Date: 2nd September, 2026

The Manager
BSE Limited
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai 400 001

Scrip Code : 543990
Debt Segment : Scrip Code-977218

The Manager
National Stock Exchange of India Limited
Listing Department
Exchange Plaza
5th Floor, Plot no C/1, G Block
Bandra Kurla Complex
Bandra (E), Mumbai — 400 051

Symbol : SIGNATURE

Subject: Notice of 27th Annual General Meeting and Annual Report for the Financial Year 2025 - 26

Dear Sir/Madam,

This is to inform that the 27th Annual General Meeting (AGM) of the Company will be held on Thursday, the 24th September, 2026 at 4:15 P.M. (IST), through Video Conferencing (VC)/ Other Audio Visual Means (OAVM), in accordance with the applicable provisions of the Companies Act, 2013 ("the Act") and the Rules made thereunder and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations") read with relevant Circulars issued by the Ministry of Corporate Affairs ("MCA") and the Securities and Exchange Board of India ("SEBI").

Pursuant to Regulation 34 and Regulation 53 read with Schedule V of the Listing Regulations, we submit herewith the Annual Report for the Financial Year 2025-26 and the Notice convening the 27th AGM of the Company.

The Annual Report for the Financial Year 2025-26 and the Notice convening the 27th AGM, are being sent to all the Members and Debentureholder whose E-mail addresses are registered with the Company/ Registrar and Share Transfer Agent (RTA)/ Depository Participant(s)(DPs). Further, in compliance with the Regulation 36(1)(b) of the Listing Regulations, a letter providing the web-link, including the exact path, where complete details of the Annual Report is available, is being sent to those Member(s) whose e-mail addresses are not registered with the Company/ RTA/ DPs.

The said documents are also being uploaded on the website of the Company at www.signatureglobal.in.

The Company has fixed Thursday, the 17th September, 2026 as the 'cut-off date' for ascertaining the names of the Members who will be entitled to cast their votes through remote e-Voting facility during Monday, the 21st September, 2026 from 9:00 A.M. (IST) to Wednesday, the 23rd September, 2026 till 5:00 P.M. (IST) and through e-Voting during the AGM in respect of the business to be transacted at the aforesaid AGM.

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

Meghraj Bothra

Digitally signed by Meghraj Bothra
DN: c=IN, o=Personal, postalCode=110034, l=North West Delhi, st=Delhi, street=2890/1 SF SANT NAGAR, RANI BAGH, Delhi India 110034, title=1802, 2.5.4.20=1e047b4394bcf4c5de5a2639f513863aef84549a8b2d054ffc19a6606d774e57, serialNumber=c32479ccd87a4ef81e06f955d3a91f5d1b6ae7532fb94d948a50c7d2b1ff9f20, email=bothramr@yahoo.co.in, cn=Meghraj Bothra
Date: 2026.09.02 22:40:30 +05'30'

(M R BOTHRA)
COMPANY SECRETARY
Encl: A/a

Annual Report
2025-26

SIGNATURE™
GLOBAL

Signature Next

SCALING.
STRENGTHENING.
SHAPING.

What's Inside

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Scan the QR Code to know more about the company

Signature Next

SCALING.
STRENGTHENING.
SHAPING.

Signature Next is more than the next phase of our journey. It is a transition that will drive Signatureglobal's efforts to scale growth while strengthening our foundation and capability. It is the engine shaping our evolution, aligned with our long-term vision.

As we scale, our focus remains on growing not just in size and business volume, but in enhancing our ability to serve India's evolving urban aspirations through strategic land acquisitions, an expanding portfolio of Residential and Commercial Developments, accelerated project deliveries, and a larger business footprint marked by a growing market presence.

Scaling is, for us, about enhancing our ability to deliver quality homes and vibrant urban destinations and to reinforce our position as one of India's leading real estate developers.

The next phase of success will be firmly anchored around our robust foundation which compliments our ability to scale.

Strengthening is, for us, about building a robust and resilient enterprise by enhancing governance, deepening operational excellence, and creating an integrated ecosystem of Residential, Commercial, and Branded Developments.

Supporting these efforts are the competencies that are helping us shape a better future more vibrant, dynamic and fulfilling than before.

Shaping is, for us, about creating homes and destinations that anticipate tomorrow's aspirations – where sustainability, wellness, thoughtful design, and connected lifestyles come together seamlessly.

Together, these efforts underline our commitment to delivering sustainable value to all our stakeholders. They define the approach that guides our customer-centric growth strategy designed to create spaces that inspire trust, elevate lifestyles, and contribute meaningfully to India's evolving real estate landscape.

Signing off on FY 2025-26

OPERATIONAL HIGHLIGHTS

53.3 mn sqft
Saleable area portfolio

Consisting of

12.3 mn sqft
Ongoing projects

21.2 mn sqft
Recent launches

19.8 mn sqft
Forthcoming projects

~2.3 mn sqft
Portfolio addition during FY 2025-26 in Sohna region – a key micro market for the Company

17.9 mn sqft
of saleable area is completed and delivered up to March 31, 2026

5.4 mn sqft
Area sold in FY 2025-26

6.52 mn sqft
Saleable area has been launched in FY 2025-26

38,838
Total number of units sold (as of March 31, 2026)

2,124
Units sold in FY 2025-26

INR 15,250 per sqft
Average sales realisation
(up from INR 12,457 per sqft in FY 2024-25)

2,600+
Active channel partners

Signing off on FY 2025-26

Artistic Impression

Financial Highlights

INR 7.6 bn
Adjusted Gross Profit

INR 26 bn
Revenue from Operations
(up from INR 25 bn in FY 2024-25)

INR 11 bn
PAT achieved
(which includes realised and unrealised gain from RMZ deal with a subsidiary company)

INR 2.4 bn
Adjusted EBITDA

INR 6.8 bn
Reduction in Net debt

INR 82.5 bn
Pre-Sales

~33%
Collections CAGR during FY 2021-22 to FY 2025-26

INR 40.1 bn
Collections

INR 21.5 bn
Operating Surplus during FY 2025-26
(Growth of 31.56% y-o-y in operating surplus)

33%
Sales CAGR between FY 2021-22 and FY 2025-26

Chairman's Message

> India's housing sector has witnessed remarkable growth over the past decade, and FY 2025-26 was yet another year of resilience and notable milestones. Heightened demand for premium homes that provide an elevation to end-users' lifestyles, coupled with favourable government policies and large-scale infrastructural development, reflects the sector's continued evolution.

Dear Shareholders,

It gives me immense pleasure to present Signatureglobal's third annual report Post Listing, reflecting on a year marked by continued progress, balanced decision-making, and a shared commitment of delivering value through excellence, responsible growth, and customer centricity.

India's housing sector has witnessed remarkable growth over the past decade, and FY 2025-26 was yet another year of resilience and notable milestones. Heightened demand for premium homes that provide an elevation to end-users' lifestyles, coupled with favourable government policies and large-scale infrastructural development, reflects the sector's continued evolution.

Over its 12-year journey, Signatureglobal has consistently aligned its offerings with the evolving aspirations of homebuyers, a commitment mirrored in our strategic and successful expansion into premium housing and, more recently, branded residences.

For Signatureglobal, FY 2025-26 turned out to be a landmark year, marked by milestones that reflect our core business ethos of putting customers at the centre of every business decision, while staying responsible towards the community and the environment. This commitment was evident not just in our strong financial performance but also in the notable progress made across our ESG priorities, reinforcing our focus on creating sustainable and long-term value for all our valuable stakeholders.

During FY 2025-26, our company achieved pre-sales of INR 82.5 bn and collections of INR 40.1 bn, underlining the confidence of our customers in our long-term vision and the dedication and execution capabilities of our team. We have delivered 17.9 mn sqft of housing and are managing a portfolio of 53.3 mn sqft, comprising

12.3 mn sqft of ongoing projects, 21.2 mn sqft of recently launched developments, and 19.8 mn sqft of upcoming projects.

