

TERRAFORM REALSTATE LIMITED

Corporate Identity Number: L27200MH1985PLC035841

Regd. Off.: Godrej Coliseum, A-Wing 1301, 13th Floor, behind Everard Nagar,
Off Eastern Express Highway, Sion (East), Mumbai 400 022. Tel: +91(22) 62704900.

Web: www.terraformrealstate.com E-mail: secretarial@terraformrealty.com

May 30, 2025

To,
Corporate Service Department
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai- 400 001.

Scrip Code : 512157

Dear Sir,

Sub: Outcome of Board Meeting and disclosure under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), read with Schedule III to the listing Regulations, as amended from time to time, the Board of Directors of Terraform Realstate Limited ("the Company") at their Meeting held today i.e. on Friday, May 30th, 2025 at the Registered office of the Company at 04:00 p.m. and concluded at 5:00 p.m., have inter-alia considered and approved the following:

1. The Audited Financial Results for the Quarter and Year ended March 31, 2025, along with Statement of Assets & Liabilities as on March 31, 2025, and the Cash Flow Statement for the financial year ended March 31, 2025 (enclosed herewith).

The Board of Directors took note of the Statutory Auditors' Report for the Quarter and Year ended March 31, 2025 and Declaration on the Annual Audited Financial Results for the year ended March 31, 2025 (enclosed herewith).

2. Appointment of Mrs. Renuka Gautam (DIN: 10749255) as an Additional Director designated as Non-Executive Independent Director, not liable to retire by rotation, for a tenure of 5 consecutive years commencing from May 30th, 2025 subject to approval of the shareholders.

3. Appointment of Mr. Vineet Mishra (DIN: 06789301) as an Additional Director designated as Non-Executive Independent Director, not liable to retire by rotation, for a tenure of 5 consecutive years commencing from May 30th, 2025 subject to approval of the shareholders.

4. Appointment of M/s. Dholakia & Associates LLP, Practicing Company Secretaries as Secretarial Auditors of the Company for a term of Five Years.

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5. Reconstitution of Committees of the Board as under:

A. Nomination and Remuneration

1.	Mrs. Renuka Gautam, Non Executive -Independent Director	Chairman
2.	Mr.Nainesh K. Shah, Director	Member
3	Mr. Vineet Mishra, Non Executive -Independent Director	Member

B. Audit Committee:

1.	Mrs. Renuka Gautam, Non Executive -Independent Director	Chairman
2.	Mr.Vimal K. Shah, Director	Member
3	Mr. Vineet Mishra, Non Executive -Independent Director	Member

Kindly note that the other businesses related with the 40th Annual General Meeting as mentioned in the prior intimation dated 26th May 2025 could not be considered due to certain exigencies. The Board of Directors of the Company has decided to postpone the 40th Annual General Meeting dated 26th June, 2025 to a further date which shall be intimated publically in due course.

We request you kindly take the above on record.

Thanking you,
Yours faithfully,

FOR TERRAFORM REALSTATE LIMITED

Ankita

Ankita Gupta
Company Secretary and Compliance Officer



(Encl. as above)

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30.05.2025

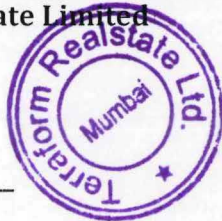
DECLARATION

(Pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015)

It is hereby declared that the Statutory Auditors, **J.D. Zatakia & Company**, Chartered Accountants (**FRN- 111777W**) have issued Audit Report with an unmodified opinion on the Annual Audited Financial Results of the Company for the year ended 31.03.2025.

This declaration is issued pursuant to Regulation 33(3) (d) of SEBI (Listing Obligation and Disclosure Requirements) 2015, as amended by SEBI (Listing Obligation and Disclosure Requirements) (Amendment) Regulations, 2016 vide notification No. SEBI/LAD-NRO/GN/ 2016-17/ 001 DATED 25.05.2016.

