors on recommendation of Audit Committee and subject to approval of members, appointed Kalyanasundaram & Associates, Chartered Accountants [Firm Registration No. 005455S] as Statutory Auditor of the Company w.e.f. 30th August, 2024, to fill the casual vacancy arising out of resignation of **M/s. B Sreenivasa & Co.**

M/s Kalyanasundaram & Associates was shortlisted on evaluation of proposal(s) of renowned Chartered Accountant firms on various criteria viz. competency, technical capability, approach on transition, overall audit approach, sector expertise and understanding of the Company & its business. M/s Kalyanasundaram & Associates was constituted in 1988 and is registered with the Institute of Chartered Accountants of India (ICAI).

In terms of the provisions of Section 139 of the Companies Act, 2013 read with rules made thereunder, appointment of Statutory Auditor in casual vacancy caused due to resignation of the existing Auditor, shall also be approved by the Company in a general meeting convened within three months of appointment/recommendation of the Board, and such Auditor shall hold office till the conclusion of the next Annual General Meeting (AGM).

Accordingly, the Board of Directors has recommended for approval of the members, appointment of M/s Kalyanasundaram & Associates as Statutory Auditor of the Company -

(i) To fill the casual vacancy arising out of resignation of the existing statutory auditor, w.e.f. 29th August, 2024 and to hold office till the conclusion of this AGM; and

(ii) for a period of 5 years commencing from the conclusion of this AGM till conclusion of the AGM to be held in calendar year 2024.

M/s Kalyanasundaram & Associates has given consent to act as Statutory Auditor of the Company, and have confirmed that their appointment, if made, will be in accordance with the conditions prescribed under Sections 139 and 141 of the Companies Act, 2013.

None of the Directors, Key Managerial Personnel and/or their relatives are, in any way, concerned or interested, financially or otherwise, in the resolution.



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The Board commends the Ordinary Resolutions set out at Item No. 3 of the Notice for approval by the Members.

Item No.4: Prior approval for Related Party Transactions

In view of the provisions of Section 188 (1) of the Companies Act, 2013 and the rules made thereunder, the Audit Committee and Board of Directors have recommended the consent of shareholders to set the maximum limit per transaction that your company may enter with its related parties.

All disclosures prescribed to be given under the provisions of the Companies Act, 2013 and the Companies (Meetings of the Board and its Powers) Rules, 2014 are provided in the table appended below for the perusal of the members

Sr. No.	Name of Related Party	Nature of relationship	Nature of transaction	Maximum expected value of per transactions (Rs.)
1	Gorve Chadha	Managing Director of the Company	Purchase/Sale of Units	15,00,000
2	Kavita Chadha	Mother of Managing Director of the Company	Purchase/Sale of Units Leasing of properties	15,00,000
3	Companies in which above mentioned parties are Directors, Partners, Sole Proprietors, etc.	Executive Director is interested	Financial Transactions such as Inter Corporate Deposit, Inter-Corporate Borrowings, etc	15,00,000

All the proposed transactions would be carried out as part of business requirements of the Company and are ensured to be on arm's length basis.

Members are hereby informed that pursuant to the second proviso of Section 188(1) of the Companies Act, 2013, no member of the Company shall vote on such ordinary resolution to approve any contract or arrangement, if such member is a related party.

Except Mr. Gorve Chadha, Managing Director and Mrs. Kavita Chadha, Executive Director of the Company and mother of Mr. Gorve Chadha none of the other Directors, Key Managerial Personnel (KMP) of the Company and their relatives are, in any way, concerned or interested, financially or otherwise, in the Resolution set out at Item No. 4 of the Notice.

The special resolution as set out in Item no. 4 of this Notice of AGM is recommended by the Board for your approval.

By order of the Board of Directors

SD/-

Gorve Chadha

(Chairman & Managing Director)

DIN: 06407884

Place: Delhi

Dated: 31-08-2024



PHOTOGRAPH OF THE BUILDING

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KMF BUILDERS & DEVELOPERS LIMITED

BOARD'S REPORT

To the Members of KMF Builders and Developers Limited

Your Directors, with great pleasure present the 29th Annual Report together with the audited statement of accounts for the financial year ended 31st March, 2024

1. FINANCIAL RESULTS

PARTICULARS	(Fig in Rs.) 2023-24	(Fig in Rs.) 2022-23
Income	20,11,10,570.00/-	2,35,98,150.14/-
Expense	19,45,71,900.00/-	1,88,88,600.01/-
Profit(before tax)	65,38,670.00/-	47,09,549.13/-
Tax Expense	17,46,840.00/-	16,05,328.00/-
Profit/(loss) for the period	47,91,830.00/-	31,04,221.13/-
Other Comprehensive income	-	-
Total Period for the year	47,91,830.00/-	31,04,221.13/-

2. DIVIDEND

In view of the business condition, during the year the Board of Directors of your Company regret their inability to recommend any dividend for the year ended on 31st March, 2024.

3. TRANSFER TO RESERVES

The Company has not transferred any amount to the Reserves for the Financial Year 2023-2024

4. TRANSFER OF UNPAID AND UNCLAIMED AMOUNT TO IEPF

Pursuant to the provisions of Section 124(5) of the Companies Act, 2013, dividend and Refund of Share application Money due for refund which remains unpaid or unclaimed for a period of seven years from the date of its transfer to unpaid dividend/ unclaimed account is required to be transferred by the Company to Investor Education and Protection Fund (IEPF), established by the Central Government and there provisions of Section 125 of the Companies Act, 2013. During the year, no amount was due for transfer to IEPF.

5. DEPOSITORY SYSTEM

Your Company's equity shares are available for dematerialization through National Securities Depository Limited and Central Depository Services (India) Limited. As on March 31, 2024, 88.00% of the equity shares of the Company were held in dematerialized form.

6. CHANGES IN THE NATURE OF BUSINESS

There has been no change in the nature of the business of the Company during the Financial Year 2023-2024

7. MATERIAL CHANGES AND COMMITMENTS

There were no material changes and commitments that occurred subsequent to the end of the financial year till the date of this report, which affects the financial position of the Company.

8. CHANGE IN SHARE CAPITAL

There is no change in share capital structure of the Company during the financial Year 2023-2024

9. FIXED DEPOSITS

The company has not accepted any deposits from the public to which the directives issued by the Reserve Bank of India and the provisions of Section 73 to 76 of the Companies Act, 2013 and other relevant provisions of the Companies Act, 2013 and the rules framed there under apply



KMF BUILDERS & DEVELOPERS LIMITED

10. HUMAN RESOURCES DEVELOPMENT

Many initiatives have been taken to support business through organizational efficiently, process change support and various employee engagement programs which has helped the Organization to achieve higher productivity level. A significant effort has also been undertaken to develop leadership as well as functional capacities in order to meet future talent requirement.

The Company's HR process such as hiring and on-boarding, fair transparent on line performance evaluation and talent management process, state-of-the-art workmen development process and market assigned policies have been seen as benchmark practice in the Industry. The Employees are encouraged to express their views and are empowered to work independently. The Employees are given the opportunity to learn through various small project which make them look at initiatives from different perspectives and thus provide them with the platform to become result oriented. The Management of the Company enjoy cordial relation with its employees at all levels. The Board of Directors wish to place its highest appreciation for the contribution made by all the employees in achieving growth of the Company.

11. SUBSIDIARY COMPANIES

The Company does not have any Subsidiary Company.

12. CORPORATE GOVERNANCE REPORT

The Company is committed to maintaining the highest standards of Corporate Governance and adhering to the corporate governance requirements as set out by Securities and Exchange Board of India. The report on Corporate Governance for the financial year ended March 31, 2024, as per regulation 34(3) read with Schedule V of the SEBI(Listing Obligations and Disclosure Requirements) Regulations, 2015 forms a part of this Annual Report. The requisite Certificate from the Statutory Auditors of the Company confirming compliance with the conditions of Corporate Governance is annexed to this Report. Although this is not applicable to company

13. MANAGEMENT DISCUSSION AND ANALYSIS REPORT

A detailed review of operations, performance and future outlook of the Company is covered under Annexure A which forms part of this report.

14. DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement of Section 134(5) the Act, and based on the representations received from the management, the directors hereby confirm that:

- i. In the preparation of the annual accounts for the financial year ended March 31, 2024, the applicable accounting standards have been followed along with proper explanation relating to material departures.
- ii. They have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2024 and of the profit of the Company for the year ended on March 31, 2024.
- iii. They have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act and rules made thereunder, as amended, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- iv. They have prepared the annual accounts for financial year ended March 31, 2024 on a 'going concern' basis.
- v. They have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and have been operating efficiently.
- vi. They have devised proper systems to ensure compliance with provisions of all applicable laws and that such systems were adequate and operating effectively.

15. AUDITORS

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KMF BUILDERS & DEVELOPERS LIMITED

STATUTORY AUDITORS

The auditor i.e M/s. B Sreenivasa & Co., Chartered Accountants (Firm Registration No. 009287S) were last appointed by the Members in the Annual General Meeting held on 27th September, 2022 to hold the office of statutory auditors for a term of 5 years.

For Financial Year 2023-24, there is no adverse remark or qualification in the Statutory Auditor's Report as annexed. The Auditors have reported that there is no fraud on or by the Company noticed or reported during the year.

SECRETARIAL AUDITOR

As required under Section 204 of the Companies Act, 2013 and Rules thereunder, the Board appointed Mr. Deepak Sadhu, a firm of Company Secretaries in practice to undertake the Secretarial Audit of the Company. The Secretarial Audit Report of the Company for the Financial Year 2023-24 is annexed to this Report.

16. AUDITOR'S AND SECRETARIAL AUDITOR'S REPORT

The report of the Statutory Auditors and Secretarial Auditor along with notes to Schedules is enclosed to this Report. The observations made in the Auditors' Report are self-explanatory and therefore do not call for any further comments.

17. FRAUD REPORTING:

There have been no instances of fraud reported by the Auditors under Section 143(12) of the Companies Act and Rules framed thereunder either to the Company or to the Central Government.

18. BOARD'S RESPONSE ON THE REMARKS MADE BY STATUTORY AUDITORS AND SECRETARIAL AUDITORS

There were no qualifications, reservations and adverse remarks made by the statutory auditors in their Audit Report and by the Company Secretary in practice in their Secretarial Audit report.

19. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The particulars as prescribed under Rule 8(3) of the Companies (Accounts) Rules, 2014, are set out in an Annexure-1 to this Report.

20. ANNUAL RETURN

In compliance with the provisions of section 134 (3)(a) of Companies Act, 2013 , the extract of Annual Return of the company as per Sub-Section (3) of Section 92 of the act is available on the company website of the company www.kmfbuilders.com

21. DEPOSIT FROM PUBLIC

The Company has not accepted any deposits from public and as such, no amount on account of principal or interest on deposits from public was outstanding as on the date of the balance sheet.

22. DETAILS OF DIRECTORS OR KMP'S APPOINTMENT OR RESIGNATION DURING THE YEAR

There is a no change in director during the year;

Retirement

Mr. Kavita Chadha, Director, retires by rotation and being eligible, has offered her for re-appointment. The Board recommends the same for your approval.

The brief resume of the Directors seeking appointment in the forthcoming Annual General Meeting, in Pursuance of Regulation 36(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is annexed to the Annual General Meeting Notice.

23. DIRECTORS AND KEY MANAGERIAL PERSONNEL:

In accordance with the Articles of Association of the Company and the provisions of the Section 152(6)(e) of the



KMF BUILDERS & DEVELOPERS LIMITED

Companies Act, Mrs. Kavita Chadha (DIN: 03304018) will retire by rotation at the ensuing Annual General Meeting and being eligible, offered herself for re-appointment.

Mr. Gorve Chadha (DIN: 06407884) – Executive Chairman and Managing Director, Ms. Manisha Chadha - Chief Financial Officer and Ms. Priyanka Behl – Company Secretary & Compliance Officer are the Key Managerial Personnel of the Company as at the date of this Report. Mr. Chirag Salaria and Mr. Mani Suresh Babu are Non Executive Directors of the company.

24. DECLARATION BY INDEPENDENT DIRECTORS

The Company has received the necessary declaration from each Independent Director, in accordance with Section 149(7) of the Companies Act, 2013, that he met the criteria of independence as laid out in sub-section (6) of Section 149 of the Companies Act, 2013 and the Regulation 16(1)(B) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise in the field of finance, strategy, auditing, tax, risk advisory, financial services and infrastructure and real estate industry and they hold the highest standards of integrity.

In compliance with the rule 6(1) of the Companies (Appointment and Qualification of Directors) Rules, 2014, all the independent directors have registered themselves with the Indian Institute of Corporate Affairs. Since majority of the independent directors of the Company have served as directors or key managerial personnel in listed companies or in an unlisted public company having a paid-up share capital of Rs. 10 crore or more for a period not less than 10 years, they are not required to undertake the proficiency test as per rule 6(4) of the Companies (Appointment and Qualification of Directors) Rules, 2014.

CEO / CFO CERTIFICATION:

As required by Regulation 17(8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, The CEO/ CFO certificate for the financial year 2023-24 has been submitted to the Board and the copy thereof is contained in Annual Report as Annexure B.

25. BOARD DIVERSITY

A diverse Board enables efficient functioning through differences in perspective and skill, and also fosters differentiated thought processes at the back of varied industrial and management expertise, gender, knowledge and geographical background. The Board recognises the importance of a diverse composition and has adopted a Board Diversity Policy which sets out the approach to diversity.

26. POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION:

The policy of the Company on directors' appointment and remuneration including criteria for determining qualifications, positive attributes, independence of a director and other matters provided under Section 178(3) of the Companies Act, is appended as Annexure III to this Report

27. BOARD EVALUATION

The performance of the whole-time Director, KMP and Senior Management Personnel is evaluated at regular intervals (half yearly/ yearly) by the whole-time Directors/ Managing Director, as applicable. The performance evaluation of Independent Directors shall be done by the Board, excluding the Director being evaluated, basis the contributions made to the Board deliberations on various matters including business strategy, financial strategy, operations, cost and risk management, etc., and suggestions given in this regard.

A separate meeting of the independent directors ("Annual ID meeting") was convened, which reviewed the performance of the Board (as a whole), the non-independent directors and the Chairman. Post the Annual ID meeting, the collective feedback of each of the Independent Directors was discussed by the Chairman of the NRC with the Board's Chairman covering performance of the Board as a whole; performance of the non-independent directors and performance of the Board Chairman.

Some of the key criteria for performance evaluation are as follows –

Performance evaluation of Directors:



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- ♦ Attendance at Board or Committee meetings
- ♦ Contribution at Board or Committee meetings
- ♦ Guidance/support to management outside Board/Committee meetings

Performance evaluation of Board and Committees:

- ♦ Degree of fulfilment of key responsibilities
- ♦ Board Structure and composition
- ♦ Effectiveness of Board Processes, information and functioning
- ♦ Board culture and dynamics
- ♦ Quality of relationship between Board and Management
- ♦ Efficacy of communication with external stakeholders

28. MEETINGS OF THE BOARD

A calendar of Meetings is prepared and circulated in advance to the Directors. The Board met seven times during the financial year, the details of which are given in the Corporate Governance Report which is annexed and forms a part of this report. The intervening gap between the Meetings was within the period prescribed under the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

29. NUMBER OF MEETINGS OF THE BOARD:

The Board met 12 (Twelve) times in the financial year ended April 25, 2023, May 30, 2023, June 15, 2023, July 25, 2023, August 14, 2023, August 21, 2023, October 12, 2023, November 14, 2023, December 15, 2023, January 17, 2024, February 14, 2024 and March 30, 2024.

30. COMPOSITION OF AUDIT COMMITTEE

The Audit Committee of the Company comprises of Independent and Executive members. Board Elect Mr. Chirag Salaria as Chairman and Ms. Manisha Chadha. The Board has accepted all recommendations made by the Audit Committee during the year.

The composition and other relevant details of other board level committees i.e. Nomination and Remuneration Committee and Stakeholders Relationship Committee are disclosed separately in the Corporate Governance Report which is annexed to and forms a part of this Report.

31. CODE OF CONDUCT FOR DIRECTORS AND SENIOR MANAGEMENT

The Directors and members of Senior Management have affirmed compliance with the Code of Conduct for Directors and Senior Management of the Company. A declaration to this effect has been signed by Mr. Gorge Chadha, Managing Director and forms part of the Annual Report.

32. PREVENTION OF INSIDER TRADING

The Company has adopted a Code of Conduct for Prevention of Insider Trading with a view to regulate trading in securities by the Directors and designated employees of the Company. The Code requires pre-clearance for dealing in the Company's shares and prohibits the purchase or sale of Company shares by the Directors and the designated employees while in possession of unpublished price sensitive information in relation to the Company and during the period when the Trading Window is closed. The Board is responsible for implementation of the Code. All Board Directors and the designated employees have confirmed compliance with the Code.

33. PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS

The details of loans, guarantees and investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the notes to the financial statement and are as follows:

The company has given loan of Rs. 3,96,38,632/- to M/s RGGC Builders Private Limited, the amount of loan are within the limits prescribed under section 186(2) of the companies act, 2013

34. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

All contracts / arrangements / transactions entered by the Company during the financial year with related parties were in the ordinary course of business and on an arm's length basis. During the year, the Company has not entered into any contract / arrangement / transaction of material nature with any of the related parties which are in conflict with the interest of the Company. Related party disclosures are given in the notes to the financial statement.

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35. SIGNIFICANT AND MATERIAL ORDERS BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE COMPANY'S GOING CONCERN STATUS AND OPERATIONS IN FUTURE

During the period under review, no significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in the future.

36. ADEQUACY OF INTERNAL FINANCIAL CONTROL

The Company had laid down guidelines, policies, procedures and structure to enable implementation of appropriate internal financial controls across the Company. These control processes enable and ensure the orderly and efficient conduct of company's business, including safeguarding of assets, prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and timely preparation & disclosure of financial statements.

37. RISK MANAGEMENT

The Risk Management is overseen by the Audit Committee of the Company on a continuous basis. The Committee oversees Company's process and policies for determining risk tolerance and review management's measurement and comparison of overall risk tolerance to established levels. Major risks identified by the businesses and functions are systematically addressed through mitigating actions on a continuous basis.

38. FAMILIARIZATION PROGRAM FOR INDEPENDENT DIRECTORS

The Company has practice of conducting familiarization program of the independent directors as detailed in the Corporate Governance Report which forms part of the Annual Report.

39. DISCLOSURE ON THE NOMINATION AND REMUNERATION POLICY OF THE COMPANY PURSUANT TO SECTION 134(3) (e) AND SECTION 178 (3)

The policy of the Company on Director's appointment and remuneration, including criteria for determining qualifications, independence and other matters as provided under subsection (3) of Section 178 of the Companies Act, 2013 forms part of this Annual Report.

40. VIGIL MECHANISM

The Company has established a vigil mechanism for Directors and employees to report their genuine concerns. For details, please refer to the Corporate Governance Report attached to this Report.

41. CORPORATE SOCIAL RESPONSIBILITY:

A Corporate Social Responsibility (CSR) Committee has been constituted in accordance with Section 135 of the Companies Act. This is not applicable on our company.

42. DISCLOSURE UNDER SECTION 23 OF THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL), ACT, 2013

The Company's policy on prevention of sexual harassment of women provides for the protection of women employees at the workplace and for prevention and redressal of such complaints. There were no complaints pending for the redressal at the beginning of the year and no complaints received during the financial year.

43. PARTICULARS OF EMPLOYEES:

Disclosures with respect to the remuneration of Directors and employees as required under Section 197 of the Companies Act and Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014. The information required pursuant to Section 197 of the Companies Act read with Rule 5(2)&(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 in respect of employees of the Company is available for inspection by the Members at registered office of the Company during business hours on working days up to the date of the ensuing Annual General Meeting. If any Member is interested in obtaining a copy thereof, such Member may write to the Company Secretary, whereupon a copy would be sent.



KMF BUILDERS & DEVELOPERS LIMITED

44. PARTICULARS OF REMUNERATION

The information required under Section 197(12) of the Act and the Rules made there-under, in respect of employees of the Company, is follows:-

- (a) **ratio of the remuneration of each director to the median remuneration of the employees of the company for the financial year;**
(Amount in Rs.)

S.No.	Name	Designation	CTC	Median Employee salary	Ratio
1.	Gorve Chadha	Managing Director	12,00,000	604000	0.99:1
2.	Kavita Chadha	Director	4,20,000	604000	0.69:1

- (b) **the percentage increase in remuneration of each Director, Chief Executive Officer, Chief Financial Officer, Company Secretary or Manager, if any, in the financial year;** - There is no increase in the remuneration of Company Secretary.

- (c) **The percentage increase in the median remuneration of employees in the financial year** - There was average in the median remuneration of employees in the financial year.

- (d) **The number of permanent employees on the rolls of company:** There were 10 permanent employees on the rolls of Company as on March 31, 2024.

- (e) **The explanation on the relationship between average increase in remuneration and company performance;** - There is average increase in the remuneration of employees in the last financial year.

- (f) **comparison of the remuneration of the Key Managerial Personnel against the performance of the company;**

Particulars	Amount (Rs.)
Remuneration of Key Managerial Personnel (KMP) during financial year 2023-2024 (aggregated)	16,20,000/-
Revenue from operations	20,10,90,068.74/-
Remuneration (as % of revenue)	0.08%
Profit before tax (PBT)	65,38,673.58/-
Remuneration (as % of PBT)	24.77%

- (g) **variations in the market capitalisation of the Company, price earnings ratio as at the closing date of the current financial year and previous financial year and percentage increase over decrease in the market quotations of the shares of the Company in comparison to the rate at which the Company came out with the last public offer in case of listed companies, and in case of unlisted companies, the variations in the net worth of the Company as at the close of the current financial year and previous financial year;** -

Particulars	Unit	As at 01st April 23	As at 31st Mar 24	Variation
Closing rate of share at BSE	Rs.	3.47	6.83	96.82%
EPS (Consolidated)	Rs.	0.25	0.39	56%

- (h) **average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration** -

There is no average increase in salaries of employees in 2023-24.



KMF BUILDERS & DEVELOPERS LIMITED

Comparison of each remuneration of the Key Managerial Personnel against the performance of the Company

Particulars	Managing Director	Chief Financial Officer	Company Secretary
Remuneration	12,00,000	-	3,23,535
Revenue	20,10,90,068.74	20,10,90,068.74	20,10,90,068.74
Remuneration (as % of revenue)	0.60	0	0.16
Profits before tax (PBT)	65,38.673.58	65,38.673.58	65,38.673.58
Remuneration (as % of PBT)	18.35	0	4.95

(I) The key parameters for any variable component of remuneration availed by the directors;

There is no variable component in the remuneration availed by the Directors.

(k) The ratio of the remuneration of the highest paid director to that of the employees who are not directors but receive remuneration in excess of the highest paid director during the year;

Managing Director is the highest paid Director. No employee received remuneration higher than the Managing Director.

(l) Affirmation that the remuneration is as per the remuneration policy of the Company

It is hereby affirmed that the remuneration paid during the Financial Year ended 31st March, 2024 is as per the Remuneration Policy of the Company.

45. PECUNIARY RELATIONSHIP OR TRANSACTIONS OF NON-EXECUTIVE DIRECTORS

During the year, the Non-Executive Directors of the Company had no pecuniary relationship or transactions with the Company.

46. LISTING

The Equity shares of your company were listed at Bombay Stock Exchange Limited and Delhi Stock Exchange Limited. However, the Delhi Stock Exchange Limited has been de-recognized as a Stock Exchange during the year, so, presently the Company is listed on Bombay Stock Exchange Limited only. The Company has paid listing fees to the Bombay Stock Exchange for the year 2023-2024.

47. STATUTORY DISCLOSURES

None of the Directors of your Company are disqualified as per provisions of Section 164(2) of the Companies Act, 2013. Your Directors have made necessary disclosures, as required under various provisions of the Companies Act, 2013 and SEBI (LODR) Regulations 2015.

48. APPRECIATION

Yours Directors wish to extend their appreciation to business associates for their support and contribution during the year. Yours Directors would also like to thank the employees, shareholders, customers, suppliers, alliance partners and bankers for the continued support given by them to the Company and their confidence reposed in the management.

The Directors also acknowledge the hard work, dedication and commitment of the employees.

By order of the Board of Directors

Place: Delhi

Date: 31/08/2024

Gorve Chadha
(Chairman & Managing Director)

DIN: 06407884

Add: - U-2 Green Park Main Delhi-110016



KMF BUILDERS & DEVELOPERS LIMITED

ANNEXURE- 1

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The particulars as prescribed under Rule 8(3) of the Companies (Accounts) Rules, 2014, are as follows:

A. CONSERVATION OF ENERGY

Your Company being a real estate company, Form A for Conservation of Energy is not applicable to it.

B. TECHNOLOGY ABSORPTION

No such activity has taken place during the year under review.

C. FOREIGN EXCHANGE EARNING & OUTG

Fig in Rs.

Total foreign exchange earnings

---NIL----

Total foreign exchange outgo

---NIL----

D. ENVIRONMENT

The Company is not involved in any type of activity hazardous to environment and does not discharge any trade effluents (solid, liquid or gaseous) causing pollution.

ANNEXURE- II EXTRACT OF ANNUAL RETURN

ANNEXURE III TO THE DIRECTORS' REPORT

NOMINATION & REMUNERATION POLICY (DIRECTORS, KMP & SENIOR MANAGEMENT)

INTRODUCTION

In pursuance of the Company's philosophy to consider its employees as its invaluable assets, to pay equitable remuneration to all Directors, Key Managerial Personnel (KMP) and employees of the Company, to harmonize the aspirations of human resources consistent with the goals of the Company and, in terms of the provisions of the Companies Act, 2013, this policy on nomination and remuneration of Directors, Key Managerial Personnel and Senior Management has been formulated by the Nomination & Remuneration Committee and approved by the Board of Directors

OBJECTIVE

The objective and purpose of the Policy are as given below:

1. To lay down criteria and terms and conditions with regard to identifying persons who are qualified to become Directors (Executive and Non-Executive) and persons who may be appointed in Senior Management and Key Managerial positions and to determine their remuneration.
2. To carry out evaluation of the performance of Directors, as well as Key Managerial and Senior Management Personnel.
3. To retain, motivate and promote talent and to ensure long term retention of talented managerial persons and create competitive advantage.



KMF BUILDERS & DEVELOPERS LIMITED

DEFINITIONS

1. Board means Board of Directors of the Company.
2. Director means Directors of the Company.
3. Committee means Nomination & Remuneration Committee of the Company as constituted or reconstituted by the Board.
4. Company means KMF Builders and Developers Limited
5. Independent Director means a director referred to in Section 149 (6) of the Companies Act, 2013.
6. Key Managerial Personnel (KMP) means
 - i. Executive Chairman and / or Managing Director;
 - ii. Chief Financial Officer;
 - iii. Company Secretary;
 - iv. Such other officer as may be prescribed under the applicable statutory provisions / regulations.
 - v. Senior Management

Senior Management means personnel of the Company occupying the position of Chief Officer, senior staff of the Company.

POLICY FOR APPOINTMENT AND REMOVAL OF DIRECTOR, KMP AND SENIOR MANAGEMENT

APPOINTMENT

1. The candidate for a position at Director, KMP or Senior Management level is met by the Head HR and the Director to whom the position reports into. The interview is targeted at assessing the candidate on his/ her functional & leadership capabilities and cultural fitment to the organization.
2. The MD assesses the shortlisted candidates.
3. The selected candidate's details and the proposed compensation is shared with the Nomination & Remuneration Committee for their review and suggestions. The same is shared with the Board at the next board meeting.

TERM/ TENURE

The tenure for Directors of Company shall be governed by the terms defined in the Companies Act, 2013. However, the tenure for other KMP and Senior Management Personnel will be governed by KMF HR policy.



KMF BUILDERS & DEVELOPERS LIMITED

Form No. MR-3

SECRETARIAL AUDIT REPORT

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]
FOR THE FINANCIAL YEAR ENDED: 31.03.2024

To
The Members,
KMF BUILDERS & DEVELOPERS LIMITED,
Bangalore

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by KMF BUILDERS & DEVELOPERS LIMITED (hereinafter called the company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the company's books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the company has, during the financial year ended on March 31, 2024 (the audit period) complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company during the audit period according to the provisions of:

- i. The Companies Act, 2013 (the Act) and the rules made thereunder;
- ii. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- iv. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment Overseas Direct Investment and External Commercial Borrowings: There were no FEMA provisions applicable during the Audit period.
- v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 (SEBI Act):-
 - a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009 (Not Applicable to the Company during the Audit Period);
 - d. The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 (Not Applicable to the Company during the Audit Period);
 - e. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
 - f. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (Not Applicable to the Company during the Audit Period); and
 - g. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 (Not Applicable to the Company during the Audit Period);

I have also examined compliance with the applicable clauses of the following:

- a. Secretarial Standards issued by the Institute of Company Secretaries of India on Meetings of the Board of Directors and General Meeting.
- b. SEBI (Listing Obligations and Disclosure Requirements) 2015 for the year ended 31st March 2024 with Bombay Stock Exchange Limited.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

I have not examined compliance by the Company with:



KMF BUILDERS & DEVELOPERS LIMITED

- a. Applicable financial laws, like direct and indirect tax laws, since the same have been subject to review by statutory financial audit and other designated professionals.

I further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

As per the minutes of the meetings duly recorded and signed by the Chairman, the decisions of the Board were unanimous and no dissenting views have been recorded.

Disclosures towards LODR regulations, Policies, Annual Reports have not been updated in the website of the company;

The Company has not disclosed closure of trading window on or before 30-06-2023;

The Company did not file NIL disclosures about Large Corporate Disclosures;

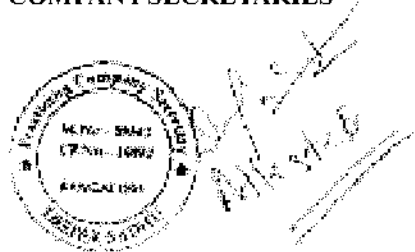
The Company did not file Annual Secretarial Compliance Report for the FY 2022-23 but the report for the FY 2023-24 has been filed;

There are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that during the audit period, there were no instances of:

- a. There was no event / action having a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines etc;

For **DEEPAK SADHU,**
COMPANY SECRETARIES



(Deepak Sadhu)

Authorised Signatory

ACS: 39541; CP No: 14992

Bangalore

Date: 29 August 2024

UDIN: A039541F001077481

Peer Review Number: 2387/2022

Note: This Report is issued based on the information, records that was provided by the Company;



KMF BUILDERS & DEVELOPERS LIMITED

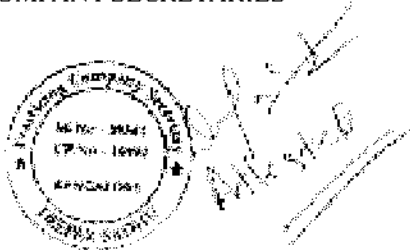
ANNEXURE – A

To
The Members,
KMF BUILDERS & DEVELOPERS LIMITED

My report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the Management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and processes as were appropriate, to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in the secretarial records. I believe that the processes and practices, I followed, provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and books of accounts of the Company.
4. Where ever required, I have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. Compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the Management. My examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the company nor of the efficacy or effectiveness with which the Management has conducted the affairs of the Company.

For DEEPAK SADHU,
COMPANY SECRETARIES



(Deepak Sadhu)
Authorized Signatory
ACS: 39541; CP No: 14992
Bangalore
Date: 29 August 2024
UDIN: A039541F001077481
Peer Review Number: 2387/2022



KMF BUILDERS & DEVELOPERS LIMITED

CORPORATE GOVERNANCE REPORT

“Corporate Governance is concerned with maintaining the balance between economic and social goals and between individual and communal goals. The governance framework is there to encourage the efficient use of resources and equally to require accountability for the stewardship of those resources. The aim is to align as nearly as possible the interests of individuals, corporations and society.” - A Report Your Directors present the Company's Report on Corporate Governance in compliance with Regulation 34(3) read with part C of Schedule V of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

PREVENTION OF INSIDER TRADING:

The Company has adopted a code of conduct for Prevention of Insider Trading with a view to regulate trading in securities by Directors and designated employees of the Company. The Code of conduct require pre-disclosure for dealing in the Company's Shares and prohibit the purchase or sale of Company shares by the Directors and the designated employees while in possession of unpublished price sensitive information in relation to the Company and during the period when trading windows is closed. The Board is responsible for implementation of the Code. All Board Directors and the designated employees have confirmed the compliance of the Code

HUMAN RESOURCES DEVELOPMENT:

Many initiatives have been taken to support business through organizational efficiently, process change support and various employee engagement program which has helped the Organization to achieve higher productivity level. A significant efforts has also been undertaken to develop leadership as well as technical / functional capacities in order to meet future talent requirement.