I am happy to share that we continued to lead the market and ranked among the top five listed real estate players in India in terms of pre-sales in FY 2024-25 as well as FY 2025-26. Moreover, our 13% market share in Delhi NCR and 20% market share in Gurugram in the INR 20-50 mn price bracket clearly indicates our strong market presence and our commitment to long-term value creation.

Alongside our landmark financial performance, the year also marked significant progress in advancing our sustainability and social impact commitments. In its debut on the Global Real Estate Sustainability Benchmark (GRESB), the Company achieved a score of 84, placing us among the top-performing first-time participants globally. Additionally, Signatureglobal demonstrated strong performance in the Leadership & Governance category, supported by clearly defined ESG goals and comprehensive environmental and social policies that guide responsible development across our projects.

Sustainability has always remained an integral part of our long-term growth strategy, as also evident from the fact that almost all our projects are either IGBC or EDGE certified. We also remain committed to securing 100% green building certification of our new and upcoming developments. Apart from promoting ecological sustainability, we also remain mindful of the social impact we create. Through our CSR arm, Signatureglobal Foundation, we have positively impacted more than 49,607 school students, empowered over 12,287 adolescent girls through the “Jaagruk Beti Swastha Beti” initiative, and enabled over 25,411 patients to access healthcare facilities through our “Aarogyarise” mobile healthcare facilities. Collectively, these initiatives cement our commitment towards green development and creation of enduring value for the communities we serve.

Our strategic expansion into premium housing gained further momentum in FY 2025-26 as we launched our flagship project, ‘Cloverdale SPR’, in Sector 71 on Southern Peripheral Road in Gurugram. Designed keeping in mind the evolving aspirations of today’s discerning homebuyers, the project perfectly combines a prime location with thoughtful planning and modern architecture.

We further diversified our unmatched product portfolio with the launch of 'Sarvam at DXP Estate' in Sector 37D, Dwarka Expressway, reflecting our vision of integrating wellness into modern urban living. Conceived as a holistic residential community, the project brings together thoughtfully curated wellness, fitness, sports, and recreational experiences to promote a healthier, more balanced lifestyle. The encouraging response to both launches underscores growing demand for premium, wellness-oriented, sustainable developments, and reaffirms our ability to anticipate market trends and deliver products that resonate with today's homebuyers.

FY 2025-26 also marked our major entry into institutional-grade commercial real estate segment through a strategic joint venture with RMZ Group. Through this partnership, we will develop a world-class mixed-use commercial hub on Southern Peripheral Road, comprising office buildings, hotels, as well as retail spaces. The partnership combines the strengths of both the players for building a robust portfolio of income generating assets for all stakeholders.

Innovation remains a key pillar of our growth strategy. During the year, we also entered a strategic partnership with CECO Hirun to deploy advanced Hysteretic Tuned Mass Damper (HTMD) technology across our high-rise projects. By incorporating globally proven earthquake and vibration-resistance technology into our buildings, we aim to enhance structural resilience, safety, and occupant comfort, setting new benchmarks for quality and engineering excellence in India’s housing landscape.

Alongside our focus on innovation and growth, we remained steadfast in our commitment to sustained financial discipline. During the year, we brought our net debt down to a historic low - a testament to the strength of our cash flows, prudent capital management, and disciplined execution. This reinforces the resilience of our balance sheet and positions us well to capitalise on future growth opportunities while delivering sustainable long-term value to all stakeholders.

Looking ahead, we have set a clear roadmap for sustained growth in FY 2026-27. We are targeting project launches worth INR 150 bn across our key micro-markets of Dwarka Expressway, Southern Peripheral Road, and South of Gurugram (Sohna), while aiming for pre-sales of approximately INR 100 bn, reflecting healthy year-on-year growth. We also expect collections to reach around INR 50 bn, supported by timely execution and disciplined project delivery. As several projects progress to advanced stages of completion, we anticipate revenue recognition of nearly INR 50 bn, reinforcing our focus on operational excellence and lasting value creation.

FY 2026-27 has started on a very positive note as we have joined hands with renowned Italian brand Tonino Lamborghini to launch one-of-its-kind branded residences in India, on Southern Peripheral Road in Gurugram. The project, marking a major foray of Tonino Lamborghini in Indian real estate, brings iconic Italian design and excellence, which, combined with Signatureglobal’s execution capability, will redefine modern living.

As we continue our growth journey, we remain particularly confident in the strong fundamentals of the Indian real estate sector. Fast-paced urbanisation, rising disposable income, and rapid infrastructural development will continue to create uncountable opportunities for homebuyers, particularly in the Delhi NCR region.

During FY 2026-27, we will anchor our growth around three guiding pillars — Scaling, Strengthening and Shaping. We will continuously endeavour to deliver quality homes and vibrant urban destinations at scale. We also envisage strengthening our enterprise by enhancing governance, deepening operational excellence, and creating an integrated ecosystem of Residential, Commercial, and Branded Developments. And at the same time, we will continue shaping and playing an active role towards the betterment of Indian real estate and urban living, in step with the nation's journey towards a Viksit Bharat. Together, these three pillars will guide every decision we make in the year ahead.

As India progresses towards the vision of Viksit Bharat 2047, the real estate sector will play a key role in shaping world-class cities and enabling inclusive economic growth. Signatureglobal remains committed to contributing meaningfully to this transformation by developing high-quality sustainable communities that enhance lives and create lasting value. I would like to thank our customers, shareholders, employees, business partners, and all our stakeholders for their continued trust and support. Together, we look forward to building a stronger Signatureglobal and contributing to a stronger India.

Warm regards,

Pradeep Kumar Aggarwal
Chairman and Whole Time Director

Board of Directors

Mr. Pradeep Kumar Aggarwal
Chairman & Whole-Time Director

Mr. Lalit Kumar Aggarwal
Vice Chairman & Whole-Time Director

Mr. Ravi Aggarwal
Managing Director

Mr. Devender Aggarwal
Joint Managing Director

Mr. Bharat Bhushan
Independent Director

Mr. Chandra Wadhwa
Independent Director

Ms. Lata Pillai
Independent Director

Mr. Venkatesan Narayanan
Independent Director

Key Managerial Personnel

Mr. Rajat Kathuria
Chief Executive Officer

Mr. Sanjeev Kumar Sharma
Chief Financial Officer

Mr. Sanjay Kumar Varshney
Chief Operating Officer

Mr. M R Bothra
Company Secretary

Corporate Information

BOARD OF DIRECTORS

Mr. Pradeep Kumar Aggarwal
Chairman and Whole-time Director

Mr. Lalit Kumar Aggarwal
Vice-Chairman and Whole-time Director

Mr. Ravi Aggarwal
Managing Director

Mr. Devender Aggarwal
Joint Managing Director

Mr. Bharat Bhushan
Independent Director

Mr. Chandra Wadhwa
Independent Director

Ms. Lata Pillai
Independent Director

Mr. Venkatesan Narayanan
Independent Director

COMPANY SECRETARY
Mr. M R Bothra

CHIEF EXECUTIVE OFFICER
Mr. Rajat Kathuria

CHIEF FINANCIAL OFFICER
Mr. Sanjeev Kumar Sharma

CHIEF OPERATING OFFICER
Mr. Sanjay Kumar Varshney

CIN- L70100DL2000PLC104787

Registered Office:
13th Floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Connaught Place,
New Delhi, Central Delhi-110001
Telephone: + 91 11 4928 1700
Email:- cs@signatureglobal.in

Corporate Office:
Unit No.101, Ground Floor, Tower-A
Signature Tower, South City-1, Gurugram,
Haryana, India-122001
Telephone: +91 124 4398 011

Statutory Auditors
Walker Chandiok & Co LLP
(Chartered Accountants)

Internal Auditors
Jain Jindal & Co.
(Chartered Accountants)

Secretarial Auditors
Deepak Sharma & Associates
(Company Secretaries)

Cost Auditors
Goyal, Goyal & Associates
(Cost Accountants)

Registrar & Share Transfer Agent
MUFG Intime India Private Limited
(Formerly known as Link Intime India Private Limited)
Unit: Signatureglobal (India) Limited
C-101, Embassy 247, L.B.S. Marg,
Vikhroli (West), Mumbai-400083
Contact: 8108116767
Email ID: investor.helpdesk@in.mpms.mufg.com

Towards Signature Next

SIGNATURE™ GLOBAL

Signatureglobal Sarvam at DXP Estate
M/s Signatureglobal Homes Ltd.
RC/REP/HARERA/GGM/1008/740/2025/111
Dated 07.11.2025
www.haryanarera.gov.in

Built for Scale.
Powered by Strengths.