For Terraform Realstate Limited



Ms. Bhavisha Dedhia
Managing Director
DIN: 09471104

TERRAFORM REALSTATE LIMITED			
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AUDITED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENED MARCH 31, 2025			
		(Amounts are in lakhs unless stated otherwise)	
	Particulars	As at March 31, 2025	As at March 31, 2024
A	ASSETS		
1	Non-current Assets		
(a)	Property, plant and equipment	-	-
(b)	Intangible Asset	-	-
(c)	Capital work-in progress	-	-
(d)	Financial Assets		
	i) Investments	39.63	46.63
	ii) Loans	-	-
	iii) Other financial assets	0.15	-
(e)	Deferred tax Assets	9.88	9.34
(e)	Other Non Current Assets	-	-
	Total Non-Current Assets	49.67	55.97
2	Current Assets		
(a)	Inventories	-	-
(b)	Financial Assets		
	(i) Investments	-	-
	(ii) Trade Receivables	-	-
	(iii) Cash and Cash Equivalents	0.10	1.00
	(iv) other Bank Balances	0.15	0.15
	(v) Loans	-	-
	(vi) Other Financial Assrts	0.00	0.00
(c)	other Current Assets	5.28	4.51
	Total Current Assets	5.54	5.66
	Total assets	55.21	61.64
B	EQUITY AND LIABILITIES		
1	Equity		
(a)	Equity Share Capital	50.00	50.00
(b)	Other Equity		
	(i) Retained Earnings	-	-
	(ii) Reserves and surplus	(9.18)	(2.05)
	(ii) Other reserves	-	-
	Total Shareholders Funds	40.82	47.95
2	Liabilities		
1	Non-Current Liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	9.50	9.50
	(ii) Other financial liabilities	0.57	-
	Total Non-Current Liabilities	10.07	9.50
2	Current Liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	-	-
	(ii) Trade Payables	-	0.28
	(iii) other Financial Liabilities	4.31	3.90
(b)	Other Current Liabilities	0.01	0.01
(c)	Provisions	-	-
	Total Current Liabilities	4.32	4.19
	Total Equity and Liabilities	55.21	61.64

For TERRAFORM REALSTATE LIMITED

DATE : 30th May, 2025
PLACE : MUMBAI

BHAVISHA DEDHIA
Managing Director
DIN No. 09471104



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AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED AND YEAR ENDED AS ON 31ST MARCH, 2025						
	Particulars	(Amt in Lakhs. Except EPS)				
		Figures for the Quarter ended on			Figures for the year ended on	
		3/31/2025 Audited	12/31/2024 Unaudited	3/31/2024 Audited	3/31/2025 Audited	3/31/2024 Audited
	Income					
1	Revenue From Operations	-	-	-	-	-
2	Other Income	0.01	0.00	0.00	0.01	0.01
3	Total Income	0.01	0.00	0.00	0.01	0.01
	Expenses					
a)	Cost Of Materials Consumed	-	-	-	-	-
b)	Purchase Of Stock-In-Trade	-	-	-	-	-
c)	Change In Inventories Of Finished Goods, Work-In-Progress And Stock-In-Trade	-	-	-	-	-
d)	Employee Benefits Expense	-	-	-	-	-
e)	Finance Costs	0.57	-	-	0.57	-
f)	Depreciation And Amortization Expense	-	-	-	-	-
g)	Other Expenses	1.99	2.71	1.31	7.12	4.90
	Total Expenses	2.56	2.71	1.31	7.69	4.90
5	Profit / (Loss) before Exceptional And Tax (3 ± 4)	(2.55)	(2.70)	(1.31)	(7.67)	(4.89)
6	Exceptional Items	-	-	-	-	-
7	Profit / (Loss) before extraordinary items and tax (5-6)	(2.55)	(2.70)	(1.31)	(7.67)	(4.89)
8	Extraordinary items	-	-	-	-	-
9	Profit / (Loss) before tax	(2.55)	(2.70)	(1.31)	(7.67)	(4.89)
	Tax Expense					
a)	Current Tax	-	-	-	-	-
b)	Short/(Excess) Provision of earlier year	-	-	-	-	-
c)	Deferred Tax	(0.78)	0.70	(0.51)	0.55	0.42
11	Profit / (Loss) for the Period from continuing operation (9-10)	(3.34)	(2.00)	(1.82)	(7.13)	(4.47)
12	Profit/(Loss) from discontinuing operation	-	-	-	-	-
13	Tax expenses of Discontinuing operation	-	-	-	-	-
14	Profit/(Loss) from discontinuing operation (after tax) (10 ± 11)	-	-	-	-	-
15	Profit/(Loss) for the period (11+14)	(3.34)	(2.00)	(1.82)	(7.13)	(4.47)
16	Other Comprehensive Income (OCI)	-	-	-	-	-
17	Total Comprehensive income for the period (15+16)	(3.34)	(2.00)	(1.82)	(7.13)	(4.47)
18	Share of Profit / (Loss) of Associates	-	-	-	-	-
19	Disposal in the stake of Subsidiary.	-	-	-	-	-
20	Non-Controlling Interest	-	-	-	-	-
21	Net Profit / (Loss) after Taxes, Minority Interest and Share of Profit / (Loss) of Associates (15 ± 16 ± 17 ± 18)	(3.34)	(2.00)	(1.82)	(7.13)	(4.47)
22	Paid-up Equity Share Capital (Face Value of the Share shall be Indicated)	50.00	50.00	50.00	50.00	50.00
23	Other Equity	-	-	-	(9.18)	(2.05)
24.i	Earnings per Share (Before Extraordinary items) (of Rs. Nil each) (Not Annualised):					
	(a) Basic	(0.67)	(0.40)	(0.36)	(1.43)	(0.89)
	(b) Diluted					
24.ii	Earnings per Share (After Extraordinary items) (of Rs. Nil each) (Not Annualised)					
	(a) Basic	(0.67)	(0.40)	(0.36)	(1.43)	(0.89)
	(b) Diluted					
1	The above results for the quarter ended 31st March 2025 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 30th May 2025 and are subjected to a "Audit Report" by the Statutory Auditor.					
2	The Audited Financial Results of the Company are available on the Company's website www.terraformrealstate.com and also available on BSE Ltd. respectively.					
3	The above statements has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised aaccounting practices and policies to the extent applicable.					
4	The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.					
5	The figures in ` Lakhs are rounded off to two decimals.					
	For TERRAFORM REALSTATE LIMITED					
	DATE : 30th May, 2025					
	PLACE : Mumbai					
	BHAVISHA DE DHILLIA Managing Director DIN No. 02471104					