The Company's HR process such as hiring and on-boarding, fair transparent on line performance evaluation and talent management process, state-of-the-art workmen development process and market assigned policies have been seen as benchmark practice in the Industry. The Employees are encouraged to express their views and are empowered to work independently. The Employees are given the opportunity to learn through various small project which make them look at initiatives from different perspectives and thus provide them with the platform to become result oriented. The Management of the Company enjoy cordial relation with its employees at all levels. The Board of Directors wish to place its highest appreciation for the contribution made by all the employees in achieving growth of the Company

Role of the Company Secretary in Overall Governance Process

The Company Secretary plays a key role in ensuring that the Board procedures are followed and regularly reviewed. She ensures that all relevant information, details and documents are made available to the directors for effective decision making at the meetings. She is primarily responsible to ensure compliance with applicable statutory requirements and is the interface between the company and regulatory authorities. All the Directors of the Company have access to the services of the Company Secretary.

Selection and Appointment of New Directors on the Board

Considering the requirements of the skill-sets on the Board, eminent persons having an independent standing in their respective field/profession and who can effectively contribute to the Company's business and policy decisions are considered by the Nomination and Remuneration Committee for appointment of new Directors on the Board. The number of directorships and memberships in various committees of other companies by such persons is also considered.

Selection criteria of Board Members

The Nomination and Remuneration Committee works with the Board to determine the appropriate characteristics, skills and experience required for the Board as a whole and for individual member. Board members are expected to possess expertise, leadership skills required to manage and guide a high growth. The members are not related to any Executive or Independent Director.

Familiarization Program of Independent Director

The Independent directors of KMF are eminent personalities having wide experience in the field of business, finance, education, industry, commerce and administration. Their presence on the Board has been advantageous and fruitful in taking business decisions. The Directors appointed by the Board are given induction and orientation with respect to the Company's vision, strategic direction, core values, including ethics, corporate governance practices, financial matters and business operations by having one-to-one meetings. The new Board members are also requested to access the necessary documents / brochures, Annual Reports and internal policies to enable them to familiarize with the Company's



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procedures and practices. Periodic presentations are made by Senior Management on business and performance updates of the Company, business risks and its mitigation strategy, impact of regulatory changes on strategy etc. Updates on relevant statutory changes encompassing important laws are regularly intimated to the Independent directors.

Prevention of Insider Trading

Pursuant to the SEBI (Prohibition of Insider Trading) Regulations, 1992, a Securities Dealing Code 'KMF Code of Conduct for Prevention of Insider Trading and Code of Corporate Disclosure Practices' for prevention of insider trading is in place. The objective of the Code is to prevent purchase and / or sale of shares of the Company by an insider on the basis of unpublished price sensitive information. Under this Code, Designated persons (Directors, Advisors, Officers and other concerned employees / persons) are prevented from dealing in the Company's shares during the closure of Trading Window. To deal in securities beyond specified limit, permission of Compliance Officer is also required. The aforesaid Code is available at the website of the Company www.kmfbuilders.com.

Vigil Mechanism

Your Company has established a mechanism called 'Vigil Mechanism' for directors and employees to report to the appropriate authorities of unethical behavior, actual or suspected, fraud or violation of the Company's code of conduct and provides safeguards against victimization of employees who avail the mechanism. The policy permits all the directors and employees to report their concerns directly to the Chairman of the Audit Committee of the Company. The employees can directly contact the Chairman of the Audit Committee on the email address as mentioned in the 'Vigil Mechanism Policy' uploaded at the website of the Company.

Disclosure Policy

In line with requirements under Regulation 30 of the Listing Regulations, the Company has framed a policy on disclosure of material events and information as per the Listing Regulations, which is available on our website. The objective of this policy is to have uniform disclosure practices and ensure timely, adequate and accurate disclosure of information on an ongoing basis.

Policy for Preservation of Documents

Pursuant to the requirements under Regulation 9 of the Listing Regulations, the Board has formulated and approved a Document Retention Policy prescribing the manner of retaining the Company's documents and the time period up to certain documents are to be retained. The policy percolates to all levels of the organization who handle the prescribed categories of documents.

Board of Directors

(A) Composition of Board

The present Board of the Company consists of three Executive Director including one woman director and three Non-Executive Directors. The Company has an appropriate size of the Board for real strategic discussion and avails benefit of diverse experience and viewpoints. All directors are individuals of integrity and courage, with relevant skills and experience to bring judgment to bear on the business of the Company.

(B) Non-Executive Directors' compensation and disclosures

The Non-Executive Directors are not paid any compensation. No stock options were granted to Non-Executive Directors during the year under review. The Non-Executive Directors did not have any material pecuniary relationship or transactions with the Company during the year 2022-2024. Independent Directors are not serving as Independent Directors in more than seven listed companies.

None of Directors of the Company hold the position as whole Time Director in company itself nor serve as Independent Director in more than three listed companies.

(C) Performance evaluation of Independent Directors:

The Nomination and Remuneration Committee evaluates the performance of Independent Directors. The evaluation mechanism of Independent Directors is detailed in Directors Report.

(D) Other provisions as to Board and Committees

The Board comprises of Mr. Gorge Chadha, Chairman & Managing Director, Mrs. Kavita Chadha as Executive Director, Ms. Manisha Chadha as CFO and Mr. Chirag Salaria, and Mr. Mani Suresh Babu as Non-Executive Independent Directors. & Ms. Priyanka Behl appoint as Company secretary.



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During the year 2022-2023, 12 (Twelve) meetings of the Board of Directors were held on April 25, 2023, May 30, 2023, June 15, 2023, July 25, 2023, August 14, 2023, August 21, 2023, October 12, 2023, November 14, 2023, December 15, 2023, January 17, 2024, February 14, 2024 and March 30, 2024. The maximum time gap between any two consecutive meetings did not exceed 120 days.

None of the Directors on the Board are Members of more than 10 Committees or Chairman of more than 5 Committees across all the companies in which they are Directors. Necessary disclosures regarding Committee positions in other public companies as on 31st March, 2024 have been made by the Directors as per Regulation 26 of SEBI (Listing Obligation and Disclosure Requirement) Regulation 2015. Details of attendance of Directors at Board Meetings and at the last Annual General Meeting held on 22nd December, 2023, with particulars of their Directorships and Chairmanship/Membership of Board Committees of the companies showing the position as on 31 March, 2024 are given below:-

Name	Category	Attendance		No. of directorships in other public companies	No. of committees and positions held in other public companies	
		Board Meetings	Last AGM		Member	Chairman
Mr. Gorge Chadha (MD) DIN 06407884	Executive & Managing Director	12	Yes	-	-	-
Ms. Kavita Chadha DIN 03304018	Executive Director & Promoter	12	Yes	-	-	-
Ms. Manisha Chadha	CFO & Promoter	6	Yes	-	-	-
Mr Mani Suresh Babu DIN 09220270	Independent & Non Executive Director	6	Yes	-	-	-
Mr. Chirag Salaria DIN 07504249	Independent & Non Executive Director	5	Yes	-	-	-

Other directorships do not include alternate directorships, directorships of private limited companies, Section 8 of Companies Act, 2013 / Section 25 of the Companies Act, 1956 and of companies incorporated outside India. Chairmanships/Memberships of Board Committees include only Audit, Stakeholders Relationship and Nomination and Remuneration Committees of public limited companies.

The Company has received declarations of independence as prescribed under Section 149(6) & (7) of the Companies Act, 2013 from Independent Directors. All requisite declarations have been placed before the Board. None of the Directors are related to each other as on date except Mr. Gorge Chadha and Ms. Kavita Chadha, having relation of son and mother.

(E) Code of Conduct

(i) The Board of Directors has laid down Code of Conduct for Non-Executive Directors, Independent Directors and Senior Management of the Company. The copies of Code of Conduct as applicable to the Directors as well as Senior



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Management of the Company are uploaded on the website of the Company - www.kmfbuilders.com. (ii) The Members of the Board and Senior Management personnel have affirmed the compliance with the Code applicable to them during the year ended on 31 March, 2024. The Annual Report of the Company contains a Certificate by the Managing Director in terms of Listing Obligations and Disclosure Requirements) Regulations, 2015 based on the compliance declarations received from Independent Directors, Non-Executive Directors and Senior Management.

I. Board Committees

Audit Committee

(A) Qualified and Independent Audit Committee

The Company complies with Section 177 of the Companies Act, 2013 as well as requirements stipulated in SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 pertaining to the Audit Committee. Its functioning is as under:

- (i) The Audit Committee presently consists of the three Directors, out of which two are Independent Non Executive Directors;
- (ii) All members of the Committee are financially literate and having the requisite financial management expertise;
- (iii) The Chairman of the Audit Committee is an Independent Director;
- (iv) The Chairman of the Audit Committee was present at the last Annual General Meeting held on 22nd December, 2023.

(B) Terms of reference

- z The roles and responsibilities of the Audit Committee include inter-alia:
- z Oversight of the company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible;
- z Recommendation for appointment, remuneration and terms of appointment of auditors of the company;
- z Approval of payment to statutory auditors for any other services rendered by the statutory auditors;
- z Reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the board for approval, with particular reference to:
 - z Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of section 134 of the Companies Act, 2013
 - z Changes, if any, in accounting policies and practices and reasons for the same
 - z Major accounting entries involving estimates based on the exercise of judgment by management
 - z Significant adjustments made in the financial statements arising out of audit findings
 - z Compliance with listing and other legal requirements relating to financial statements
 - z Disclosure of any related party transactions
 - z Qualifications in the draft audit report
- z Reviewing, with the management, the quarterly financial statements before submission to the board for approval;
- z Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;
- z Review and monitor the auditor's independence and performance, and effectiveness of audit process;
- z Approval or any subsequent modification of transactions of the company with related parties;
- z Scrutiny of inter-corporate loans and investments;
- z Valuation of undertakings or assets of the company, wherever it is necessary;
- z Evaluation of internal financial controls and risk management systems;
- z Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;
- z Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
- z Discussion with internal auditors of any significant findings and follow up there on;
- z Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the



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board;

- ¿ Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
- ¿ To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
- ¿ To review the functioning of the Whistle Blower mechanism;
- ¿ Approval of appointment of CFO (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;
- ¿ Carrying out any other function as is mentioned in the terms of reference of the Audit Committee.
- ¿ The Company has systems and procedures in place to ensure that the Audit Committee mandatorily reviews:
 - ¿ Management discussion and analysis of financial condition and results of operations;
 - ¿ Statement of significant related party transactions (as defined by the Audit Committee), submitted by management;
 - ¿ Management letters / letters of internal control weaknesses issued by the statutory auditors;
 - ¿ Internal audit reports relating to internal control weaknesses; and
- ¿ The appointment, removal and terms of remuneration of the Chief internal auditor shall be subject to review by the Audit Committee.
- ¿ The powers of the Audit Committee includes:
 - ¿ To investigate any activity within its terms of reference.
 - ¿ To seek information from any employee.
 - ¿ To obtain outside legal or other professional advice.
 - ¿ To secure attendance of outsiders with relevant expertise, if it considers necessary.

(C) Composition, names of Members and Chairperson, its meetings and attendance:

Mr. Chirag Salaria elect as Chairman. He with Mr. Mani Suresh Babu as members of the Committee. During the year, four Audit Committee meetings were held on 30th May 2023, 14th August, 2023, 14th November, 2023 and 14th February 2024

The composition of the Audit Committee and number of meetings attended by the Members during the year are given below:

Name of Member	Category	Meetings held during FY 2023-24	Meetings attended
Mr. Chirag Salaria	Independent Director	4	4
Mr. Mani Suresh Babu	Independent Director	4	4
Ms. Manisha Chadha	CFO	4	4

The Committee meetings are attended by invitation by the Managing Director, CFO, the representatives of Statutory Auditors and representatives of the Internal Auditors. The Company Secretary acts as the Secretary of the Audit Committee.

Nomination and Remuneration Committee

(A) Constitution

Mr. Chirag Salaria elect as Chairman. He with Mr. Mani Sures Babu and Mrs. Kavita Chadha as members of the Committee.

(B) Terms of reference

- ¿ Terms of reference of the Nomination and Remuneration Committee include:
 - ¿ Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration of the directors, key managerial personnel and other employees;
 - ¿ Formulation of criteria for evaluation of Independent Directors and the Board;



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- 2 Devising a policy on Board diversity;
- 2 Formulate a Remuneration Policy as specified under Section 178 of the Companies Act, 2013, from time to time.
- 2 Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria lay down, and recommend to the Board their appointment and removal. The company shall disclose the remuneration policy and the evaluation criteria in its Annual Report.

(C) Meetings and attendance during the year:

During the year, two meeting of Nomination and Remuneration Committee were held on 25th July, 2023 and 12th October, 2023. The composition of the Nomination and Remuneration Committee and number of meetings attended by the Members during the year are given below:

Name of Member	Category	Meetings held during FY 2023-24	Meetings attended
Mr. Chirag Salaria	Independent Director	2	2
Mr. Mani Suresh Babu	Independent Director	2	2
Ms. Manisha Chadha	CFO	2	2

(D) Remuneration policy

The Remuneration policy of your Company is a comprehensive policy which is competitive, in consonance with the industry practices and rewards good performance of the employees of the Company. The policy ensures equality, fairness and consistency in rewarding the employees on the basis of performance against set objectives. The Company endeavors to attract, retain, develop and motivate a high performance workforce. Individual performance pay is determined by business performance and the performance of the individuals measured through the annual appraisal process.

(E) Remuneration to Managing Director

Mr. Gorve Chadha is the Managing Director ("MD") of the Company. The salary, benefits and perquisites paid to Mr. Gorve Chadha, MD during the year 2023-2024 was Rs. 12, 00,000/- p.a.

(F) Remuneration to Non-Executive Directors

Mr. Chirag Salaria, and Mr. Mani Suresh Babu the Non-Executive Directors, are not paid any sitting fee for attending the Board/Committee Meetings. Nothing was paid to the Non-Executive Directors during the year under review. The Non-Executive Directors have disclosed that they do not hold any shares in the Company. There has been no pecuniary relationship or transactions of the Non-Executive Directors vis-à-vis the Company during the year under review.

Stakeholders Relationship Committee

(A) Composition, Members, its meetings and attendance

Stakeholders Relationship Committee comprises of Mr. Chirag Salaria elect as Chairman, Mr. Mani Suresh Babu as members of the Committee.

The Committee is set up to consider & resolve the grievances of the security holders of the Company including complaints related to transfer of shares, non-receipt of balance sheet, non-receipt of declared dividend.

During the year, two meeting of the Stakeholders Relationship Committee was held on 25th July, 2023 and 12th October, 2023.

The composition of the Stakeholders Relationship Committee and number of meetings attended by the Members during the year are given below:

Name of Member	Category	Meetings held during FY 2023-24	Meetings attended
Mr. Chirag Salaria	Independent Director	2	2
Mr. Mani Suresh Babu	Independent Director	2	2



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(B) Name and Designation of the Compliance Officer

Ms. Priyanka Behl, Company Secretary has been designated as Compliance Officer of the Company in line with the requirement of Listing Agreement with the Stock Exchanges and can be contacted at:

Tel: 011-45636075

E-mail: Priyanka@kmfbuilder.com

(C) Complaints received and redressed during the year 2023-24

There was no complaint received during the year 2023-2024. Pursuant to regulation 40(9) of SEBI (Listing and Obligations Requirement) Regulation 2020, a certificate on half-yearly basis confirming due compliance of share transfer formalities by the Company from Practicing Company Secretary has been submitted to the Stock Exchange within stipulated time.

I. Independent Directors Meeting

Independent Directors are regularly updated on performance of each line of business of the Company, strategy going forward and new initiatives being taken/proposed to be taken by the Company. The Independent Directors Mr. Chirag Salaria and Mr. Mani Suresh Babu met on 09.10.2022 without any Senior Management Personnel to evaluate the performance of Non-Independent Directors including Chairman of the Board.

II. Subsidiary Company

The Company does not have any Indian and/or foreign Subsidiary Company.

VII. Disclosures

(A) Basis of related party transactions

- The statements containing the transactions with related parties were submitted periodically to the Audit Committee.
- There are no related party transactions that may have potential conflict with the interest of the Company at large.
- There were no material individual transactions with related parties during the year, which were not in the normal course of business as well as not on an arm's length basis.

There is no non-compliance by the Company and no penalties, strictures imposed on the Company by Stock Exchange or SEBI or any statutory authority, on any matter related to capital market, during the last three years. As required under regulation 23 of Listing Regulations, the Company has adopted a policy on Related Party Transactions. The abridged policy on Related Party Transactions is available on the Company's website.

B) Disclosure of Accounting Treatment

The financial statements of the Company for the year ended March 31, 2019, are the first financials prepared in compliance with Ind AS recognition and measurement principles. The date of transition to Ind AS is April 1, 2017. The financial statements upto the year ended March 31, 2018, were prepared in accordance with the accounting standards notified under the Companies (Accounting Standards) Rules, 2006, and other relevant provisions of the Act, considered as the "Previous GAAP". The financial statements for the year ended March 31, 2024, have been restated in accordance with the Ind AS recognition and measurement principles.