Scale is built on vision, and vision, we believe, is driven by core strengths. At Signatureglobal, this belief enables us to stand out as one of India’s premier real estate developers, geared for the next phase of our journey. Designed for future growth and expansion, the Company continues to strengthen its presence and market leadership across segments at the back of its unmatched quality and timely.

Artistic Impression

Specialising in high-quality residential and commercial properties across the Delhi-NCR, Signatureglobal has built a strong reputation for timely delivery, with a focus on smart design and sustainability. Built to serve the aspirational housing needs in premium segments, it has progressively scaled its strengths in execution, efficiency and innovation to build a stronger portfolio of distinctive properties benchmarked against global standards in real estate development.

A robust governance framework ensures operational excellence to drive our journey to Signature Next, as we shape a thriving realty environment and a better future for all.

> **Operating across, mid-income, and ultra-luxury residential segments, Signatureglobal has recently formed a strategic joint venture with RMZ Group to develop institutional-grade commercial real estate, showcasing the scale of our vision and strategy. Our ecosystem of developments spans an agile portfolio comprising future-ready homes, wellness-led developments, branded residences, commercial properties, and lifestyle-centric assets.**

NURTURING SUSTAINED GROWTH

Founded in 2014, Signatureglobal is a Gurugram-based real estate leader dedicated to transforming the Delhi-NCR skyline with IGBC and EDGE-certified green homes, branded residences, and premium commercial hubs. As part of our diversified offerings, we are also engaged in the development of large townships, comprising residential, retail, commercial and Industrial/IT-ITeS office spaces.

PROMOTING SUSTAINABLE DEVELOPMENT

With sustainable, eco-conscious development integrated into our business strategy, we focus on securing green building certifications and undertaking environment-friendly measures relating to site planning, water conservation, energy efficiency, responsible material selection, waste management, and resident well-being. The Company's portfolio includes IGBC and EDGE-certified developments, and one of our premium developments namely Titanium SPR has been recognised for Best Green Development (India) at the prestigious Property Guru Asia Property Awards 2024.

BENCHMARKED TO THE BEST

Driven by cutting-edge technologies and a skilled workforce, we have built a business that is rooted in excellence, and calibrated to global standards of quality and safety. We continue to strengthen our technological edge and human capital edge through strategic investments and a visionary approach, aligned to the current and future needs of our growing universe of customers.

STRATEGIC PROJECT LOCATION

Our projects are strategically located in key areas of Delhi NCR and micro markets, including South of Gurugram (Sohna Elevated Corridor), Southern Peripheral Road (SPR) and Dwarka Expressway.

- Post pandemic, we command a market share of 13% in NCR and 20% in Gurugram in mid-income housing segment between the unit price of INR 20 mn to INR 50 mn (Source: Prop Equity)
- As of FY 2025-26, our combined portfolio comprises of 53.3 mn sqft consisting of 12.3 mn sqft of ongoing projects, 19.8 mn sqft of saleable area in pipeline and, in addition to 21.2 mn sqft of projects that got recently launched with record sales value.

Our Vision

Our vision is to redefine the current conventions of Indian real estate development by championing excellence – in craftsmanship, planning and service. The greatest residential architectural marvels of the world shall rise here, defining luxury as a lifestyle lived every day.

Our Mission

- To become the fastest growing pan-India company, with a versatile portfolio of properties, hailed for their design ingenuity, construction quality and long-term value
- To stand for the highest standards in real estate quality both in terms of planning and executing aspirational projects and offering our clients with the very best in urban luxury

SCALING OUR PRESENCE IN 3 KEY MICRO MARKETS

We have strategically focused our business across three distinct micro markets fuelled by world-class infrastructure:

SPR (Southern Peripheral Road)

Sector 71

17.8 mn sqft[1]

- Key micro-market in Gurugram, transforming rapidly into a high-growth corridor
- Growth backed by INR 8,400 cr in approved infrastructure investments, including INR 1,100 cr for the Cloverleaf junction and INR 900 cr for the Dwarka Expressway interchange
- Over 500 acres along SPR currently under active development; property prices increased by 20–30% in the past 24 months
- Seamless access to NH-48, Golf Course Extension Road, and Global City, with over 50 km of arterial road networks being upgraded
- Poised to become Gurugram's next urban and investment hotspot, with an estimated INR 60,000 cr in ongoing and planned developments

Sohna Elevated Corridor

7.5 mn sqft[1]

- Located in Sohna micro-market in closer proximity to Cybercity and MG Road than other parts of Gurugram
- Sohna is rising as a preferred destination in South of Gurugram and has become Gurugram's third-largest residential market since 2020, propelled by surge in new housing supply, robust developer activity, and significant infrastructure improvements
- Evolved from being primarily driven by affordable housing to now offering a strong portfolio of mid-to-high-end developments, making it an ideal destination for homebuyers and investors seeking high returns, optimal property value, and appropriate sizing
- Closeness to business hubs and industrial corridors, such as IMT Sohna, DMIC (Delhi–Mumbai Industrial Corridor), and ESR Logistics Park, along with major infrastructure projects including Sohna–Gurugram Elevated Expressway, KMP Expressway, Delhi–Mumbai Expressway, proposed Metro extension, and the planned Jungle Safari, has significantly enhanced appeal among homebuyers and investors
- It has been prioritised under Haryana's South Gurugram Master Plan; also emerging as logistics & warehousing hub

Dwarka Expressway

9.5 mn sqft[1]

- Inaugurated in February 2024 by Hon'ble Prime Minister, Dwarka Expressway corridor emerging as one of India's most promising real estate investment destinations
- Growth supported by over INR 10,000 cr in infrastructure investments, including the 29-km, 8-lane expressway, the country's first elevated urban expressway
- Offers good connectivity between Delhi, Gurugram, and the upcoming IGI Airport Terminal 3 interchange, reducing travel time by up to 40%
- Over 1,200 acres currently under active development, with property prices appreciating by 30–35% in the last 18–24 months
- Expected to see cumulative real estate investments exceeding INR 75,000 cr, backed by
  - Additional upgrades like the Delhi Urban Extension Road (UER-II) and sector-wise master planning
  - Set to be positioned as NCR's next economic and residential powerhouse

[1]Saleable Area potential for forthcoming projects in the focus area - based on best estimates as per the current zoning regulations

SIGN OF EXCELLENCE

Excellence at Signatureglobal is built on a strong legacy and backing. The extensive experience of our founders in the financial services sector gives the Company a distinctive ability to manage capital and execute transparent operations. This expertise has enabled Signatureglobal to secure institutional backing from major institutional investors, including: Nomura, HDFC Capital, Bandhan MF, IFC - International Finance Corp, Nippon India, Prudential Hong Kong, Vanguard, and many other institutional investors. Since its listing at the stock exchange, the Company has delivered robust performance, demonstrating its growing scale and strength.