TERRAFORM REALSTATE LIMITED

CIN - L27200MH1985PLC035841

CASH FLOW STATEMENT FOR THE PERIOD ENDED 31ST MARCH 2025

(Rupees of Lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
A Cash flow from operating activities :		
Profit before tax	(7.67)	(4.89)
Adjustments for:		
Interest Expenses	0.57	
Interest Received	(0.01)	(0.01)
Share of (profit)/Loss from partnership firm	(0.00)	0.00
	0.56	(0.01)
Operating profit before working capital changes	(7.12)	(4.90)
Adjustments for:		
Decrease/(increase) in non-current Investments	7.00	6.00
Decrease/(increase) in non-current financial assets	-	-
Decrease/(increase) in current financial assets	0.00	(0.00)
Decrease/(increase) in other current assets	(0.78)	(0.89)
Decrease/Increase in trade payables	(0.28)	0.28
Decrease/Increase in current financial liabilities	0.42	(0.00)
Increase in other current liabilities	(0.01)	0.01
	6.35	5.40
Cash generated from operating activities	(0.77)	0.50
Income Tax Paid (net)	-	-
Net cash generated from operating activities	(0.77)	0.50
B Cash flow from investing activities:		
Interest Received	0.01	0.01
Fixed Deposit not considered in cash and cash equivalent	(0.15)	-
Other Bank Balance not considered in cash & cash equivalent	-	(0.15)
Share of profit/(Loss) from partnership firm	0.00	(0.00)
Net cash used in investing activities	(0.14)	(0.14)
C Cash flow from financing activities:		
(Repayment)/proceeds of Long term borrowings, net	-	-
(Repayment)/proceeds of short term borrowings, net	-	-
Net cash generated from financing activities	-	-
Net increase in cash and cash equivalents (A+B+C)	(0.90)	0.36
Cash and cash equivalents at the beginning of the year	1.00	0.64
Cash and cash equivalents at the end of the year	0.10	1.00

1) Figures in bracket represent cash outflow.

2) Direct taxes paid are treated as arising from operating activities and are not bifurcated between Investing and financing activities.

3) The Cash and cash equivalents figures are net off overdrawn balance with bank.

For TERRAFORM REALSTATE LIMITED

DATE : 30th May, 2025

PLACE : Mumbai

BHAVISHA PEDHIA

Managing Director

DIN No. 05271104



Independent Auditor's Report on the Quarterly and Year to Date Standalone Audited Financial Results of TERRAFORM REALSTATE LIMITED Pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To,
The Board of Directors,
TERRAFORM REALSTATE LIMITED

Report on the Audit of Annual Financial Results

Opinion

We have audited the accompanying statement of standalone financial results of **TERRAFORM REALSTATE LIMITED** (the company) for the, Quarter and year ended March 31, 2025 ("the Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, these standalone financial results:

- (i) are presented in accordance with requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended in this regard; and
- (ii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ("Ind AS") and other accounting principles generally accepted in India, of the net loss and other comprehensive income and other financial information of the Company for the quarter and the year ended March 31, 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the standalone financial results under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics issued by ICAI. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

These standalone financial results have been prepared on the basis of the standalone annual financial statements. The Company's Management and the Board of Directors of the Company are responsible for the preparation and presentation of these standalone financial results that give a true and fair view of the net loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting



Page 1 of 3



Standards ("Ind AS") prescribed under section 133 of the Act, read with the relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial results, the Management and the 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 are also responsible for overseeing the Company's financial reporting process.