(C) Board Disclosures - Risk Management

The Company has laid down procedures to inform the Board of Directors about the Risk Management and its minimization procedures. The Audit Committee and Board of Directors review these procedures periodically.

(D) Proceeds from public issues, right issues, preferential issues etc.

The Company did not have any of the above issues during the year under review.

(E) Secretarial Audit Report

The Company has obtained Secretarial Audit Report from the Company Secretary in practice for compliance with Section 204(1) of the Companies Act, 2013, SEBI (LODR) Regulation 2015, SEBI Regulations on Takeover, Insider Trading and Depositories & Participants. A text of the Annual Secretarial Audit Report is annexed elsewhere.

(F) Management Discussion and Analysis Report

The Management Discussion and Analysis Report have been included separately in the Annual Report to the

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Shareholders.

(G) Shareholders

(i) The quarterly results and presentations made by the Company to analysts are put on the Company's website www.kmfbuilders.com under the Disclosure Requirements Section.

(ii) The Company has also sent Annual Report through email to those Shareholders who have registered their email ids with Depository Participant.

(iii) Mrs. Kavita Chadha is retiring by rotation at the ensuing Annual General Meeting and being eligible, offers herself for re-appointment as Executive Director.

(H) CEO and CFO Certification

The Managing Director and CFO of the Company give quarterly/annual certification on financial reporting and internal controls to the Board in terms of regulation 17(8) and 33(2) of the SEBI (Listing Obligation and Requirement) Regulation 2015.

(I) Certificate on Corporate Governance

The quarterly compliance report has been submitted to the Stock Exchange where the Company's equity shares are listed in the requisite format. Pursuant to Listing Regulations, the Auditor's Certificate in compliance on conditions of Corporate Governance is published elsewhere in the Annual Report.

IV. General Body Meetings

Location and time of General Meetings held in the last 3 years:

Year	Date	Venue of Meeting	Time	Whether any special resolution passed in previous AGM
2020-21	20.09.2021	Hotel SAI Renaissance, Opp. SBI, SAI Colony Kadugudi, Bangalore 560067	09:00 am	Appointment of Mr. Mani Suresh Babu as Non-Executive Independent Director
2021-22	27.09.2022	Hotel SAI Renaissance, Opp. SBI, SAI Colony Kadugudi, Bangalore 560067	09:00 am	Yes Related Party Transaction
2022-23	22.12.2023	Hotel Treebo Trend The White Tree 64, 1st Main, Whitefield Main Road, Hopeform Junction, Maithri Layout, Bangalore 560066 Karnataka	09:00 am	Yes Related Party Transaction



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Means of Communication

The Company's website is a comprehensive reference on KMF's management, policies, and corporate governance and investor relations. The section on Investors serves to inform the shareholders, by giving complete financial details, Shareholding Patterns, information relating to Stock Exchanges and Registrars & Share Transfer Agents. The Company interacts with the shareholders through the multiple channels of communication such as Annual Report and the Company's website. The Company also informs the Stock Exchanges in a prompt manner, all price sensitive information and all such other matters which in its opinion, are material and relevant for the shareholders.

Quarterly Report sent to each household shareholders	The result of the Company are published in the newspaper
Quarterly results and in which newspaper normally published in	Results are published in the Financial Express (all editions) and in Vishwani (Bangalore edition)
Any website where displayed	Yes, the results are displayed on the Company's website www.kmfbuilders.com under Investor Centre –Disclosure Requirement Section
Whether it also displays official news release	Yes

IV. General Shareholder Information

Annual General Meeting:

(i) **Date, time and Venue:** 26th September, 2024 at 09:00AM.

(ii) **Financial Year:** 1st April to 31st March

(iii) **Date of Book Closure:** 18th September, 2024 to 22nd September, 2024 (both days inclusive)

(iv) **Dividend:** Nil

(v) Listing

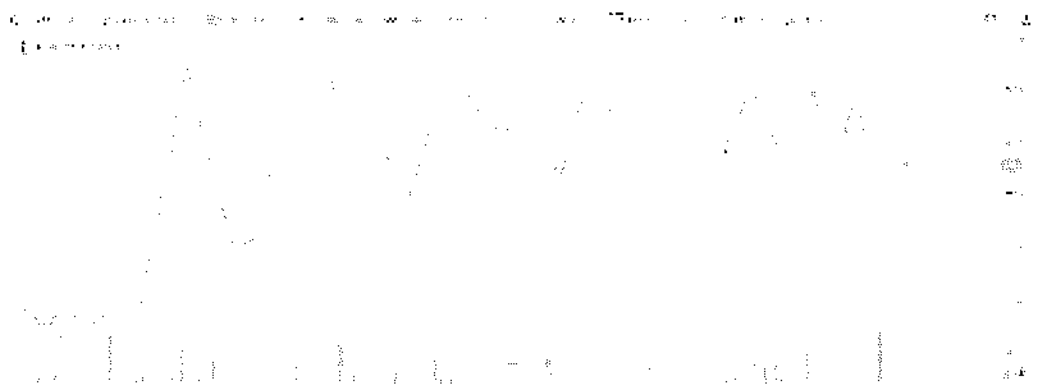
The Stock Exchanges on which the Company's shares are listed: BSE Limited

(vi) Stock Code

BSE Limited-53178

The ISIN of the Company for its shares: INE580H01026

Listing Fees for Bombay Stock Exchange Limited for 2024-25 has been paid.





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b. Performance in comparison to BSE Sensex

The performance of the Company's scrip on the BSE as compared to the Sensex is as under:

	1 st April, 2023	31 st March, 2024	% Change
Company Share Price (Closing)	3.47	6.83	96.82%
SENSEX (Closing)	59106.44	73,651.35	24.61%

(viii) Registrars and Share Transfer Agents

The Members are requested to correspond to the Company's Registrars & Share Transfer Agents – M/s Alankit Assignments Limited quoting their Folio Number, Client ID and DP ID at the following address:

M/s Alankit Assignments Limited
205-208, Anarkali Complex
Jhandewalan Extension
New Delhi 110055
Tel: 91 -11-42541234
Fax: 91 -11-235552001
Email: info@alankit.Com

(ix) Shareholding as on 31 March, 2024

(a) Distribution of shareholding as on 31 March, 2024

No. of Equity Shares	No. of Shareholders	% of Shareholders	Total No. of Shares	% of holding
1-500	1477	71.84	147022	1.21
501-1000	207	10.07	174293	1.43
1001-2000	145	7.05	239585	1.97
2001-3000	51	2.48	134967	1.11
3001-4000	36	1.75	133345	1.09
4001-5000	38	1.85	179571	1.47
5001-10000	42	2.04	320632	2.63
10001-999999	60	2.92	10852585	89.09
Total	2056	100.00	12182000	100.00



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(x) Shareholding pattern as on 31 March, 2024

Category	No. of Shares held	% of issued share capital
Promoter	58,75,448	48.23%
Mutual Funds & UTI	0	0
Financial institutions/insurance Companies	0	0
FII's	0	0
NRI's/Foreign Nationals	0	0
Corporate Bodies	19,95,329	16.38%
Indian Public & Other	43,11,223	35.39
Total	1,21,82,000	100

(xi) Capital of the Company

The authorized and paid-up capital of your Company is Rs. 20, 00, 00,000/- and Rs. 60,910,000/- respectively.

(xii) Top ten Shareholders as on 31 March, 2024

Category	Name	No. of Shares held	% of issued share capital
Corporate/ Body Corporate	KMF SECURITIES LTD	1793100	14.7193
Corporate/ Body Corporate	KMT PROPERTIES PRIVATE LIMITED	1601653	13.1477
Individual	GORVE CHADHA	1159000	9.5140
Individual	KAVITA CHADHA	1080400	8.8688
Individual	MANISHA CHADHA	992100	8.1440
Individual	MOHIT SANSANWAL	810002	6.6492
Individual	SATYAWATI CHADHA	431000	3.5380
Individual	MAUK PRADEEP KUMAR	419848	3.4465
Individual	HITESH RAMJI JAVERI	380000	3.1194
Individual	ANAGRAM SECURITIES LIMITED	339000	2.7828



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(xiii) Dematerialisation of shares and liquidity

As on 31st March, 2024, a total of 1,07,20,600 equity shares have been dematerialized by approx. 88.00% of the total share Capital. The Company's shares can be traded only in dematerialized form as per SEBI notification. The Company has entered into an Agreement with NSDL and CDSL whereby shareholders have the option to dematerialize their shares with either of the depositories. Equity shares are actively traded in BSE.

(ix) Outstanding GDRs/ADRs/Warrants or any convertible instruments, conversion date and likely impact on equity.

The Company has not issued any GDRs/ADRs/Warrants or any convertible instruments.

(xv) Plant locations

The Company is not a manufacturing unit and thus not having any Plant.

(xvi) Address for correspondence

Ms. Priyanka Behl

The Company Secretary

KMF Builders & Developers Limited

907 Vikram Tower Rajendra Place

Tel.:011-45636075

Fax:41537810

Email:kmfbuilders95@gmail.com

Reconciliation of Share Capital

As stipulated by SEBI, a qualified Practising Company Secretary carries out audit of Reconciliation of Share Capital to reconcile the total admitted, issued and listed capital with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) and Stock Exchanges.

X. Details of mandatory requirement of Listing Regulations

Particulars	Regulation No.	Complied Status
Independent director(s) have been appointed in terms of specified criteria of 'independence' and/or eligibility	16(1)(b) & 25(6)	Complied with
Board Composition	17(1)	Complied with
Meeting of Board of Directors	17(2)	Complied with
Review of Compliance Report	17(3)	Complied with
Plans for orderly succession for appointments	17(4)	Complied with
Code of conduct	17(5)	Complied with
Fees/compensation	17(6)	Complied with
Minimum Information	17(7)	Complied with



KMF BUILDERS & DEVELOPERS LIMITED

Compliance Certificate	17(8)	Complied with
Risk Assessment & Management	17(9)	Complied with
Performance Evaluation of Independent Director	17(10)	Complied with
Composition of Audit Committees	18(1)	Complied with
Meeting of Audit Committee	18(2)	Complied with
Composition of Nomination & Remuneration Committee	19(1) & (2)	Complied with
Composition of Stakeholder Relationship Committee	20(1) & (2)	Complied with
Vigil Mechanism	22	Complied with
Policy for related party transactions	23(1), (5), (6), (7) & (8)	Complied with
Prior or omnibus approval of audit committee for all related party transactions	23(2), (3)	Complied (if any)
Approval for material related party transactions	23(4)	Complied (if any)
Maximum Directorship & Tenure	25(1) & (2)	Complied with
Other corporate governance requirements with respect to subsidiary of listed entity	24(2), (3), (4), (5) & (6)	NA

Auditor's Certificate on Corporate Governance

To
The Members of
KMF Builders & Developers Ltd
508, Golf Manor, NAL Wind
Tunnel Road, Murgeshpalya,
Bangalore-560017

We have examined the compliance of conditions of Corporate Governance by KMF Builders and Developers Limited (hereinafter referred as "Company") for the Financial year ended March 31, 2024 as prescribed under Regulations 15 under chapter IV (Obligations of Listed Entity which has listed its specified securities) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 . Non Applicability of regulations 17 to 27, clauses (b) to (i) of sub regulation (2) of regulation 46 and paras C, D and E of Schedule V of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred as "Listing regulations").



KMF BUILDERS & DEVELOPERS LIMITED

We state that compliance of conditions of Corporate Governance is the responsibility of the management, and our examination was limited to procedures and implementation thereof adopted by the Company for ensuring compliance with conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company. In our opinion, and to the best of our information and according to our examination of the relevant records and the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as prescribed under Listing Regulations.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company. This certificate is issued solely for the purposes of complying with Listing Regulations and may not be suitable for any other purpose.

For B Sreenivasa setty & Co
Chartered Accountants
ICAI Firm Reg No: 009287s

Place: Bangalore
Date:

CA B Sreenivasa Setty
Proprietor
Membership Number: 205645
UDIN:

CODE OF CONDUCT **FOR** **BOARD MEMBERS AND SENIOR MANAGEMENT PERSONNEL** **ANNUAL DECLARATION**

This is to certify that the Company has laid down Code of Conduct for all Board Members and Senior Management of the Company and the copies of the same are uploaded on the website of the Company – www.kmfbuilders.com. Further certified that the Members of the Board of Directors and Senior Management personnel have affirmed having complied with the Code applicable to them during the year ended 31 March, 2024

For KMF Builders & Developers Ltd

Sd/-
Gorve Chadha
Managing Director

MANAGEMENT DISCUSSION & ANALYSIS REPORT

REAL ESTATE SECTOR

Real Estate Industry The Indian real estate sector has been trying to get back on its feet and come to terms with multiple reforms and changes brought in by demonitization, RERA, GST, IBC, NBFC crisis and subvention scheme ban. While it was tough task for sector to align itself with these new regulations, the measures have been instrumental to bring transparency, accountability and fiscal discipline over last few years. Over reliance on NBFC funding led to severe funding issues after the IL&FS default, wherein RBI had asked NBFC's to bring down their exposure to real estate sector. According to industry estimates, 90% of workforce employed in real estate and construction sector is engaged in the core construction activities, while the rest 10% is involved in other ancillary activities. The recent liquidity crisis has worsened the situation for smaller players which were anyway finding it difficult to adhere to new norms laid by RERA leading to new wave of consolidation. Larger established players with strong access to funding are expected to gain market share. Also, the current situation is expected to open up a lot of business development opportunities for well capitalized developers. The consolidation phase is likely to get accelerated further with the COVID19 outbreak and many weak players may cease to exist



KMF BUILDERS & DEVELOPERS LIMITED

RESIDENTIAL REAL ESTATE MARKET

The Indian residential sector has been grappling with subdued demand for the past few years and the recent developments (ongoing impact of COVID19) have made things even more difficult for the sector. While certain measures such as the consecutive rate cuts by the RBI, the reduction of GST rates to 1% for affordable housing and 5% for others and the setting up of an Alternative Investment Fund (AIF) have helped home-buyer sentiments, they've had little impact on the sales for the sector.

BANGALORE

In 2022, while the sales momentum was slow for under-construction projects; the sales recovered in the 2022 period. Bangalore has managed to record robust sales which were up 10% in CY2022-23. In terms of sales volumes growth, Bangalore has been the top performer amongst the cities under consideration. The improved buyer sentiment along with steady demand has resulted in higher launches in CY2022-23.

COVID19 Impact on Residential Real Estate COVID-19 has severely hit residential real estate business and the sector has come to a standstill in the short term. While the sector was coming out of the woods after the liquidity crisis and subsequent fallouts of sales, the pandemic outbreak could further impact residential sector.

Drop in new launches and slump in sales volumes amidst the current COVID-19 outbreak, the sector is likely to witness major disruptions due to construction delays and financing issues. Also, many prospective customers could consider postponing their decisions either to stay away from the project sites or in the expectations of a price correction

OPPORTUNITIES CONSOLIDATION

As India awaits policy reforms to pick up speed, your Company firmly believes that the demand for Real Estate in a country like India should remain strong in the medium to long term. Your Company's well accepted brand, contemporary architecture, well designed projects in strategic locations, strong balance sheet and stable financial performance even in testing times make it a preferred choice for customers and shareholders. Your Company is ideally placed to further strengthen its development potential by acquiring new land parcels.

DIGITAL REAL ESTATE SALES

With the rapidly evolving marketing landscape, digital marketing tools have emerged as important tools for real estate companies to amplify their sales and reach out to customers globally. With a sharp focus on building consumer experience and connection through digital means, established brands will be ahead of the curve, giving a competitive edge to their business. Social media platforms can be extensively used to promote listings, maintain relationships with existing customers and find new prospects. The recent lockdown due to COVID19 has forced real estate companies to focus much more on digital marketing and online platforms.

THREATS & CHALLENGES

Regulatory Hurdles Unfavorable changes in government policies and the regulatory environment can adversely impact the performance of the sector. There are substantial procedural delays with regards to land acquisition, land use, and construction approvals. Retrospective policy changes and regulatory bottlenecks may impact profitability and affect the attractiveness of the sector and companies operating within the sector. This NBFC crisis has further deteriorated the liquidity situation for smaller developers like us, who had to resort to alternative funding in absence of long term loans from banks. While established developers with lean balance sheets continue to have funding access, many developers are facing significant liquidity pressure.