STRENGTHS STEERING OUR GROWTH JOURNEY

Brand equity and visibility

- Signatureglobal has built a strong brand equity and recall, making it a reputed and trusted real estate player in Delhi NCR region
- Customer engagement and large distribution network has helped build a pan-India presence and ensured greater visibility

Sustainability & green development

- All our projects are either EDGE or IGBC certified, showcasing our unwavering commitment to sustainable development
- We prioritise energy efficiency through use of advanced technologies and innovative designs like vertical gardens, HVAC systems, Smart building management systems, sustainable procurement (GreenPro Certified Products), procurement of Green Steel and integration of Renewable Energy Solution (Solar Panels) in construction

Large & diversified portfolio

- From our historic focus on affordable housing, we have expanded into mid-income housing and premium residential segments over the years
- We added township projects to our portfolio with the launch of townships at Sohna Elevated Corridor and Manesar
- We entered large-scale commercial real estate through a landmark joint venture with the RMZ Group in FY 2025-26

Robust project pipeline

- Our ongoing project pipeline is 12.3 mn sqft. of saleable area
- Our forthcoming pipeline stands at 19.8 mn sqft of saleable area, in addition to 21.2 mn sqft of projects launched recently with record sales value (as of March 31, 2026)

Strong financial foundations

- Signatureglobal has strong participation from foreign and domestic institutional investors, particularly since listing on the stock exchanges in September 2023
- We maintain high sales growth momentum, ensuring healthy gross profit margin and low leverage levels
- We have sustained debt reduction – net debt at INR 2.0 bn as on March 31, 2026 vis-a-vis INR 8.8 bn on March 31, 2025

Technological edge

- We have deployed advanced technologies to drive execution efficiency, scale and on-time delivery
- Industry best practices are utilised in design and construction, with ecofriendly building concepts
- We are unwaveringly committed to sustainable development

De-Luxe DXP
M/s Signatureglobal Business Park Pvt. Ltd.
RC/REP/HARERA/GGM/783/515/2024/10
Dated 07.02.2024
www.haryanarera.gov.in

Shaping a More Dynamic Future

Aligned with our focus on scaling growth while continuing to strengthen our foundations, we took a series of measures during the year to shape a more dynamic and vibrant future. The past one year has been marked by the launch of prestigious new projects, entry into large-scale commercial development, technological advancements, and foray into branded residences. Each of these developments has taken Signatureglobal forward towards the realisation of its vision to redefine Indian real estate by making luxury living accessible and meaningful, while deepening our connect with real estate consumers.

Artistic Impression

LAUNCH OF TWO PREMIUM GROUP HOUSING PROJECTS

- Cloverdale SPR is an ultra-luxury, premium high-rise residential project located in Sector 71 of the Southern Peripheral Road in Gurugram, with excellent access to key areas. Powered by high-end amenities, the project promises to bring iconic living to the doorstep of the aspirational population seeking to blend convenience with luxury.
- Sarvam at DXP Estate is a wellness-centric project, designed to create a lifestyle statement. Strategically located on Dwarka Expressway, it reflects the evolving buyer preferences towards thoughtfully designed, health-focused living spaces.

Both the projects have received remarkable response from the customers.

FORAY INTO LARGE-SCALE COMMERCIAL DEVELOPMENT

During the year, Signatureglobal formed a strategic Joint Venture (JV) with RMZ Group to enter institutional-grade commercial real estate. The 50:50 JV, 'Gurugram Commercity Limited', marks an important milestone in our growth journey and further scales our presence in the NCR region. Through this JV, we will develop a mixed-use commercial project, comprising of office buildings, hotels and retail, in Sector 71 on Southern Peripheral Road, Gurugram. The partnership is positioned to drive sustainable, long-term value creation through recurring commercial cash flows and disciplined capital deployment. The JV brings RMZ's institutional development, leasing, and asset-management capability.

ENTRY INTO BRANDED RESIDENCE SEGMENT

In a significant strategic collaboration announced in Apr'26, Signatureglobal has tied up with Tonino Lamborghini for a premium branded residence project in Sector 71, Gurugram. The collaboration has opened new vistas for Signatureglobal to scale its growth proposition and build a future-ready enterprise. This initiative marks a strategic progression into internationally branded residences, and is expected to further strengthen our premium and luxury portfolio.

The rising demand for branded residences offers strong long-term potential for the Company and the project will set new benchmarks in this segment. Spread over 12.4 acres of land, the exclusive development represents Tonino Lamborghini's entry into India's residential real estate market, and is intended to combine Signatureglobal's development capabilities with the Italian brand's design, craftsmanship and luxury-lifestyle positioning.

EMBRACING CUTTING-EDGE TECHNOLOGIES

Driven by our sustained focus on building technological scale into our operations, we took major steps during the year towards strengthening our tech proposition. We have entered a strategic partnership with CECO Hirun to deploy advanced Hysteretic Tuned Mass Damper (HTMD) advanced earthquake-resistant technology across our high-rise developments, reinforcing our commitment to safety, innovation, long-term sustainability, and a strong consumer-first approach. The technology will help strengthen structural resilience, safety, and comfort, while setting new benchmarks in quality and engineering excellence in India's housing landscape.

We also continued to adopt new cutting-edge construction technologies for timely project completion and enhancing our competitive edge in the markets. We have further accelerated digital adoption to improve operational efficiency, and enhance customer experiences. Successful integration of software with construction sites helps track real-time progress, ensuring faster turnaround.

CARE RATING RECEIVED ON NCD ISSUANCE AS A+; STABLE

In FY 2025-26, Signatureglobal raised INR 875 cr through IFC-backed Non-Convertible Debentures (NCDs), CARE Ratings Limited assigned a CARE A+ rating with a stable outlook. This signifies adequate safety, timely debt servicing capabilities, and a positive outlook for our ongoing housing and ESG-aligned projects.

How We've Scaled through the Years

Building scale requires a sustained focus on strengthening the core while expanding the frontiers of growth. At Signatureglobal, we have progressively scaled our growth and presence across segments in our core markets over the years. We have built on our foundations through focused investments in enhancing quality and execution efficiency, to create a niche in the real estate industry.

Our journey since inception is marked by a growing business scale and size, underlined by new product launches and land acquisitions that have enabled us to expand our business footprint. Increased on-time deliveries over the years demonstrate the strength of our operational excellence and the strong foundations we have built in line with our focus on holistic ecosystem development, including commercial developments and branded residences.

2014-20

- No. of Launched Projects – 07
- No. of OCs & CCs – 04

2021

- Launched Projects Signatureglobal City 37D, Signatureglobal City 81, Signatureglobal Park 1 and Signatureglobal City 92
- Received occupancy certificate for Projects Grand IVA, Signatureglobal Park 2 and Orchard Avenue
- Received completion certificate for Projects Signatureglobal Park 2, Signatureglobal Park 3 Extension and Signatureglobal Park 3

2022

- Launched Projects Signatureglobal Imperial and The Millennia 4 and Infinity Mall
- Launched project 'Signatureglobal SCO' in Sohna, South of Gurugram
- Launched project 'Signatureglobal City 63A', Sector 63A, Gurugram
- Launched project 'Signatureglobal City 37DII', Sector 37DII, Gurugram
- Launched project 'Signatureglobal SCO', Sector 37D, Gurugram
- Received occupancy certificate for Projects Serenas, Roselia, Roselia 2, Signatureglobal Park 3 and Solera 2
- Received completion certificate for Projects Signatureglobal Park 4 and Signatureglobal Park 5

2023

- Launched project Signatureglobal City 92-2, Sector 92, Gurugram
- Launched project Signatureglobal City 93, Sector 93, Gurugram
- Launched project Signatureglobal City 79B, Sector 79B, Gurugram
- Received occupancy certificate for Project - The Millennia
- Received partial occupancy certificate for project Signatureglobal 4 and 5
- Received occupancy certificate for project Signatureglobal City, Karnal
- Received partial occupancy certificate for project Orchard Avenue - 2, Sector-93, Gurugram, Haryana