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

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

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

- Identify and assess the risks of material misstatement of the standalone financial results, 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 through a separate report on the complete set of standalone financial statements on whether the company has adequate internal financial controls with reference to standalone 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 made by the Management and the Board of Directors;
- Conclude on the appropriateness of the Management and the 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 results 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 these standalone financial results, including the disclosures, and whether the standalone financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance of the Company 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.

Other Matter

The Statement includes the results for the quarter ended March 31, 2025 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year to date figures up to the third quarter of the current financial year, which were subject to limited review by us, as required under the Listing Regulations.

Place: Mumbai.

Date: 30th May, 2025



FOR J. D. ZATAKIA & COMPANY
CHARTERED ACCOUNTANTS
FIRM REGN.NO.111777W



J. D. ZATAKIA - PROPRIETOR
MEMBERSHIP NO.17669
UDIN: 25017669BMJABL3513



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Annexure-A

Details required under Regulations 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015 is given below:

Brief Profile of Independent Directors:

Name	Mrs. Renuka Gautam	Mr. Vineet Mishra
Reason for Appointment	Due to the completion of second and final term of prior Independent Directors of the Company, with effect from March 31st, 2025 causing casual vacancy on the Board of Directors of the Company.	Due to the completion of second and final term of Independent Directors of the Company, with effect from March 31st, 2025 causing casual vacancy on the Board of Directors of the Company.
Date of Appointment and Terms of Appointment	Date: 30 th May, 2025 Term: For tenure of 5 consecutive years commencing from May 30 th , 2025 subject to approval of the members by way of a Special Resolution. Further she shall not be liable to retire by rotation.	Date: 30 th May, 2025 Term: For tenure of 5 consecutive years commencing from May 30 th , 2025 subject to approval of the members by way of a Special Resolution. Further he shall not be liable to retire by rotation.
Brief Profile (In case of Appointment)	Mrs. Renuka Shroff is an accomplished professional with a vast experience in Finance and Business Strategy Management. She has completed her education as bachelors degree in commerce from SIES College of Commerce and Economics. She is also a CA Inter qualified Professional. She has held leadership positions in reputed	Mr. Vineet Mishra is a Science Graduate with having more than 25 years of experience in the capacity of Operations Manager, Project Manager, Production Manager out of which the last 16 years running a Import Export & Trading firm with Freight Forwarding and clearing. He is a Certified Independent Director for Ministry of Corporate Affairs (MCA) Government of India. He



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	organizations and plays a crucial role in ensuring corporate integrity and governance by way of her expertise in strategic planning, risk management, compliance, and corporate governance.	has a good analytical & organizing skills, leadership qualities, good interpersonal & coordination skills.
Disclosure of Relationship between Directors (in case of Appointment)	Nil	Nil
Affirmation that the Director being appointed is not debarred from holding the office of director by virtue of any SEBI order or any other such authority	To the best of our knowledge and information, we hereby affirm that Mrs. Renuka Shroff is not debarred from holding the office of director by virtue of any SEBI order or any other such authority.	To the best of our knowledge and information, we hereby affirm that Mr. Vineet Mishra is not debarred from holding the office of director by virtue of any SEBI order or any other such authority.

Brief Profile of Secretarial Auditor:

Name of Auditor	M/s. Dholakia & Associates LLP
Brief Profile of Secretarial Auditor	M/s. Dholakia & Associates LLP, Practicing Company Secretaries based in Mumbai, is a 42 year old firm with rich experience in providing services on Corporate Law matters including but not limited to Secretarial Audit, Bank Diligence Audit, SEBI Audit, etc. for Listed and Unlisted Companies. The Firm is Peer Reviewed and Quality reviewed under the ICSI Guidelines.
Date of Appointment and Terms of Appointment	Date of Appointment - 30 th May, 2025 The terms of appointment decided mutually between Secretarial Auditor and Board of Directors of the Company.
Disclosure of Relationship between Directors (in case of Appointment)	Not Applicable