OUTLOOK

As the real estate sector continues to tackle the existing issues created by the aftershocks of liquidity crisis and resulting disruption of COVID 19, we see an opportunity for well established players in the industry. The start of FY 2023 may be muted due to the lockdown and subsequent impact on economy, but we believe our strong project pipeline and healthy balance sheet will help maintain operational performance going ahead. The pace of consolidation in sector is also expected to accelerate further we expect to gain market share. Also, amidst COVID 19, and prevailing liquidity crunch, the visibility on business development is getting stronger. Our focus on our core markets, strong brand and existing portfolio leaves us on strong foot to take advantage of this opportunity.



KMF BUILDERS & DEVELOPERS LIMITED

DEEPAKSADHU

MBA (Finance), A.C.S.



DEEPAKSADHU & Co

COMPANY SECRETARIES

No.450, 9th cross, JP Nagar,
COMPANY SECRETARY
2nd phase, Bangalore - 560078
CP No: 14992, ACS No: 39541

MOBILE: 9115731257 / 9886096664

Web: www.deepaksadhu.com

E-mail: deepaksadhu@gmail.com

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10) (i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To: The Members,

KMF BUILDERS AND DEVELOPERS LIMITED

Bangalore

I have examined the relevant registers, records, forms, returns and disclosures received from the Directors of KMF BUILDERS AND DEVELOPERS LIMITED having CIN L45203KA1995PLC017422 and having registered office at FLAT NO.508, GOLF MANOR APARTMENTS, NAL WIND TUNNEL ROAD, MURUGESH PALYA, BANGALORE KA 560017 IN (hereinafter referred to as 'the Company'), produced before me by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(4) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of my information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to me by the Company & its officers, I hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on 31st March, 2024 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other Statutory Authority.

DIN	NAME	DESIGNATION	DATE OF APPOINTMENT
03304018	KAVITA CHADHA	DIRECTOR	21/10/2010
06407884	GORVE CHADHA	MANAGING DIRECTOR	14/10/2012
07504249	CHIRAG SALARIA	DIRECTOR	02/05/2016

Ensuring the eligibility of for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **DEEPAKSADHU & CO**
COMPANY SECRETARIES

SD/-

DEEPAKSADHU

MEMBERSHIP NUMBER: 39541

COP: 14992

Peer Review Number: 2387/2022



KMF BUILDERS & DEVELOPERS LIMITED

INDEPENDENT AUDITORS' REPORT

To the Members of KMF BUILDERS AND DEVELOPERS LIMITED

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of KMF Builders and Developers Limited ("the Company"), which comprise the standalone balance sheet as at 31 March 2024, the standalone statement of profit and loss (including other comprehensive income), standalone statement of changes in equity and standalone statement of cash flows for the year then ended, and notes to the standalone financial statements, including a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the Aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting Principles generally accepted in India, of the state of affairs of the Company as at 31 March 2024, and Profit and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current year. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

B. Revenue recognition - refer note 2.2(a)(i) to the standalone financial statements

Key Audit Matter	How the Matter was addressed in Our Audit
Measurement of revenue on contractual construction projects recorded over time which is dependent on the estimates of the costs to complete Revenue recognition from contractual projects represents a significant portion of the total revenues of the Company. Revenue recognition from contractual projects involves significant estimates primarily pertaining to measurement of costs to complete the projects. Revenue from projects is recorded based on Company's	Our audit procedures on revenue recognition on contractual construction projects included the following: ♦ Evaluation of Company's accounting policies for revenue recognition on contractual projects are in line with the applicable accounting standards and their application to customer contracts, including consistent application. ♦ Identifying and testing operating effectiveness of key controls around budgeting of project cost, approval of purchase orders, recording of actual cost, raising of invoices and estimating the cost to complete the project.



KMF BUILDERS & DEVELOPERS LIMITED

assessment of the work completed, costs incurred and accrued and the estimate of the balance costs to complete.

Due to inherent nature of the projects and significant judgment involved in the estimate of costs to complete, there is risk of overstatement or understatement of revenue, hence this is considered as a key audit matter.

Company has Two Projects named Purab Manor Located in Bangalore Karnataka and Another Project Gokul Dham in Mathura Uttarpradesh.

1. Gokul Dham Project

♦ For samples selected during the year, verifying the underlying documents – contracts with customers, invoices raised and collections from the customers.

♦ Comparing the estimated costs to complete with the budgeted costs and analysis of the variances, if any;

♦ Sighting approvals for budgeted costs with the rationale for the changes.

Assessment of costs incurred on projects, which is used by the Company to determine the percentage of completion.

♦ Considering the adequacy of the disclosures in note 2.2(a)(I) to the standalone financial statements in respect of judgements taken to recognise revenue for contractual projects; and

♦ Considering the adequacy of the disclosures in notes to the standalone financial statements in respect of revenue recognised, cost incurred, amount received/retentions due from customers, work in progress, value of inventories and profit recognised till date.

1. Gokul Dham Project: In 2010-11 MVDA (Mathura Vrindavan Development Authority) put its land on auction and Surinder Kumar Chadha as a director of KMF Builders & Developers Limited filed a form on behalf of company to apply for the purchase of the land GH-02 Rukmani Vihar and Company got the allotment and payment schedule from MVDA (Mathura Vrindavan Development Authority). From May 2011 to Dec 2011 , KMF Builders & Developers Limited made several payments including Ten percent advance and other charges including freehold charges. In Dec 2011 Company got allotment letter along with payment schedule of Rs.5,76,69,750/- as rest 90 percent was to be paid in equal EMI for the next 3 years with 12.5 percent.

Company has Incurred Construction & Development Expenses for Building the Residential Houses with Rs.6,63,19,282.16 from 02.06.2011 to 03.06.2023.

Company failed to Pay Equated annual instalments to MVDA. company was forced by MVDA to make the payment otherwise they will forfeit the land given against the payment which was not made. KMF Builders wrote many letters to MVDA and made certain meetings with the concerned person from MVDA, but it didn't come up with a solution as they were dis-agreed on the payment schedule. In Dec 2017 MVDA Published cancellation of the project in Newspaper for all the stakeholders. company already spent amount of Rs 11.65cr in this project. As per the Board of Directors, they were unable to continue based on viability. Hence, they have decided to sale this project to a third-party vendor i.e. M/s SKG Infratech Pvt Ltd.



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Un-Recognised Revenue of Rs.8,54,90,068.74/- from Purab Manor Project situated at Bangalore.	Sale Value of Rs 11,56,00,000/- Less: Project Cost Incurred till date: 19,56,69,281.14/- Net Resulted Incurred a Loss of Rs.8,00,69,281.14/- Company has Unrecognised Revenue from Purab Manor Project worth of Rs.7,92,20,348.74/- due to Transition of AS-7 to Ind AS-115. Management Decides to Disclose it as Income during this Year.
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Information Other than the Standalone Financial Statements and Auditors' Report Thereon

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report but does not include the financial statements and our auditors' report thereon.

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements, or our knowledge obtained in the 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 that fact. We have nothing to report in this regard.

Managements and Board of Directors' Responsibility for the Standalone Financial Statements

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

In preparing the standalone financial statements, the Management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as Applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone 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.



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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 standalone financial statements.

STANDALONE FINANCIAL STATEMENTS

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

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

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements 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 in the standalone financial statements made by the Management and Board of Directors.

Conclude on the appropriateness of the Management and Board of Directors 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 standalone 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditors' Report) Order, 2020 ("the Order") issued by the Central Government in terms of section 143 (11) of the Act, we give in the "Annexure A" a statement on the matters specified in



KMF BUILDERS & DEVELOPERS LIMITED

paragraphs 3 and 4 of the Order, to the extent applicable.

2. (A) As required by Section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c. The standalone balance sheet, the standalone statement of profit and loss (Including other comprehensive income), the standalone statement of Changes in equity and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.
 - d. In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under section 133 of the Act.
 - e. On the basis of the written representations received from the directors as on 31 March 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2024 from being appointed as a director in terms of Section 164(2) of the Act.
 - f. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

(B) With respect to the other matters to be included in the Auditors' Report accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- a. The Company has disclosed the impact of pending litigations as at 31 March 2024 on its financial position in its standalone financial statements - Refer notes to the standalone financial statements;
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- c. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company; and
- d. (i) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall:
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or
 - on behalf of the Company or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (ii) The management has represented, that, to the best of its knowledge and belief, Other than as disclosed in the notes to the accounts, no funds have been received by the Company from any persons or entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall:
 - directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or
 - on behalf of the Funding Party or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries.
- iii) Based on such audit procedures as 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 (d) (i) and (d) (ii)



KMF BUILDERS & DEVELOPERS LIMITED

contain any material misstatement.

- e. The dividend declared or paid during the year by the Company is in compliance with Section 123 of the Act.
- f. The reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is applicable from 1 April 2023. Based on our examination which included test checks, except for the instances mentioned below, the Company has used accounting software's for maintaining its books of account, which have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the Respective software:
 - a) The feature of recording audit trail (edit log) facility was not enabled at the database level to log any direct data changes for the accounting software used for maintaining the books of account relating to payroll, consolidation process and certain noneditable fields/tables of the accounting software used for maintaining general ledger.
 - b) The feature of recording audit trail (edit log) facility was not enabled at the application layer of the accounting software relating to revenue, trade receivables for the period.
 - c) Further, for the periods where the audit trail (edit log) facility was enabled and operated throughout the year for the respective accounting software, we did not come across any instance of the audit trail feature being tampered with.
 - d) With respect to the matter to be included in the Auditors' Report under section 197(16):

In our opinion and according to the information and explanations given to us, the remuneration paid by the company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) which are required to be commented upon by us.

For B Sreenivasa & Co
Chartered Accountants
ICAI Firm Reg No: 009287s

Place: Bangalore
Date: 29/08/2024

CA B Sreenivasa Setty
Proprietor
ICAI Reg. No : 205645
UDIN: 24205645BKZUL3670

Annexure A to the Independent Auditor's Report on Standalone Financial Statements of KMF BUILDERS AND DEVELOPERS LIMITED ('the Company')

With reference to the Annexure A referred to in the Independent Auditors' report to the members of the Company on the standalone financial statement for the year ended 31 March 2024, we report the following:

- (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.



KMF BUILDERS & DEVELOPERS LIMITED

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its property, plant and equipment by which all property, plant and equipment are verified in a phased manner over a period of 3 years. In accordance with this programme, certain property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. 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 leases agreements are duly executed in favour of the lessee) disclosed in the standalone financial statements are held in the name of the Company.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its property, plant and equipment (including Right of Use assets) or intangible assets or both during the year.
- (e) According to information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any Benami property under the Prohibition of Benami Property Transactions Act, 1988 and Rules made thereunder.
- (ii) (a) The inventory has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the Physical stocks and the book records that were more than 10% in the aggregate of each class of inventory.
- (b) According to the information and explanations given to us and on the Basis of our examination of the records of the Company, the Company has not been sanctioned working capital limits.
- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to limited liability partnership or any other parties during the year. The Company has not made any investments in companies, limited liability partnership or any other parties.

Based on the audit procedures carried on by us and as per the information and Explanations given to us, the Company has provided loans or provided advances in the nature of loans, or stood guarantee, or provided security to any other entity as below:

Particulars	Guarantee (₹ in Thousands)	Loans (₹ in Thousands)
Aggregate Amount during the year to Related Parties	-	11,713.361
Balance Outstanding as at balance sheet date to Related Parties	-	46,970.051

*As per the Companies Act, 2013

- (a) According to the information and explanations given to us and based on the audit procedures conducted by us, in our opinion the investments made, guarantees provided, security given during the year and the terms and conditions of the grant of loans and advances in the nature of loans and guarantees provided during the year are, prima facie, not prejudicial to the interest of the Company.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in the case of loans given, in our opinion the repayment of principal and payment of interest has



KMF BUILDERS & DEVELOPERS LIMITED

been stipulated and the repayments or receipts have been regular, Further, the Company has not given any advance in the nature of loan to any other party during the year.

- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no overdue amount for more than ninety days in respect of loans given. Further, the Company has not given any advances in the nature of loans to any party during the year.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan or advance in the nature of loan granted falling due during the year, which has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to same parties.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion the Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment.

- (i) According to the information and explanations given to us and on the basis of our examination of records of the Company, in respect of investments made and loans, guarantees and security given by the Company, in our opinion the provisions of Section 185 and 186 of the Companies Act, 2013 ("the Act") have been complied with.
- (ii) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
- (iii) Company pursuant to the rules prescribed by the Central Government for maintenance of cost records under Section 148(1) of the Act and Cost Audit not Applicable to the Company.
- (iv) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into GST.
- (v) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

- (vi) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowing or in the payment of interest thereon to any lender.
 - (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
 - (c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.
 - (d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.
 - (e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures as defined under the Act.
 - (f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies (as defined under the Act).

- (vii)(a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) Accordingly, clause 3(x)(a) of the Order is not applicable.

- (b) According to the information and explanations given to us and on the basis of our examination of the



KMF BUILDERS & DEVELOPERS LIMITED

records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, Clause 3(x)(b) of the Order is not applicable.

- (viii) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the course of the audit.
(b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- (ix) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (x) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- (xi) (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
(b) We have considered the internal audit reports of the Company issued till date for the period under audit.
- (xii) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xiii) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.
(b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
(c) 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.
(d) The Company is not part of any group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016 as amended). Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xiv) The Company has not incurred cash losses in the current and in the immediately preceding financial year.
- (xv) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xvi) According to the information and explanations given to us and 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 standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of



KMF BUILDERS & DEVELOPERS LIMITED

the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- (xvii) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of Section 135 of the Act pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For B Sreenivasa & Co
Chartered Accountants
ICAI Firm Reg No: 009287s

CA B Sreenivasa Setty
Proprietor
ICAI Reg. No. 205645
UDIN: 24205645BK GZUL3670

Place: Bangalore
Date: 29/08/2024

Annexure B to the Independent Auditors' report on the standalone financial statements of KMF Builders and Developers Limited for the period ended 31 March 2024.

Report on the internal financial controls with reference to the aforesaid standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013

(Referred to in paragraph (A) (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Opinion

We have audited the internal financial controls with reference to financial statements of KMF Builders and Developers Limited ("the Company") as of 31 March 2024 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2024, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's Responsibility for Internal Financial Controls

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note.



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 (hereinafter referred to as "the Act").

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and whether such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk.

The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

Meaning of Internal Financial controls with Reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that

- (1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
- (3) Provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the Standalone financial statements.

Inherent Limitations of Internal Financial controls with Reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to Standalone financial statements to future periods are subject to the risk that the internal financial controls with reference to standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.



KMF BUILDERS & DEVELOPERS LIMITED

For B Sreenivasa & Co
Chartered Accountants
ICAI Firm Reg No: 009287s

CA B Sreenivasa Setty
Proprietor
ICAI Reg. No. 205645
UDIN: **24205645BKGZUL3670**

Place: Bangalore
Date: 29/08/2024



KMF BUILDERS & DEVELOPERS LIMITED

KMF Builders and Developers Limited			
STANDALONE BALANCE SHEET as at 31 March 2024			
			In ₹Thousands
Particulars	Note	As at 31 March 2024	As at 31 March 2023
Assets			
Non Current Assets			
Property Plant and Equipment	8	144.42	181.36
Investment property	11	-	-
Right of use assets	9	2,232.13	3,073.76
Trade receivables	15	-	-
Deferred Tax Asset (net)	23	411.14	429.44
		2,787.69	3,684.56
Current assets			
Inventories	10	39,418.17	1,45,606.52
Cash and cash equivalents	13&14	41,688.55	30,869.89
Other current Financial assets	12	51,064.77	38,865.07
		1,32,171.48	2,15,341.48
Total assets		1,34,959.18	2,19,026.05
Equity and liabilities Equity			
Other equity	16	65,944.51	61,152.67
Equity attributable to owners of the Company	17	60,910.00	60,910.00
Total equity		1,26,854.51	1,22,062.67
Non-current liabilities			
Financial liabilities - Borrowings	19	4,176.85	4,952.33
		4,176.85	4,952.33
Current liabilities			
Financial liabilities	25	1,752.99	89,747.39
Trade payables	24	1,293.87	1,452.20
Other current financial liabilities	25	-	-
Provisions	22	880.96	811.44
		3,927.82	92,011.04
Total liabilities		8,104.67	96,963.37
Total equity and liabilities		1,34,959.18	2,19,026.05
Summary of significant accounting policies	1.0		
The accompanying notes are an integral part of the standalone financial statements.			