2025

New projects launched

- Twin Tower DXP in Sector 84, Gurugram
- Daxin Vistas and Gurugram's X Factor in Sector 36, South of Gurugram (Sohna)
- Titanium SPR in Sector 71, Gurugram
- City of Colours in Sidhrawali, Manesar, Gurugram
- Partial OC received of Project SG City 63A

2026

New projects launched

- Cloverdale SPR on Sec 71 Gurugram and Sarvam at DXP Estate Sector 37D
- Forayed into institutional-grade commercial real estate through a strategic joint venture with RMZ Group
- Entered premium branded residence segment through strategic collaboration with luxury lifestyle brand Tonino Lamborghini

2024

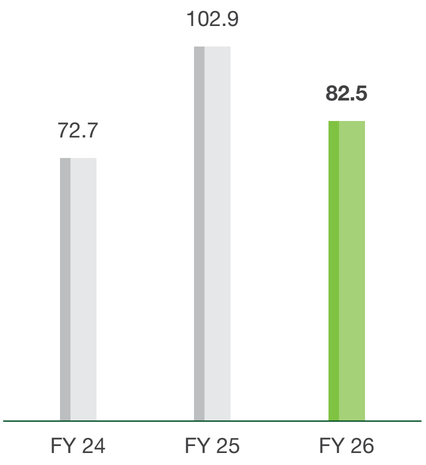
New projects Launched

- De-Luxe DXP in Sector-37D, Gurugram, Haryana
- Orchard Avenue - 3, Sector-93, Gurugram, Haryana
- Partial occupancy certificates received for: Park II, III, III extn., IV, V, Sector-36 Sohna, Gurugram Haryana
- Signatureglobal City 92, Sector-92 Gurugram, Haryana; Proxima-2 Sector-89, Gurugram, Haryana; Signatureglobal City 37D, Sector-37D, Gurugram, Haryana

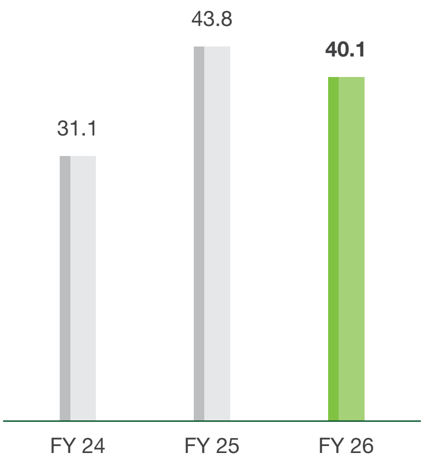
Scaling through Numbers

The quantitative aspect of growth is as important for a company to build scale as is the quality of its offerings. Signatureglobal's financial performance through the years demonstrates the strength of its strategic execution, robust balance sheet, and deep market dominance in the Delhi-NCR realty sector.

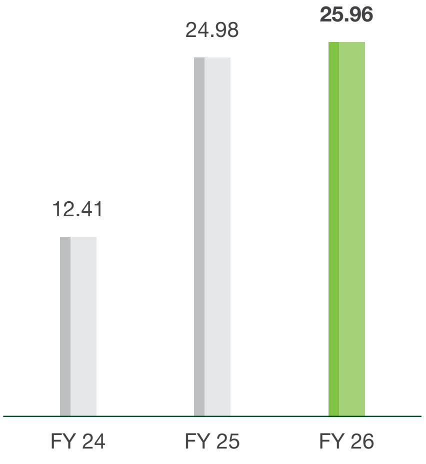
PRE-SALES (bn)



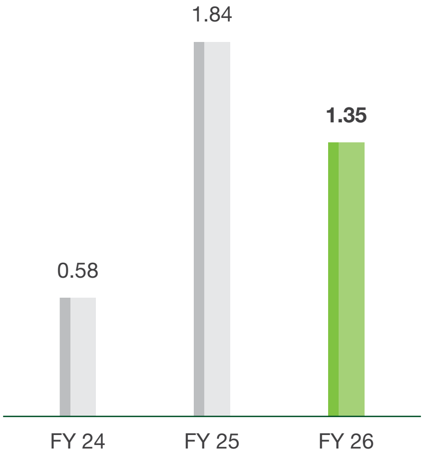
COLLECTIONS (bn)



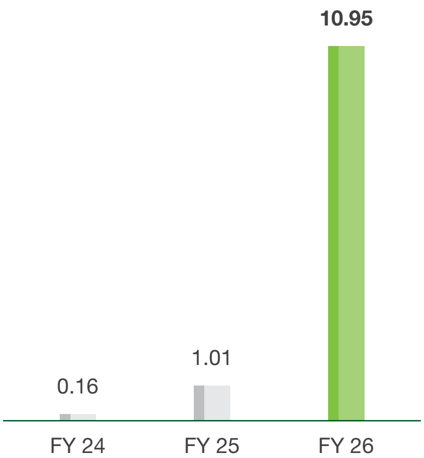
REVENUE (bn)



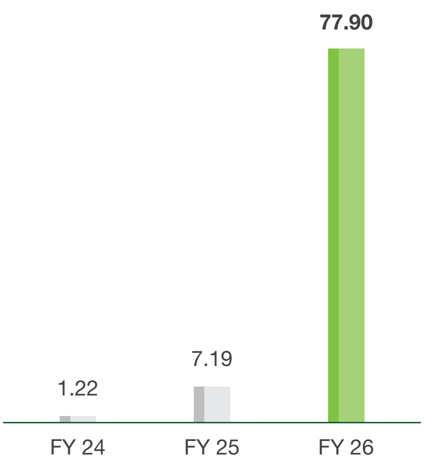
EBITDA (bn)



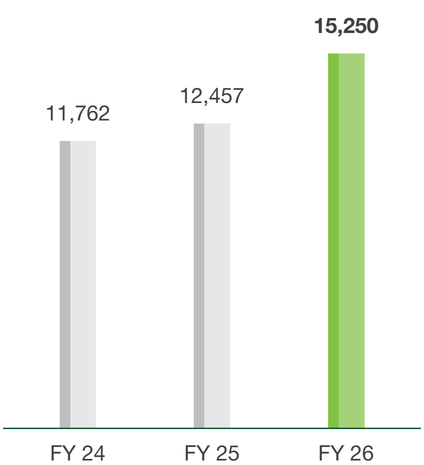
PAT (bn)



EARNINGS PER EQUITY SHARE (INR)



SALES REALISATION (in INR per sqft)



Strengthening Sustainability Focus

City of Colours NH-8
M/s Signatureglobal (India) Ltd.
RC/REP/HARERA/GGM/874/606/2024/101
Dated 07.10.2024
www.haryanarera.gov.in

Reinforcing the Environmental Core

Sustainable development is no longer an option for the real estate sector. It is an imperative shaping a better future for the society. At Signatureglobal, we are committed to responsible real estate development and have proactively embedded sustainability into every aspect of our operations. We are focused on reducing our environmental footprint and addressing climate action by building energy-efficient and eco-friendly spaces.

Artistic Impression

OUR ENVIRONMENTAL STRATEGY

Going beyond compliance, we have crafted our environmental strategy to drive long-term sustainable growth. We remain committed to investing in steering our environment goals to shape a better future.

Key Goals

- Ensuring zero waste to landfill from construction sites
- Procuring 100% green building certification for new projects
- Maintaining water-sensitive operations across all developments
- Achieving net-zero emissions by 2050
- Enhancing biodiversity in and around our projects

IMPACT OF OUR ENVIRONMENTAL STRATEGY IN FY 2025-26

Energy Efficiency

54,767.70 GJ
Total Energy Consumption

100%
Water Reuse and Recycling Rate

0.005813 KL/sqft
Water Intensity

Water Performance

261,393.40 kL
Total Water Consumption

95%+ C&D
Waste Diverted from Landfill

0.00005392 MT/sqft
Waste Intensity

Waste Management

2,424.80 MT
Total Waste Generated

0.0012179 GJ/sqft
Energy Intensity

Greenhouse (GHG) Emissions

8,470.25 tCO_2e
Total GHG Emissions (Scope 1 + 2)

315,934.52 tCO_2e
Total GHG Emissions (Scope 3)

0.000304 tCO_2e/sqft
Emissions Intensity

Environmental Compliance

100%
Compliance with Environmental Regulations

Green Cover

20+%
Green Area in All Projects

(Details of our Environmental Strategy, initiatives and impact can be read in the ESG section of this Report)

Making a Stronger Impact on Lives

Beyond ecological sustainability, Signatureglobal extends its development ethos to promote inclusive and thriving communities. We have in place a well-defined Corporate Social Responsibility (CSR) strategy to promote holistic societal development. Our CSR philosophy and actions are driven by the Signatureglobal Foundation. We undertake various social upliftment initiatives for the betterment of people from the underprivileged sections of the society. Our efforts are focused around empowering the communities around which we operate, and making a strong positive impact on their lives.

PROJECT PAATHSHALA

Through this initiative, we provided uniforms, stationery, winter kits and enhanced infrastructure across 67 schools in Gurugram, benefiting 49,607 students during FY 2025-26. The total number of schools covered under the project so far stands at 144.

AAROGYARISE

This flagship mobile health initiative for rural and underserved communities, in collaboration with Artemis Hospitals, aims to promote preventive healthcare, enable early diagnosis, and create a lasting impact on community health by reaching the most needy people. By providing accessible, quality healthcare to underreached and vulnerable communities through mobile medical units, it strengthens the Foundation's vision of a healthier, empowered society, ensuring that every individual has access to essential medical care. It brings together the expertise of Artemis's medical professionals and the Foundation's commitment to social welfare.

Through the mobile medical units, the initiative provides:

- General health check-ups
- Specialised consultations (eye, dental, women's health, child care)
- Free medicines distribution
- Health awareness sessions on hygiene, nutrition, and disease prevention

In FY 2025-26, Aarogyarise positively impacted 25,411 lives.

JAAGRUK BETI, SWASTHA BETI

An initiative for empowering girls through hands-on workshops and essential sanitary products, it supports adolescent girls facing challenges relating to health and education. It involves providing such girls with hygiene kits, nutrition counselling, health awareness, and regular medical check-ups. The initiative aims to build a generation that is healthy, capable, and empowered to make informed decisions. Experts conduct hygiene workshops for the girls, and help distribute hygiene kits that include sanitary napkins, handwash, sanitisers, etc. A total of 12,287 girls benefitted from the initiative during FY 2025-26.

TECH UDAAN

Our mobile digital literacy programme brought computer education to 853 underprivileged children in FY 2025-26 via a tech-equipped bus. The initiative, launched in August 2025 in alignment with the Foundation's vision - "To make every child a part of Digital India", covers basic computer skills, internet use, email, digital safety, and age-specific modules. Multiple batches are conducted each day to benefit as many government school children as possible.

EK PED MAA KE NAAM

Through "Ek Ped Maa Ke Naam", the Foundation aims to create an ever-growing green legacy – one that binds emotion with action, remembrance with renewal. In FY 2025-26, 25,000+ trees were planted in 13 Schools in Gurgaon, Haryana as part of this initiative.

Empowering Employees for Signature Next

Empowered people are central to building organisational scale and strength. Aligned with Signatureglobal's people-first philosophy, we are committed to the care, welfare, well-being, development and progress of our employees. It is our continuous endeavour to shape a growth-led work culture that fosters excellence through individual and collective empowerment of our people, enabling the Company to lead the next phase of its journey. We take steps to promote employee talent development, training and capability building, leadership and satisfaction. Our initiatives are designed to align our people to the organisational vision and partner the Company in continuous improvement and long-term growth.

FOSTERING LEARNING & DEVELOPMENT

Learning and development continues to be a key priority at Signatureglobal, with a focus on employee empowerment to drive our efforts towards building Signature Next. During FY 2025-26, we strengthened our training system to ensure greater experiential learning and connect for employees. We strongly believe in providing our people with platforms to scale their knowledge and skill sets, and become future-ready in line with the evolving industry ecosystem.

Our learning and development programmes are designed for flexibility and provide avenues for self-paced learning. They include classroom training, on-the-job training, behavioural training, and specialised skill training – both online & offline. Our training modules are aligned with the specific needs of employees across departments based on organisation-wide surveys, periodic performance reviews, and engagement tool inputs. Internal and external SMEs facilitate the training.

Monthly corporate induction programme

This was crafted to help new employees settle into the organisation and perform their roles effectively. It provides new hires an opportunity to gain a clear understanding of the organisational structure and the functions of various departments, along with the chance to meet the Heads of Departments (HODs).

Projects team training

We run our construction management training programme for site engineers and project managers in collaboration with CMTI. The programme is aimed at enhancing the technical, managerial, and operational capabilities of our project teams. It focuses on strengthening competencies in project planning, execution, quality control, safety compliance, cost optimisation, and timely delivery. It is aligned with industry best practices and organisational goals to drive efficiency, productivity, and excellence across all construction projects.

Other training programmes

Among the other training programmes undertaken during the year were:

- Mandatory POSH awareness training – aimed at preventing sexual harassment at the workplace
- ESG awareness training – enabling employees to make responsible decisions in a complex business environment
- Professional first-aid training – with the objective of getting Signatureglobal First Aid certified

4,447
Participants

16,966
Man Hours of Learning
(In FY 2025-26)

The training calendar effectively balanced:

- Technical capability building like core construction Practices and Methodology
- Functional skill enhancement like Risk management workshop HR, CRM & IT
- Leadership and behavioural development
- Compliance and governance requirements
- Customer-centric excellence like Customer Delight Training and Relationship Building
- Health, safety, and sustainability awareness like Site Safety and Labour Management, Quality Control & Concrete Preparation and Placement etc.

PROMOTING EMPLOYEE ENGAGEMENT & RECOGNITION

A series of engagement activities through the year enabled closer employee connect and bonding across functions and departments during the year. These activities ranged from sports, such as The Signatureglobal Carrom Tournament, to festivities, painting, dance programmes and other engaging programmes.

Health initiatives like the Chair Yoga and Clove Dental health camp helped promote employee wellness in the organisation. We celebrated special days like Women's Day and organised fun activities at work to keep employees motivated.

We also incentivised our people through structured Rewards and Recognition programmes aimed at employee engagement and retention. Through these programmes, we celebrated a total of 1,026 employees during the year.

88
Engagement score (out of 100) in FY 2025-26

> As part of our continued collaboration with HAPPYMIND, we provided in-house psychological counselling support, as well as access to emotional well-being support app and workshop, suicide prevention workshop, and manager early responder workshop.

SOCIAL & INCLUSIVE – CUSTOMERS

Strengthening Consumer Equity

Customers are the engine around which business and growth strategies are shaped. At Signatureglobal, we make concerted investments towards enhancing customer experience and delight. Our initiatives are focused around ensuring sustained and seamless customer engagement through their journey with Signatureglobal. We continue to scale our digital and technological strengths to enrich customer experience at every stage of their relationship with the Company. Our well-established brand and robust distribution network help enhance our reach and presence, driving strong brand recall for Signatureglobal.

SCALING CUSTOMER CENTRICITY

1. Life@SG

Our flagship customer-centric digital platform, Life@SG, is further enhanced to handle customers right from the onboarding stage. Once the customer comes on board and makes an investment with us, he/she can view his/her demands, receipts against payments made, statement of account, construction / development updates, raise a ticket in case of any queries instantly.