For and on behalf of Board of Directors
M/S. KMF Builders and Developers Limited

As per our report of even date
For B Sreenivasa Setty & Co
Chartered Accountants
Firm Regn No: 0092878

Kavita Chadha
Director
DIN: 03304018
Place : Bangalore
Date:

Gorve Chadha
Managing Director
DIN: 06407884

Priyanka Behl
Company Secretary
ICSI Reg No:11900

CA B Sreenivasa Setty
Proprietor
ICAI Reg No: 205645



KMF BUILDERS & DEVELOPERS LIMITED

KMF Builders and Developers Limited STANDALONE STATEMENT OF PROFIT AND LOSS

Particulars	Note	In ₹Thousands	
		As at 31 March 2024	As at 31 March 2023
Income			
Revenue from operations	26	2,01,090.07	22,750.00
Other Income	27	20.50	848.15
Total income		2,01,110.57	23,598.15
Expenses			
Cost of raw materials and components consumed	29	80,969.49	14,106.12
Changes in Inventories of Raw materials, Land stock, Work in progress, Stock in trade and Finished goods	30	1,06,188.35	-3,496.67
Employee benefits expense	31	3,039.74	3,637.37
Finance costs	28	-4,158.55	-1,703.33
Depreciation and amortization expense	32	878.57	692.64
Other expenses	33	7,654.28	5,652.47
Total expenses		1,94,571.90	18,888.60
Profit before tax		6,538.67	4,709.55
Tax expenses			
Current tax	20	1,728.54	1,597.94
Deferred tax (credit) /charge	23	18.30	7.39
Income tax expense		1,746.84	1,605.33
Profit for the year		4,791.83	3,104.22
Other comprehensive Income			
Item that will not be reclassified to profit or loss in subsequent periods:			
Total comprehensive Income for the year		0.00	0.00
Earnings per equity share [nominal value of ₹ 5 fully paid (31 March 2021 - ₹ 5 fully paid)]			
Basic and diluted (amount in ₹)	38	0.39	0.25
Summary of significant accounting policies	1.0		

The accompanying notes are an integral part of the standalone financial statements.

For and on behalf of Board of Directors
M/S. KMF Builders and Developers Limited

As per our report of even date
For B Sreenivasa Setty & Co
Chartered Accountants
Firm Regn No: 0092878

Kavita Chadha
Director
DIN: 03304018

Gorve Chadha
Managing Director
DIN: 06407884

Priyanka Behl
Company Secretary
ICSI Reg No:11900

Place : Bangalore
Date:

CA B Sreenivasa Setty
Proprietor
ICAI Reg No: 205645



KMF BUILDERS & DEVELOPERS LIMITED

Notes forming part of the financial statements for the year ended 31st March 2024

Note 48 : Ratios as per the Schedule III requirements

(a) Current Ratio = Current Assets divided by Current Liabilities

Particulars	As at 31 March 2024	As at 31 March 2023	Remarks
Current Assets	1,32,171	2,15,341	Due to increase in Revenue and Increase in Cost for Generating Revenue
Current Liabilities	3,928	92,011	
Ratio	33.65	2.34	
% Change from previous period / year	1337.80%		

(b) Debt Equity ratio = Total debt divided by Total equity where total debt refers to sum of current & non current borrowings

Particulars	As at 31 March 2024	As at 31 March 2023	Remarks
Total Debt	8,105	96,963	Due to Increase in business Profit result and Increase in debt into Increase in Ratio compared to Last year
Total Equity	1,26,855	1,22,063	
Ratio	0.06	0.79	
% Change from previous period / year	-91.96%		

(c) Debt Service Coverage Ratio (DSCR) = Earnings available for debt services divided by Total interest and principal repayments

Particulars	As at 31 March 2024	As at 31 March 2023	Remarks
Profit for the year	4,792	3,104	Interest Cost on Borrowings Reduced
Add: Non cash operating expenses and finance cost :			
Depreciation and amortisation expense	879	693	
Bad debts written off	-	-	
Profit on sale of fixed assets (Net)	-	734	
Finance costs	(4,159)	(1,703)	
Earnings available for debt services	1,512	2,827	
Interest cost on borrowings	279	338	
Principal repayments (Including certain prepayments)	1,072	595,916	
Total Interest and principal repayments	1,351	934	
Ratio	1.12	3.03	
% Change from previous period / year	-63.04%		

(d) Return on Equity Ratio / Return on Investment Ratio = Net profit after tax divided by Equity

Particulars	As at 31 March 2024	As at 31 March 2023	Remarks
Profit for the year	4,792	3,104	Due to profit in the current year increased when compared to previous financial period.
Total Equity	1,26,855	1,22,063	
Ratio	0.04	0.03	
Change in basis points (bps) from previous period / year			
% Change from previous period / year	49%		

(e) Inventory Turnover Ratio = Cost of materials consumed divided by closing inventory :

Particulars	1,072.46	595.92	Remarks
Cost of materials Consumed	80,969	14,106	Due to Increase in Cost of materials Consumed Ratio has gone up.
Closing Stock in Trade	39,418	1,45,607	
Ratio	2.05	0.10	
% Change from previous period / year	2020.30%		



KMF BUILDERS & DEVELOPERS LIMITED

(f) Trade Receivables turnover ratio = Credit Sales divided by Closing trade receivables

Particulars	As at 31 March 2024	As at 31 March 2023	Remarks
Credit Sales	2,01,090	22,750	No Closing Trade Receivables when compared with Previous Financial Period.
Closing Trade Receivables	-	-	
Ratio	0	0.00	
% Change from previous period / year	0.00%		

(g) Trade payables turnover ratio = Credit purchases divided by closing trade payables

Particulars	As at 31 March 2024	As at 31 March 2023	Remarks
Credit Purchases			Due to increase in Cost the credit purchase has gone up
Closing Trade Payables			
Ratio	62.58	9.71	
% Change from previous period / year	544.25%		

(h) Net capital Turnover Ratio =Revenue from Operations divided by Net Working capital whereas net working capital= current assets - current

Particulars	As at 31 March 2024	As at 31 March 2023	Remarks
Revenue from operations	2,01,090	22,750	Revenue as gone down and aslo resulted into better current assets in FY 23-24
Net Working Capital	1,28,244	12,25,62,325	
Ratio	1.57	0.00	
% Change from previous period / year	844654.07%		

(i) Net profit ratio = Net profit after tax divided by Revenue from operations.

Particulars	As at 31 March 2024	As at 31 March 2023	Remarks
Profit for the year	4,792	3,104	Due to Profit in current year increased when comapred to Previous periods and Turnover has significantly increased
Revenue from operations	2,01,090	22,750	
Ratio	2.38%	13.64%	
Change in basis points (bps) from previous period / year		-	
% Change from previous period / year	-82.54%		

(j) Return on Capital employed- pre cash (ROCE)=Earnings before interest and taxes (EBIT) divided by Capital Employed- pre cash

Particulars	As at 31 March 2024	As at 31 March 2023	Remarks
Profit/(Loss) before tax* (A)	6,539	4,710	Due to profit in current FY and reduction in Total assets (AR & UBR) the ratio has gone down
Finance Costs* (B)	(4,159)	[1,703]	
Other income* (C)	21	848	
EBIT (D) = (A)+(B)-(C)	2,360	2,158	
Capital Employed- Pre Cash (J)=(E)-(F)-(G)-(H)-(I)	89,343	96,145	
Total Assets (E)	1,34,959	2,19,026	
Current Liabilities (F)	3,928	92,011	
Current Investments (G)	-	-	
Cash and Cash equivalents (H)	41,689	30,870	
Bank balances other than cash and cash equivalents (I)	-	-	
Ratio (D)/(J)	0.03	0.02	
% Change from previous period / year	17.66%		

k Return on Investments = Average Investment Value/ Fair Value of Investments : Not Applicable



KMF BUILDERS & DEVELOPERS LIMITED

KMF Builders and Developers Limited STANDALONE STATEMENT OF CHANGES IN EQUITY

a. Equity share capital		Rs. In Thousands
Particulars	No. of shares	Amount
Balance as at 31 March 2023	12,182.00	60,910.00
Balance as at 1 April 2023	12,182.00	60,910.00
Balance as at 31 March 2024	12,182.00	60,910.00

b. Other equity		Rs. In Thousands	
Attributable to owners of the Company			
Reserves and Surplus			
	Surplus	Capital Reserve	OCI
As at 1 April 2022	51,226.95	6,821.50	-
Profit for the year	3,104.22	-	-
Other comprehensive income (net of tax)	-	-	-
Total comprehensive income	-	-	-
Transfer to other reserves	-	-	-
Capital Reserve	-	-	-
Total transfer to other reserves	-	-	-
As at 31 March 2023	54,331.17	6,821.50	-

As at 1 April 2023	54,331.17	6,821.50	
Profit for the year	4,791.83	-	
Other comprehensive income (net of tax)	-	-	
Total comprehensive income	-	-	
Transfer to other reserves	-	-	
Capital Reserve	-	-	
Total transfer to other reserves	-	-	
Transaction with owners, recorded directly in equity	-	-	
Dividend (including dividend distribution tax) refer note 18	-	-	
Total distribution to owners	-	-	
As at 31 March 2024	59,123.01	6,821.50	

Summary of significant accounting policies

1.0

For and on behalf of Board of Directors
M/S. KMF Builders and Developers Limited

As per our report of even date
For B Sreenivasa Setty & Co
Chartered Accountants
Firm Regn No: 0092848

Kavita Chadha
Director
DIN: 03304018
Place : Bangalore
Date:

Gorve Chadha
Managing Director
DIN: 06407884

Priyanka Behl
Company Secretary
ICSI Reg No:11900

CA B Sreenivasa Setty
Proprietor
ICAI Reg No: 205645



KMF BUILDERS & DEVELOPERS LIMITED

KMF Builders and Developers Limited STANDALONE STATEMENT OF CASH FLOWS

in ₹Thousands

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit/(loss) Before Tax	6,538.67	4,709.55
Adjustments for:		
Depreciation	878.57	692.64
Adjustment for Reserves	-	-
Other Income	-	-
Profit on Sale of Long term capital asset	-	-733.93
Interest & Finance Charges	-4,158.55	-1,703.33
Operating Profit before Working Capital Changes	3,258.70	2,964.93
Adjustments for:		
Decrease/(Increase) in Receivables	-	-
Decrease/(Increase) in Non Current Assets	-	2166.89
Decrease/(Increase) in Inventories	1,06,188.35	-3496.67
Increase/(Decrease) in Other Current Assets	-12,199.70	-27883.36
Increase/(Decrease) In Payables	-158.34	-242.72
Increase/(Decrease) in Financial Liabilities	-87,994.40	8991.96
Increase/(Decrease) in other current liabilities	-	-22.10
Increase/(Decrease) in short term provisions	69.52	-128.08
Cash generated from operations	9,164.13	-17,649.15
Income Tax paid	1,728.54	1,597.94
Comprehensive Income/Expense	-	-
Net Cash flow from Operating activities	7,435.58	-19,247.09
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	-	-557.81
Long term Capital Gain	-	733.93
Interest Income	4,437.24	2,041.40
Sale of Fixed Asset	-	-
(Decrease)/Increase other non-current assets	-	-
Net Cash used in Investing activities	4,437.24	2,217.52
CASH FLOW FROM FINANCING ACTIVITIES		
Increase/(Decrease) in Long term Borrowings	-775.48	-595.92
Increase in Share Capital	-	-
Interest paid	-278.69	-338.07
Net Cash used in financing activities	-1,054.17	-933.98
Net change in cash & Cash Equivalents(A+B+C)	10,818.65	-17,963.55
Cash and Cash equivalents at Beginning of the year	30,869.89	48833.45
Cash and Cash equivalents at the end of the year	41,688.55	30,869.89
Summary of significant accounting policies	1	

The accompanying notes are an integral part of the consolidated financial statements.

For and on behalf of Board of Directors
M/S. KMF Builders and Developers Limited

As per our report of even date
For B Sreenivasa Setty & Co
Chartered Accountants
Firm Regn No: 009287S

Kavita Chandha
Director
DIN: 03304018
Place: Bangalore
Date: 30/05/2024

Gurve Chadha
Managing Director
DIN: 06407884

Priyanka Behl
Company Secretary
ICSI Reg No:11900

CA B Sreenivasa Setty
ICAI Reg No: 205645
Proprietor

8. Property, Plant and Equipment		Rs. In Thousands				
Assets	Office Equipment	Plant & Machinery	Office Building	Computer	Furniture	TOTAL
Cost As at 1 April 2022	147.79	84.58	278.27	9.32	105.21	625.18
Additions during the year 2022	-	-	-	-	-	-
Deletions during the year 2022	-	-	-	-	-	-
As at 31 March 2023	147.79	84.58	278.27	9.32	105.21	625.18
Additions during the year 2023	-	-	-	-	-	-
Deletions during the year	-	-	-	-	-	-
As at 31 March 2024	147.79	84.58	278.27	9.32	105.21	625.18
Accumulated depreciation As at 1 April 2022	72.09	56.39	166.96	6.21	105.21	406.87
Charge for the year	18.92	5.64	9.28	3.11	0.00	36.95
Deletions during the year	-	-	-	-	-	-
As at 31 March 2023	91.02	62.03	176.24	9.32	105.21	443.81
Charge for the year	18.92	5.64	9.28	3.11	0.00	36.95
Deletions during the year	-	-	-	-	-	-
As at 31 March 2024	109.94	67.67	185.51	12.43	105.21	480.76
Carrying amount						
As at 31 March 2024	37.85	16.92	92.76	-3.11	-	144.42
As at 31 March 2023	56.77	22.56	102.03	0.00	-	181.36



9 Right of use assets

	in ₹ Thousands Vehicles	in ₹ Thousands Lease hold Property (ROU Asset)
Cost as at 01 April 2022	5,245.53	-
Additions During the year	-	557.81
Other Adjustments	-	-
As at 31 March 2023	5,245.53	557.81
Additions During the year	-	-
Deletions During the year	-	-
As at 31 March 2024	5,245.53	557.81
Accumulated Depreciation		
As at 01 April 2022	2,073.88	-
Charge for the Year	655.69	-
Other Adjustments	-	-
As at 31 March 2023	2,729.57	-
Charge for the Year	655.69	185.94
Deletions during the year	-	-
As at 31 March 2024	3,385.26	185.94
Carrying Amount		
As at 31 March 2024	1,860.26	371.87
As at 31 March 2023	2,515.95	557.81
No Other Available Right to use assets in the Name of Company		



KMF BUILDERS & DEVELOPERS LIMITED

10 Inventories

in ₹ Thousands

Particulars	As at 31 March 2024	As at 31 March 2023
Raw materials and components	-	0.00
Building materials	-	0.00
Land stock *	-	0.00
Work-in-progress *	-	0.00
Stock in trade - flats *	39418.17	145606.52
Finished goods	-	0.00
	39,418.17	1,45,606.52

* Carrying amount of inventories not pledged as securities against borrowings as at 31 March 2024 and its freely available to Sale of Service

11 Investments

in ₹ Thousands

	As at 31 March 2024	As at 31 March 2023
Trade Investments (valued at cost unless stated otherwise)		
Quoted equity shares	-	-
Total Investments carried at cost	-	0.00

12 Other financial assets

in ₹ Thousands

	As at 31 March 2024	As at 31 March 2023
Unsecured, considered good		
Security deposits	1035.63	989.14
Loans to related parties (refer note 35 & 51)	46970.05	35256.69
Others	3059.09	2619.24
Non-current bank balances*	-	-
	51,064.77	38,865.07

* Bank deposits due to mature after twelve months from the reporting date.



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13 Cash and Cash Equivalents

in ₹ Thousands

	Current	
	As at 31 March 2024	As at 31 March 2023
Cash on hand	4029.62	5306.36
Cheques/ drafts on hand	0.00	0.00
Balances with banks:	0.00	0.00
– On current accounts	17658.93	25563.54
	21,688.55	30,869.89

14 Bank balance other than cash and cash equivalents

in ₹ Thousands

	Current	
	As at 31 March 2024	As at 31 March 2023
Bank balance other than cash and cash equivalents		
– Deposits in Bank account	20000	-
– Margin money deposit	-	-
	20,000.00	-

Margin money deposits given as security

Margin money deposits with a carrying amount of ₹0 (31 March 2024 -₹0) are subject to secure the Company's borrowings.

Short-term deposits are made for varying periods of between seven day and three months, depending on the immediate cash requirements of the Company, and earn interest at the respective short-term deposit rates.



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15. Trade Receivables

	Non Current		Current	
	As at 31st March 2023	As at 31st March 2022	As at 31st March 2023	As at 31st March 2022
Trade Receivables				
Unsecured, Considered Good			-	-
Unsecured, Considered Doubtful	-	2413.47	-	-
Less: Allowances for Credit Loss	-	2413.47		
Net Trade Receivables	-	-		

Trade Receivables ageing Schedule

As at 31 March 2023						
Outstanding for Following periods from Due Date of Payment	Less than 6 months	6 months- 1year	1-2 years	2-3 years	More than 3 years	Total
Undisputed Trade receivables considered Good	-	-	-	-	-	-
Undisputed Trade receivables considered Doubtful	-	-	-	-	-	-
Undisputed Trade receivables Credit Impaired	-	-	-	-	-	-
Disputed Trade receivables considered Good	-	-	-	-	-	-
Disputed Trade receivables considered Doubtful	-	-	-	-	-	-
Disputed Trade receivables Credit Impaired	-	-	-	-	-	-
Total	-	-	-	-	-	-
As at 31 March 2022						
Outstanding for Following periods from Due Date of Payment	Less than 6 months	6 months- 1year	1-2 years	2-3 years	More than 3 years	Total
Undisputed Trade receivables considered Good	-	-	-	-	-	-
Undisputed Trade receivables considered Doubtful	-	-	-	-	2,413.47	2,413.47
Undisputed Trade receivables Credit Impaired	-	-	-	-	-	-
Disputed Trade receivables considered Good	-	-	-	-	-	-
Disputed Trade receivables considered Doubtful	-	-	-	-	-	-
Disputed Trade receivables Credit Impaired	-	-	-	-	-	-
Total	-	-	-	-	2,413.47	2,413.47

No trade or other receivable are due from directors or other officers of the company either severally or jointly with any other person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member.

Trade receivables are non-interest bearing and are generally on terms of 30 to 90 days
There are no unbilled receivables, hence the same is not disclosed in the ageing schedule.



KMF BUILDERS & DEVELOPERS LIMITED

16 Equity share capital		
		In ₹ Thousands
	As at 31 March 2024	As at 31 March 2023
Issued, subscribed and fully paid-up shares		
1,21,82,000 (31 March 2023 - 1,21,82,000) equity shares of ₹5 each fully paid up	60910.00	60910.00
Total issued, subscribed and fully paid-up share capital	60,910.00	60,910.00
(a) Reconciliation of the equity shares outstanding at the end of the reporting year		
No of shares	12182	12182
At the beginning of the year	12182	12182

(b) Terms/ rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹5 per share fully paid up. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of equity shares would 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.

Equity shares of ₹5 each fully paid up

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

(d) Details of equity shareholders holding more than 5% shares in the Company

31 March 2024		
Name of Shareholder	No. of Shares	Percentage of Shares
Gorve Chadha	1159	9.51
Kavitha Chadha	1080.4	8.87
KMF Securities Limited	1793.1	17.72
Manisha Chadha	992.1	8.14

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

31 March 2023		
Name of Shareholder	No. of Shares	Percentage of Shares
Gorve Chadha	1159	9.51
Kavitha Chadha	1080.4	8.87
KMF Securities Limited	1793.1	17.72
Manisha Chadha	992.1	8.14



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17 Other equity			
			In Thousands
		As at 31 March 2024	As at 31 March 2023
Capital Reserve			
Balance at the beginning and end of the year		6821.50	6821.50
Closing balance		6821.50	6821.50
Securities premium			
Balance at the beginning and end of the year		-	-
Closing balance		-	-
General reserve			
Balance at the beginning of the year		-	-
Add: Transfer from statement of profit and loss		-	-
Closing balance		-	-
Surplus in the statement of profit and loss			
Balance at the beginning of the year		54331.17	51226.95
Profit for the year		4791.83	3104.22
		59123.01	54331.17
Other comprehensive income			
Re-measurement gains/ (loss) on defined benefit plans		-	-
Less: Appropriations			
Dividend (including dividend distribution tax) refer note 18		-	-
Transfer to general reserve		-	-
		-	-
Net surplus in the statement of profit and loss		59,123.01	54,331.17
Total other equity		65,944.51	61,152.67



KMF BUILDERS & DEVELOPERS LIMITED

Distribution made and Proposed

	In Thousands	
	As at 31 March 2024	As at 31 March 2023
Cash dividend on equity shares paid		
Final dividend for the year ended 31 March 2024 paid during the current year	-	-
Proposed dividend on equity shares		
Final dividend for the year ended 31 March 2024 paid during the current year	-	-
Proposed dividends on equity shares are subject to approval at the annual general meeting and are not recognised as a liability as at 31 March 2023.		

Borrowings

	In Thousands	
	As at 31 March 2024	As at 31 March 2023
Non-current borrowings		
Secured loans		
Term loans from banks	2091.20	3109.66
Term loans from financial institutions	0.00	0.00
Finance lease obligations	0.00	0.00
Equipment loans	0	0
	2,091.20	3,109.66
Amount disclosed under the head "other current financial liabilities" (refer note 20)	0.00	0.00
Total non-current borrowings	2,091.20	3,109.66
* Term loan from banks and financial institutions represents amount repayable within the operating cycle amounting to ₹ 20,31,203 (31 March 2023 - ₹31,03,664). As at 31 March 2024, the Company is not in breach of any covenants as defined in the loan agreements.		

20 Income taxes

The significant components of income tax expense for the years ended 31 March 2024 and 31 March 2023 are:

A. Amounts charged to statement of profit and loss

	in ₹ Thousands	
Particulars	As at 31 March 2024	As at 31 March 2023
Adjustments in respect of current income tax of previous year	-	-
Deferred tax:		
Relating to origination and reversal of temporary differences	0.00	0.00
Income tax expense reported in the statement of profit and loss	0.00	0.00

B. Income tax recognised in other comprehensive income

	31 March 2024	in ₹ Thousands 31 March 2023
Net loss/(gain) on remeasurements of defined benefit plans	-	-
Income tax charge to other comprehensive income	-	-

C. Reconciliation of effective tax rate

Particulars	As at 31 March 2022	in ₹ Thousands As at 31 March 2021
Accounting profit before Income tax	6,538.67	4,709.55
Tax on accounting profit at statutory income tax rate	1746.84	1009.58
Adjustments in respect of current income tax of previous years	0.00	595.75
Non-deductible expenses for tax purposes:		
Permanent disallowances	-	-
Others:	-	-
Non taxable income for tax purposes:		
Other:		
Effect of increase in surcharge	-	-
MAT credit reversal/(entitlement)	-	-
At the effective Income tax rate	1,746.84	1,009.58
Tax expense reported in the statement of profit and loss	1,746.84	1,605.33

* The Company has elected to exercise the option permitted under Section 115BAA of the Income-tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019 for the year ended 31 March 2021 and has accordingly re-measured its deferred tax assets/(liabilities) basis the rate prescribed in the said section. Further, the MAT credit available from earlier years has been reversed in the previous year on the exercise of this said option.



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21 Other Financial Liabilities

	in ₹ Thousands	
	As at 31 March 2024	As at 31 March 2023
Non-trade payable	705.60	358.62
Payable to related parties (refer note 35)	1440.05	1490.05
Payable for purchase of property, plant and equipment	-	-
Total Other Financial Liabilities	2,145.65	1,848.67

22 Provisions

	in ₹ Thousands	
	As at 31 March 2024	As at 31 March 2023
Provision for Employee Benefits		
Provision for Gratuity (Refer Note 37)	880.96	811.44
Provision for Compensated absence	-	-
Total Provisions	880.96	811.44

23. Deferred tax

Deferred tax assets and liabilities relates to the following:

	Balance as at 01 April 2022	Movement during 2022-23	Balance as at 31 March 2023	Movement during 2023-24	Balance as at 31 March 2024
Property, plant and equipment & Provision for Gratuity	436.83	-7.39	429.44	-18.30	411.14
Provision for exigentia	-	-	-	-	-
Provision for doubtful debts	-	-	-	-	-
Difference of finance lease depreciation and interest as per IT act	-	-	-	-	-
Deferred tax adjustment for opening Ind AS	-	-	-	-	-
Deferred tax adjustment on adoption of Ind AS	-	-	-	-	-
Deferred tax adjustment for periods Ind AS	-	-	-	-	-
Deferred tax expense / (income)	436.83	-7.39	429.44	-18.30	411.14
Net deferred tax assets / (liabilities)					

(*) adjusted against current tax liability

Reconciliation of deferred tax assets/(liabilities), net:

	As at 31 March 2024	As at 31 March 2023
Balance at the beginning of the year	429.44	436.83
Tax income/(expense) during the period recognised in profit or loss	-18.30	-7.39
Deferred tax adjustment on adoption of Ind AS 115	-	-
Tax income/(expense) during the period recognised in OCI	-	-
Closing balance	411.14	429.44

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

During the year ended 31. March 2024 and 31 March 2023, the Company has paid dividend to its shareholders. This has resulted in payment of DDT to the taxation authorities. The Company believes that DDT represents additional payment to taxation authority on behalf of the shareholders. Hence DDT paid is charged to equity.



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24 Trade payables

	In ₹ Thousands	
	As at 31 March 2024	As at 31 March 2023
Dues of micro enterprises and small enterprises	-	-
Dues of creditors other than micro enterprises and small enterprises	1,293.87	1,452.20
	1,293.87	1,452.20
Terms and conditions of the above financial liabilities: Trade payables are non-interest bearing and are normally settled on 30 to 60 day terms. For explanations on the Company's credit risk management processes, refer to note 48.		

Trade payable ageing schedule

Outstanding for Following Periods from Due date of Payment					
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
As on 31 March 2024					
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	240.32	3.54	0.00	1,050.00	1,293.87
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	240.32	3.54	0.00	1,050.00	1,293.87
Trade payable ageing schedule					
As at 31 March 2023					
Outstanding for following periods from due date of payment					
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	397.48	4.72	0.00	1,050.00	1,452.20
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	397.48	4.72	0.00	1,050.00	1,452.20

25 Other liabilities

in ₹ Thousands

	As at 31 March 2024	As at 31 March 2023
Statutory Dues Payable Other than Income tax	135.08	68.17
Income Tax Payable	124.92	458.88
Advance from customers	1,493.00	89,220.35
	1,752.99	89,747.39

26 Revenue from operations

In ₹ Thousands

	For the year ended 31 March 2024	For the year ended 31 March 2023
Sale of products/ finished goods		
Income from Sale of Flats	201,090.07	22,750.00
	2,01,090.07	22,750.00

27 Other Non Operating Income

in ₹ Thousands

	For the year ended 31 March 2024	For the year ended 31 March 2023
Sale Tax Refund	-	-
Discount & Rebate	0	9.56
Profit on Sale of Shares	0	733.93
Maintenance Charges	20.5	104.66
	20.50	848.15



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28 Finance Income

in ₹ Thousands

	For the year ended 31 March 2024	For the year ended 31 March 2023
Interest Income	4437.24	2041.40
Finance Charge	278.69	338.07
	4,158.55	1,703.33

29 Cost of raw material and components consumed

in ₹ Thousands

	For the year ended 31 March 2024	For the year ended 31 March 2023
Raw material at the beginning of the year	0.00	0.00
Add: Purchases during the year	78684.97	2146.01
Add: Direct Expenses	2284.53	11960.11
Less: Raw Material at the end of the year	0.00	0.00
Cost of raw material and components consumed	80,969.49	14,106.12

30 Changes In Inventories of Raw Materials, Land stock, Work In Progress, Stock In Trade and Finished Goods

in ₹ Thousands

	For the year ended 31 March 2024	For the year ended 31 March 2023
Inventories at the end of the year		
Work-in-progress	0.00	0.00
Stock in trade - flats	39,418.17	1,45,606.52
	39,418.17	1,45,606.52
Inventories at the beginning of the year		
Work-in-progress	0.00	0.00
Stock in trade - flats	1,45,606.52	142109.8511
	1,45,606.52	1,42,109.85
(Increase)/ decrease	1,06,188.35	-3,496.67



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31 Employee benefits expense		in ₹ Thousands
	For the year ended 31 March 2024	For the year ended 31 March 2023
Salaries, wages and bonus	3039.74	3637.37
Staff welfare expenses	0.00	0.00
	3,039.74	3,637.37

32 Depreciation and amortization		in ₹ Thousands
	For the year ended 31 March 2024	For the year ended 31 March 2023
Depreciation of property, plant and equipment	878.57	692.64
Amortization of intangible assets	-	-
Depreciation of investment properties	-	-
	878.57	692.64

33 Other expenses		in ₹ Thousands
	For the year ended 31 March 2024	For the year ended 31 March 2023
Accounting Charges	60.00	53.40
Advertisement Exp.	166.86	209.15
Annual Listing Fees Exp.	57.00	61.85
Audit Fees	550.00	250.00
Accounting Software Expenses	17.20	0.00
Business Promotion	267.50	143.88
Car Repair & Maintances	164.41	0.00
Other Expenses	50.00	0.00
Commision Paid	1240.00	534.21
Computer Repair & Maintance	0.00	5.75
Conveyance Expenses	107.72	91.00
Data Software Exp	3.75	25.00
Electricity Exp.	190.58	239.18
GST Charged	793.99	510.13
Insurance Exp.	98.97	113.17
Interest on Tds	13.20	2.02
Medical Exp.-	4.98	20.87
Meeting Expenses	0.00	45.90
Office Annual Maintnace Charges	48.50	44.65
Office Expenses	138.26	84.00
Postage & Courier Exp.	5.87	3.79
Printing & Stationery	34.12	36.39



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Professional Charges	1154.90	598.10
Registration & Renewals	32.80	66.90
Rent	1808.00	1880.94
Repair & Maintance	0.00	2.50
Roc Fees	16.00	13.60
Staff Welfare Exp	0.00	64.72
Stock Exchange Annual Listing Fees	481.00	358.00
Telephone Exp.	76.07	73.09
Tour & Travelling Exp.	13.69	35.59
Water Exp	14.01	3.74
Short & Excess	0.00	1.57
BSE Charges - Late Fees	0.00	47.21
Company Secretary Fees	0.00	17.99
Panchayat Tax Paid	44.91	14.18
TOTAL	7,654.28	5,652.47

34 *Payment to auditor		in ₹ Thousands
	For the year ended 31 March 2024	For the year ended 31 March 2023
As auditor:		
Other services	500	250
Reimbursement of expenses	-	-
	500.00	250.00

35 Details of CSR expenditure:

Not Applicable

36 Related party disclosures		In ₹ Thousands
Party Name	Nature	Amount
Director - Gourav Chadha	Remuneration	1200
Director - Kavitha Chadha	Remuneration	420
Company Secretary- Priyanka Bhel	Salary	336



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37 Segment information

Basis of segmentation

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Company's other components, and for which discrete financial information is available. All operating segments' operating results are reviewed regularly by the Company's Chief Executive Officer (CEO) to make decisions about resources to be allocated to the segments and assess their performance.

The Company has two reportable segments, as described below, which are the Company's strategic business units. These business units offer different products and services, and are managed separately because they require different marketing strategies. For each of the business units, the Company's CEO reviews Internal management reports on at least a quarterly basis.

The CEO monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Accordingly, the Group has identified following as its reportable segment for the purpose of Ind AS 108:

a) Real estate segment;

b) Contractual and manufacturing segment.

Real Estate segment (RE) comprises development, sale, management and operation of all or any part of townships, housing projects, also includes leasing of self owned commercial premises.

The operation of the Contractual and Manufacturing segment (CM) comprises development of commercial premises and other related activities, also includes manufacturing activities related to Interiors, glazing and metal works and concrete products.

Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the financial statements. Also, the Company's financing (including finance costs and finance income) and income taxes are managed on a overall basis and are not allocated to operating segments.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

The following tables present revenue and profit information for the Company's operating segments for the year ended 31 March 2024 and 31 March 2023 respectively:

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
Segment revenue		
Real estate	2,01,090.07	22,750.00
Total segment revenue	2,01,090.07	22,750.00
Inter segment revenues	0.00	0.00
Net revenue from operations	2,01,090.07	22,750.00

38. Earning Per Share

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

The following reflects the income and share data used in the basic and diluted EPS computations:

in Thousands

Particulars	31 March 2024	31 March 2023
Profit after tax attributable to shareholders (amount in ₹ million)	4,791.83	3,104.22
Weighted average number of equity shares of ₹5 each fully paid outstanding during the year used in	12,182.00	12182
Earnings per share - Basic and diluted (amount in ₹)*	0.39	0.25

* The Company does not have any potential dilutive equity shares and therefore basic and diluted EPS are same.