2. Automated BBA Scheduling

This has been further enhanced wherein the customer can even complete the pending payment of 9%, submit the proof if the payment is missed and further schedule the BBA based on completion of the payment of 9%.

3. Token Management System

In order to further enhance the customer experience when they visit to meet their respective RM, end-to-end token management system is being built up where the customer's entire experience in terms of waiting time, discussion with the respective RM, followed by customer feedback would be tracked through SFDC and it will be visible on his account for future reference.

4. VAN (Virtual Account Number)

In order to enhance customer experience, VAN accounts have been implemented across multiple banks and projects in the premium segment wherein each customer has a unique account number in which the payment is made by the customer and it automatically gets transferred to our RERA account for that respective project and a receipt is issued in real-time to the customer from the system. In case of reversal, the entry is reversed and intimation is sent to the customer instantly. This has not only improved customer experience, but it has also resulted in identifying the payments made by customers instantly internally at our end.

STRENGTHENING BRAND PRESENCE

Our key consumer brand and marketing initiatives of FY 2025-26 included

FY 2025-26 marked a defining chapter in the evolution of the Signatureglobal brand, as we accelerated our journey towards becoming one of India's most admired and trusted real estate developers. Through a meticulously curated 360-degree brand strategy, we enhanced visibility, strengthened market perception and deepened stakeholder confidence.

Strategic investments across airport advertising, cinema branding and a dominant Out-of-Home (OOH) presence made FY 2025-26 a landmark year for brand building. This was complemented by a focused narrative-building strategy across leading media platforms, impactful digital storytelling, and meaningful collaborations with content creators, amplifying our reach and reinforcing a consistent brand voice.

Our outreach extended far beyond conventional market boundaries. Through an extensive calendar of customer engagement initiatives, partner meets, exclusive showcases, roadshows and sales events across India and international markets, Signatureglobal engaged with customers, investors, channel partners, and the global Indian community, further strengthening its presence on the world stage.

A defining milestone during the year was the introduction of Tonino Lamborghini Residences – bringing the iconic Italian luxury lifestyle brand to India for the first time. This landmark association elevated our luxury portfolio and reinforced Signatureglobal's position as a developer committed to delivering globally benchmarked living experiences.

Further strengthening our value proposition was our collaboration with globally-acclaimed architectural and design firms, including DPA, Aedas, Benoy and Copper Hills, alongside leading Grade-A construction partners such as Ahluwalia Contracts, Capacit'e Infraprojects and ACC. The year also witnessed the introduction of Hysteretic Tuned Mass Dampers (TMDs) – an advanced structural engineering technology designed to enhance the resilience of high-rise buildings against severe wind loads and seismic forces. In India, this pioneering technology is being deployed by CECO Hirun India Private Limited, an Indo-Italian joint venture, in partnership with HySAFE, a deep-tech spin-off from the Sapienza University of Rome, reflecting our unwavering commitment to engineering excellence, innovation and future-ready construction.

Together, these strategic initiatives significantly enhanced Signatureglobal's brand equity, expanded its national and international presence, reinforced stakeholder trust and contributed meaningfully to the Company's sustained growth trajectory, market leadership, and long-term value creation.

ROBUST SALES & DISTRIBUTION NETWORK

FY 2025-26 marked another year of resilient sales performance for Signatureglobal, underpinned by disciplined execution, sustained customer confidence, and a strengthened sales ecosystem. Despite a high base created by landmark launches in the previous year, the Company recorded pre-sales of INR 82.5 bn, while revenue from operations increased to INR 26.0 bn, reflecting a 4.0% year-on-year growth.

The successful launches of Cloverdale SPR and Signatureglobal Sarvam further strengthened the Company's residential portfolio, while its strategic collaboration with RMZ Group marked its entry into the premium commercial real estate segment, reinforcing a diversified growth strategy.

During the year, the Company's customer base continued to expand, with increasing participation from Non-Resident Indians (NRIs) and homebuyers across Tier II and Tier III cities, reflecting the growing appeal of the Signatureglobal brand beyond its traditional markets. Simultaneously, the continued expansion of the channel partner network, supported by a dedicated team of sales professionals, enhanced market reach, improved sales efficiency, and strengthened customer engagement across geographies.

Backed by a customer-centric sales approach, technology-enabled processes, and a robust partner ecosystem, Signatureglobal continued to strengthen its sales capabilities, deepen customer relationships, and reinforce a strong foundation for sustained growth.

SHAPING OUR SOCIAL MEDIA PRESENCE

Digital marketing remained integral to the successful launch of Tonino Lamborghini Residences Gurugram, Sarvam and other strategic campaign activations. Integrated campaigns spanning pre-launch engagement, performance marketing, influencer collaborations, website storytelling and sales enablement ensured a consistent customer experience while supporting project launches, lead generation and business momentum across the portfolio.

The year also witnessed continued investment in strengthening Signatureglobal's digital ecosystem. Website optimisation initiatives delivered 8.26 mn organic search impressions, 367,000 organic clicks and a 4.3% click-through rate, further enhancing the discoverability and effectiveness of our digital platforms. Beyond customer acquisition, the Life@SG mobile application strengthened resident engagement by creating a seamless digital ecosystem that enabled access to services, exclusive offers and everyday conveniences. The platform surpassed 36,442 cumulative downloads, reflecting our growing resident community.

As part of our digital-first approach, Signatureglobal’s accelerated the adoption of AI-enabled customer touchpoints across the buyer and resident journey. From intelligent customer interactions and digital engagement to streamlined service experiences, AI has been embedded across key platforms to enhance responsiveness, accessibility and convenience. These initiatives reflect our commitment to building a digitally-agile organisation, leveraging technology to deliver smarter, faster and more intuitive customer experiences.

Creator-led storytelling emerged as another key pillar of our digital strategy. Strategic collaborations with influencers and celebrity partners enabled Signatureglobal to build a creator ecosystem reaching millions of consumers, strengthening brand recall and extending the Company's digital influence across diverse audiences.

Together, these initiatives established digital marketing as a key growth engine for Signatureglobal. By combining data-driven insights, compelling storytelling and technology-led innovation, we strengthened brand equity, enhanced customer engagement, supported sales growth and contributed meaningfully to the Company's long-term value creation.

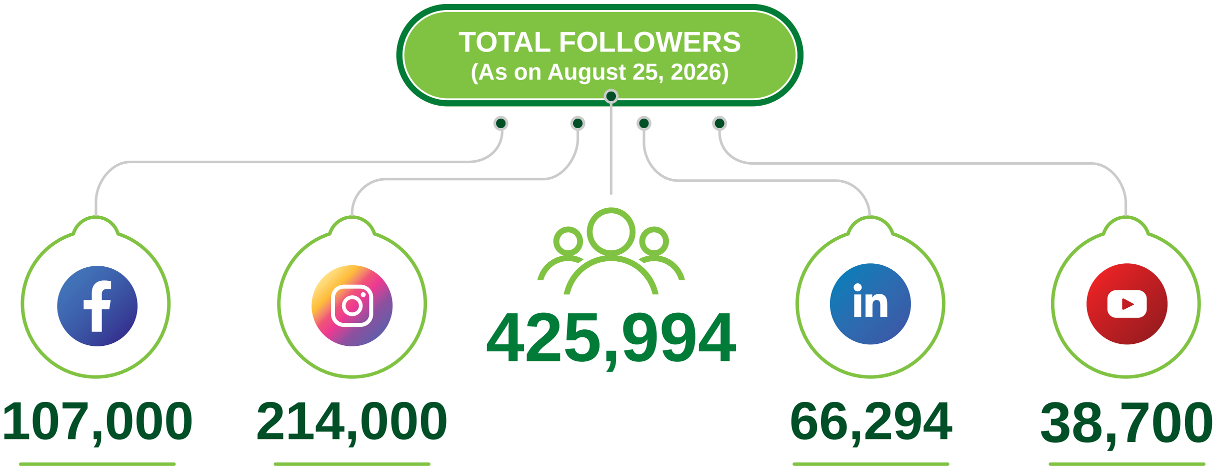
CAMPAIGNS THAT RESONATE WITH A GROWING ASPIRATIONAL CUSTOMER BASE

Campaign Name	Response[2]
BOAT	61.10 mn views
No Agal No Bagal No Dakhal	109.08 mn views
Kiraye se Azadi	56.98 mn views
BOAT 2.0	44.51 mn views
Diwali Apne Ghar Wali	27.03 mn views
Life at Signatureglobal TVC	13.81 mn views
Smart Decision (featuring Vidya Balan)	5.14 mn views
Influencer Campaign	75+ mn views

[2] As of June 30, 2026

GROWING SOCIAL MEDIA PRESENCE

Recent years have witnessed a significant scale-up in the social media presence of Signatureglobal. The increasing number of our followers on all the major social media platforms stands testimony to the enhanced brand equity.