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39. Contingent liabilities		
Contingent liabilities (to the extent not provided for)		
		in ₹ Thousands
Particulars	31 March 2024	31 March 2023
i Guarantees given by the Company	0.00	0.00
ii Income tax matters in dispute	0.00	0.00
iii Sales tax matters in dispute	0.00	0.00
iv Service tax matters in dispute	0.00	0.00
v Excise duty matters in dispute	0.00	0.00
	0.00	0.00

The Company has reviewed all its pending litigations and proceedings and has adequately provided for where provisions are required and disclosed as contingent liabilities where applicable, in its financial statements. The Company does not expect the outcome of these proceedings to have a materially adverse effect on its financial position. The Company does not expect any reimbursements in respect of the above contingent liabilities.

a. Regulatory Matters

In respect of matters relating to certain transactions entered into by the Company in earlier years, the Company was asked to provide contracts, documents, correspondences, business rationale and justification for these transactions by regulatory authorities, the Company has been responding to the same from time to time. Securities and Exchange Board of India (SEBI) had further summoned the Company under section 11(2), and 11C(2), 11C(3) of the SEBI Act, 1992 for production of documents and responses in respect of the aforesaid transactions. The Company has duly responded to the e-mail queries and the Summons within the time allotted.

During the current year, the Company has not in default, with the other parties, for a manner of settlement of the dues amounting to ₹0. Based on this, ₹0 has been settled by transfer of other parties' units of an ongoing launched project (Project 1). The Company has sold these units in its normal course of business during the current year

b. Other litigations

(a) Claims have been levied on the Company by Bruhat Bengaluru Mahanagara Palike ('BBMP') towards certain statutory charges which includes betterment charges, ground rent charges, etc. on certain real estate projects undertaken by the Company, the impact of which is not quantifiable. These claims are pending with various courts and are scheduled for hearings. Based on internal assessment, the management is confident that the matter would be decided in its favour, accordingly no provisions has made in this regard.



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40 Details of dues to Micro and Small Enterprises as per Micro, Small and Medium Enterprises Development Act, 2006

Under the Micro, Small and Medium Enterprises Development Act, 2006 ('MSMED') which came into force from 2 October 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. On the basis of the information and records available with the management, there are no outstanding dues to the Micro and Small enterprises as defined in the Micro, Small and Medium Enterprises Development Act, 2006 except as set out in the following disclosures.

The disclosure in respect of the amount payable to enterprises which have provided goods and services to the Company and which qualify under the definition of micro and small enterprises, as defined under Micro, Small and Medium Enterprises Development Act, 2006 has been made in the standalone financial statement as at 31 March 2024 and 31 March 2023 based on the information received and available with the Company.

in ₹ Thousand

Particulars	31 March 2024	31 March 2023
Opening capital work in progress	-	-
Add: Expenses incurred during the year	-	-
Subcontractor and other charges	-	-
Salaries, wages and bonus	-	-
Rent	-	-
Others	-	-
Sub-total	-	-
Less: Expenses charged to profit and loss account	-	-
Less: Expenses capitalised as investment property	-	-
Sub-total	-	-
Closing capital work in progress	-	-



41 Financial risk management objectives and policies

The Company's principal financial liabilities comprise borrowings, trade payables and other financial liabilities. The main purpose of these financial liabilities is to finance and support Company's operations. The Company's principal financial assets include instruments, trade and other receivables, cash and bank balances, land advances and refundable deposits that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management is supported by a risk management committee that advises on financial risks and the appropriate financial risk governance framework for the Company. The risk management committee provides assurance to the Company's senior management that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and

A. Market risk

in ₹ Thousands

31 March 2024

INR

31 March 2023

INR

* determined on gross basis i.e. with out considering inventorisation of such borrowing cost.

B. Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including refundable joint development deposits, security deposits, loans to employees and other financial instruments.

Trade receivables

(a) Receivables resulting from sale of properties: Customer credit risk is managed by requiring customers to pay advances before transfer of ownership, therefore, substantially eliminating the Company's credit risk in this respect.

(b) Receivables resulting from other than sale of properties: Credit risk is managed by each business unit subject to the Company's established policy, procedures and control relating to customer credit risk management. Outstanding customer receivables are regularly monitored. The impairment analysis is performed at each reporting date on an individual basis for major clients. In addition, a large number of minor receivables are grouped into homogeneous groups and assessed for impairment collectively.

The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets. The Company does not hold collateral as security. The Company's credit period generally ranges from 30-60 days.

(c) Revenue from one customer individually accounted for more than 10% of the company's revenue

**C. 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, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation. The Company uses activity-based costing to cost its products and services, which assists it in monitoring cash flow requirements and optimising its cash return on investments.

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans.

The following table summarises the maturity profile of the Company's financial liabilities based

42 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings.

There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the years



KMF BUILDERS & DEVELOPERS LIMITED

43 Disclosure required for Borrowing based on security of current Assets
The Company has not been sanctioned borrowings amounting to ₹0 Thousand, in aggregate, from banks or financial institutions on the basis of security of current assets. The Company has filed quarterly returns or statements with such banks or financial institutions which are in agreement with books of account of the Company.
44 Disclosure of Struck off companies
The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
45 Other Statutory Information
a) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period. b) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961). c) The company is not declared as wilful defaulter by any bank of financial institution or other lenders. d) The Company does not have any approved schemes of arrangements during the year. e) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall: i) 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, ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
(ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
No transactions to report against the following disclosure requirements as notified by MCA pursuant to amended Schedule III:
a) Crypto currency or Virtual Currency. b) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
46 Impact due to outbreak of COVID-19
The management has assessed and determined that considering the nature of its operations and overall revenue model, the second and the third wave of COVID-19 have not had any material impact on the Company's financial position as at 31 March 2024, its financial performance for the year then ended and its internal control over financial reporting as at 31 March 2023. Due to the nature of the pandemic, the
47 Prior year comparatives
The previous period / year figures have been regrouped / reclassified, wherever necessary, to conform to the current quarter presentation in order to comply with the requirements of the amended



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NOTES ANNEXED TO AND FORMING PART OF THE ACCOUNTS FOR THE YEAR ENDED 31ST MARCH, 2024

Description

Significant accounting policies:

a) Basis of Preparation and Presentation of Financial Statements

The financial statements of the company have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as notified by the Ministry of corporate Affairs pursuant to section 133 of the companies Act, 2013 ("Act"), the companies (Indian Accounting Standards) Rules, 2015, as amended, and other applicable provisions of the Act.

The Balance Sheet, Statement of Profit and Loss and Statement of Changes in Equity have been prepared and presented in the format prescribed in the Division II of the Schedule III to the Companies Act, 2013. Statement of cash flows has been prepared and presented as per the requirements of Ind AS 7 Statement of Cash Flows. The disclosure requirements with respect to the items in the Balance Sheet and Statement of Profit and Loss Account are presented by way of notes forming part of financial statements.

The Company has considered a period of twelve months as the operating cycle for classification of assets and liabilities as current and non-current.

Basis of Measurement

These financial statements have been prepared based on accrual and going concern principles following the historical cost conventions except for those financial assets and liabilities that are measured at fair value.

b) Key Estimates & Assumptions

In preparing these Ind AS compliant financial statements, the Management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities (including contingent liabilities), income and expenses. The Management believes that the estimates used in the preparation of the financial statements are prudent and reasonable and a continuous evaluation is done on the estimation and judgements based on historical experience and other factors.

c) Inventories

Value of inventories are measured at Cost.

Cost Comprises of Land, Development Rights, Materials, Services, and other expenses attributable to the Project.

Cost of Construction / development (including cost of land) incurred is charged to the standalone statement of profit & loss Proportionate to area sold and the balance cost is carried over under inventories as WIP.

d) Revenue recognition

Revenue from Construction activity is recognized to the extent that it is probable that the economic benefits will flow from the customer, all significant risks and rewards of ownership are transferred to the customers and it is not unreasonable to expect ultimate collection and no significant uncertainty exists regarding the amount of Consideration.

Revenue from Construction Activity is recognised at a point in time when significant risks & rewards are transferred to the customer i.e, When the control of residential flats is transferred to the Customers.

Cost of Construction/Development includes all cost directly related to the project and other expenditure as identified by the management which are reasonably allocable to the project.

e) Property, Plant and Equipment(PPE)

Recognition and Measurement

PPE is recognised when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. PPE other than freehold land is stated at original cost including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use, net of tax/duty credits availed, if any, after deducting rebates and trade discounts, less accumulated depreciation and accumulated impairment losses, if any. If significant parts of an item of PPE have different useful lives, then they are accounted for as separate items(major components) of PPE



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Depreciation & Amortisation

Depreciation is provided using the Straight Line Method (SLM) as per the useful life of the assets estimated by the management. Depreciation on Addition/Deletion of PPE made during the year is provided on Prorata basis from/up to date of addition/deletion. The useful life of assets estimated by the management is same as prescribed in scheduled II of the Act, except in respect of the following category of asset given below-
Where the life is different than that of schedule II to the Act.

The following are the useful lives of the various classes of the property, plant and equipment

Class description	Useful life
AIR CONDITIONER	5
AUTO LEVEL	5
BOILER	5
BOREWELL & TUBEWELL	5
COMPUTERS	3
CYCLE	10
D G SET	5
DIESEL ENGINE	15
FIRE FIGHTING EQUIPMENT	5
FURNITURE & FIXTURES	10
INVERTOR	5
LIFT	15
MACHINERY A/C	15
MOTOR VEHICLE	8
MIXTURE	15
OFFICE BUILDING	30
REFRIGERATOR	5
ROAD ROLLER	10
UPS	5
VIBRATOR	5
LAPTOP	3
OFFICE EQUIPMENT	5

f) Share Capital

Ordinary shares are classified as equity. Costs directly attributable to issuance of new ordinary shares are charged to profit and loss account on the basis of predetermined period in equal proportions.

g) Taxes on Income

Current tax is the expected income tax payable/recoverable in respect of the taxable profit/(tax loss) for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised in respect of temporary differences between the carrying values of assets and liabilities for financial reporting purposes and the amount used for tax purposes.

h) Employee benefits

Short term obligations:

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12



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months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

Long term obligations:

The liabilities for earned leave are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. They are accounted on accrual basis.

Post employment benefits:

The entity operates the Gratuity scheme as defined benefit plan and the obligations for these benefits are recognised as per the Actuarial Valuation

Actuarial Measurement of Gratuity

<i>Net Asset/ Liability Recognised in the Balance Sheet</i>	31-03-2024	31-03-2023
Present value of Defined Benefits Obligation At Beginning (Opening)	8,11,442	9,39,519
Current Service Cost	-	-
Interest Cost	-	-
Actuarial (Gains) / Loss	69,520	-1,28,077
Benefits Paid	-	-
Present value of Defined Benefits Obligation at the end (Closing)	8,80,962	8,11,442

I) Provisions and Contingent Liabilities

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows specific to the liability, using a current pre-tax rate that reflects the current market assessment of the time value of money and risks specific to the obligation. The unwinding of the discount is recognised as finance cost.

Contingent liabilities are disclosed in the notes to the financial statements when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

Provisions and Contingent Liabilities are reviewed at each Balance Sheet date and adjusted to reflect the best estimates.

j) Investments

KMF not holding any investments in the Name of Holding Company or any of Its Related Parties

k) Segment Information

- i) The Company operates in construction of Residential flats
- l) Related Party Disclosures.

a) Individuals having control and relatives

Gourav Chadha KMF Securities Ltd	Director Relative is a Director
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KMF BUILDERS & DEVELOPERS LIMITED

b) Significant transactions with Related Parties :-

Particulars	Relation	Amount	Nature of Transaction/Balance
1. Gaurav Chadha	Director	12,00,000	Remuneration
		4,20,000	Advance Receivable
2. kavitha Chadha		4,20,000	Remuneration
		4,60,065	Financial Liability
4. Manisha Chadha	Director Relative	3,24,316	Financial Liability
5. RGGC Builders Pvt Ltd	Director is Interested	3,96,38,632	Investment by Body Corporate
5. KMF Ltd	Common Director	69,10,600	Financial Asset

m) General

Accounting policies which are not specifically stated are consistent and in consonance with Indian Accounting Standards

2 Retirement Benefit

- All the Employees are covered under gratuity scheme. The company has determined the gratuity liability.
- In case of leave encashment benefits offered to employees, there is no liability for provision of leave encashment benefit at the end of the year.
- The Company's total number of employees has not exceeded the stipulation limit of the PF Act., 1952, Hence the company has not registered under PF Act., 1952

3 Taxation

Income tax expense comprises current tax for the year determined in accordance with the income-tax Act, 1961.

Deferred tax:

Deferred taxation is provided using the liability method in respect of the taxation effect originating from all material timing differences between the accounting and tax treatment of income and expenditure, which are expected with reasonable probability to reverse in subsequent periods. The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognized using the tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax assets are recognized only to the extent there is reasonable certainty that the assets can be realized in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognized only when there is a virtual certainty of realization of such assets. Deferred tax assets are reviewed as at each balance sheet date and written down or, written up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realized.

Minimum Alternative Tax:

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is probable that future economic benefit associated with it will flow to the Company.

4 Goods and Service Tax Input

GST input credit is accounted for in the books in the period in which the underlying service received is accounted and when there is no uncertainty in availing/utilizing the credits.

At the year end GST Input underlying in books charged to Direct Expenses.

5 Earnings per share

Basic earnings per share has been calculated by dividing the profit/(loss) attributable to ordinary equity holders by the weighted average number of ordinary shares outstanding during the year. For the purpose of calculating diluted earning 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 effect of all dilutive potential equity shares.



KMF BUILDERS & DEVELOPERS LIMITED

6 Income & Expenditure in foreign currency

Inflow of foreign Currency:

Amount Received is Nil

Outflow of foreign Currency:

Amount paid in form of Foreign Currency - Nil

7 Previous year's figures have been re-grouped/re-arranged wherever necessary to make them comparable with current year's figures.

For and on behalf of Board of Directors
M/S. KMF Builders and Developers Limited

As per our report of even date
For B Sreenivasa Setty & Co
Chartered Accountants
Firm Regn No: 009287S

Kavita Chadha
Director
DIN: 03304018

Gorve Chadha
Managing Director
DIN: 06407884

Priyanka Behl
Company Secretary
ICSI Reg No: 11900

Place : Bangalore
Date:

CAB Sreenivasa Setty
Proprietor
ICAI Reg No: 205645

Form No. MGT-11
Proxy Form

[Pursuant to section 105(6) of the Companies Act, 2013 and rule 19(3) of the Companies
(Management and Administration) Rules, 2014]

CIN:	L45203KA1995PLC017422
Name of Company :	KMF Builders & Developers Limited
Registered office	Flat No. 508, Golf Manor, Nal Wind Tunnel Road, Murgeshpalya, Bangalore-560017

Name of the Member(s):
Registered Address:
Email Id:
Folio No./Client Id:
DPID:

I/We, being the member(s) of shares of the above name company, hereby appoint

1	Name:	
	Address:	
	E-Mail Id:	
	Signature:	

Or failing him/her

2	Name:	
	Address:	
	E-Mail Id:	
	Signature:	

Or failing him/her

3	Name:	
	Address:	
	E-Mail Id:	
	Signature:	

As my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 29th Annual General Meeting of the Company to be held on Thursday, 26th day of September, 2024 at 09:00 a.m. at Hotel SAI Renaissance, Opp. State Bank of India SAI Colony (Whitefield Rly Stn.) Kadugudi, Bangalore 560067 Karnataka and at any adjournment thereof in respect of such resolutions as are indicated below:

Res.No.	Description of Resolutions	Assent	Dissent
ORDINARY BUSINESS			
1	To consider and adopt the Financial Statements of the Company for the financial year ended 31st March, 2024, the Financial Statements for the said financial year and the Reports of the Board of Directors and the Auditors.		
2	To appoint a Director in place of Mrs. Kavita Chadha (DIN: 03304018) who retires by rotation and, being eligible, offers herself for re-appointment.		
3	To Appoint M/s Kalyanasundaram & Associates, Chartered Accountants, [Firm Registration No. 0054555] Auditor of the company		
SPECIAL BUSINESS			
4	Prior Approval of Related Party Transactions.		

Signed this day of 2024

Signature of Shareholder

Signature of Proxy holder(s)

Note:

1. This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, before the commencement of the Meeting.
2. A person can act as proxy on behalf of members not exceeding fifty (50) and holding in the aggregate not more than 10% of the total share capital of the Company. A member holding more than 10%, of the total share capital of the Company carrying voting rights may appoint a single person as a proxy. However, such person shall not act as proxy for any other shareholders.

Affix Revenue
Stamp

Date/...../.....

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Date/...../.....

• • • • • • • • • • • • • •



Date/...../.....

• • • • • • • • • • • • • •



BOOK-POST

If Undelivered, Please return to:-

KMF BUILDERS & DEVELOPERS LIMITED

No.508, Golf Manor Apartments
NAL Wind Tunnel Road
Murgeshpalya Bangalore-560017

CORPORATE OFFICE

907 Vikram Tower Rajendera Place
Delhi-110008