Building on Transparency & Ethics

Ethical governance, benchmarked to global standards, is essential for creating an organisation built to last. The Signatureglobal governance strategy emphasises transparency, accountability, integrity, and ethics. We are committed to nurturing stakeholder trust and ensuring long-term value creation, under the strategic direction and oversight of our Board of Directors and leadership. A robust governance framework ensures the highest levels of accountability, transparency and ethical conduct across the Signatureglobal operations.

KEY FOCUS AREAS OF OUR GOVERNANCE STRATEGY

- Board leadership, oversight & diversity
- Ethics and integrity
- Anti-corruption measures
- ESG-integrated risk management
- Data privacy and security
- Supplier Code of Conduct

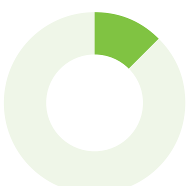
IMPACT OF OUR GOVERNANCE STRATEGY IN FY 2025-26

Board Diversity

Independent Directors

50%

Women Directors



12.5%

Women across Employee Levels

12.09%
Share of women in total workforce

13.25%
Share of women in all management positions (Senior Manager and above)

12.39%
Share of women in Middle Management (till manager)

12.5%
Share of women in top management

Whistleblower Protection

24/7
Hotline Availability

100%
Anonymous Reporting

Zero
Retaliation Cases

Ethics Framework

- Code of Conduct
- Whistleblower Mechanism
- Conflict of Interest Policy
- Gifts and Entertainment Policy
- Business Ethics & Anti-Corruption

Risk Management

- Enterprise risk management framework
- ESG risks integrated into strategic decision-making
- Risks Mapped: Strategic, Compliance, Operational, Financial, ESG

Data Privacy and Cyber Security

- ISO 27001:2022 Certification: Information security management system

- Timely filing of returns and payments as per relevant act
- 100% Environmental compliance
- All projects RERA registered
- Zero instances of data leaks, theft, or loss

(Details of our Governance Strategy, initiatives and impact can be read in the ESG section of this Report)

Redefining Tomorrow’s Realty

Artistic Impression

DIVERSIFIED PORTFOLIO

Shaping a Future-Ready Product Proposition

A de-risked business strategy shapes a sustainable growth proposition for an organisation. Signatureglobal's diversified portfolio of realty offerings is a comprehensive bouquet covering multiple products ranging from affordable housing, premium housing and large-scale townships, to the more recent foray into the institutional-grade commercial segment. Our diverse, de-risked product proposition gives us a strong competitive edge in the market.

RESIDENTIAL REAL ESTATE

- Affordable Housing – a core part of our heritage, aligned with government policies like PMAY, to serve the middle-income demographic
- Premium Floors & Independent Homes – low-rise, premium developments designed for holistic living and natural sunlight
- Ultra-Luxury & High-Rise Apartments – offering large layouts (3.5 to 4.5 BHK) and elite amenities
- Residential Plots – serviced land parcels within large integrated townships, giving users flexibility in development of properties tailored to their unique needs

Artistic Impression

COMMERCIAL & MIXED-USE PROPERTIES

- Mixed-Use Mega Developments – equal joint venture with the RMZ Group to develop a massive 18-acre, mixed-use commercial and hospitality hub on the Southern Peripheral Road (SPR) in Gurugram
- Institutional-Grade Spaces – SPR project primarily consisting of Grade-A office spaces, curated retail zones, and luxury hotels
- Integrated Townships & Industrial Township Developments – expanding self-sustaining ecosystems spanning up to 129 acres in the Sohna and Manesar corridors, offering high-end integrated offerings under a single umbrella
- Industrial & Retail Integration - large-scale townships strategically zoned to include commercial plots, industrial plots, and A-grade educational infrastructure

As part of our diversification strategy, we are also exploring growth opportunities beyond Gurugram, in the neighbouring cities of Delhi and Noida.

Scaling Growth across Segments

Expanding our frontiers from scale to strength, we continue to grow across segments with new iconic properties year on year. Our focused investments in the development of realty projects in our core markets lend us a powerful edge, enabling us to maintain our market dominance in key categories of real estate.

We continued to transform the residential skyline during FY 2025-26 with the launch of two new premium residential development projects.

Cloverdale SPR

Sector 71, Southern Peripheral Road

Launch:
June 2025

Designed by: *DP Architects*

Contractor: *Capacit'e Infraprojects Ltd.*

USPs

- Ultra-luxury premium Group Housing project, crafted for those who seek iconic living in the heart of Gurugram
- The 1st premium launch of FY 2025-26, it features 770 units with modern architecture, smart layouts & elevated lifestyle amenities
- Strategically located on SPR with excellent access to key areas, a landmark where convenience and luxury converge
- Inspired by the four-leaf clover, a timeless symbol of good luck and prosperity (four leaves symbolise Location, Luxury, Ecosystem, Legacy)
- Also located near a major cloverleaf flyover on NH 48 that connects Golf Course Road and Dwarka Expressway via SPR; excellent connectivity also with Rajiv Chowk, DMIC, Delhi
- Future-ready, with metro and road upgrades underway
- Offers complete ecosystem of residences, retail, and lifestyle, with premium specifications and world-class design
- Grand entrance that sets the tone for elevated living; clubhouse exclusively for Iconic Tower residents, expansive balconies, and excellent height for open, airy experience
- Health and wellness amenities, and safety & security facilities

Artistic Impression

Sarvam

DXP Estate, Dwarka Expressway

Launch:

December 2025

Designed by: Architect Hafeez Contractor

Contractor: KEC & NCC

USPs

- Premium Group Housing project offering elevated lifestyle and wellness-led amenities – NCR's first wellness sanctuary designed for a lifestyle for mind, body & soul
- Strategically located off the Dwarka Expressway market, with access to key areas, including Yashobhoomi – Asia's largest convention centre, Global City, Airport, IT Infrastructure, Multi-Specialty Hospitals, A+ Premiere Schools
- Positioned as a premium 3 and 4 BHK residential development on Dwarka Expressway, it forms a part of the Company's recently launched portfolio, and reinforces Strategic Global's strategic concentration in Sector 37D, where the Company has approximately 9.5 mn sqft of saleable-area potential
- Inspired by various Mudras and Vastu compliant, crafted with utmost precision, with optimal sunlight all-year round
- Leopard Trail nearby and proposed Bullet Train, Jungle Safari promise growth potential

Twin Tower DXP

Sector 84, Dwarka Expressway

Launch:

September 2024

Designed by: *BENOY (Singapore)*

Contractor: *Arabian Construction Company (ACC)*

USPs

- Residencies with 45 storeys high rise structure
- Seamless connectivity to National Highway 8, Central & Southern Peripheral Roads & Golf Course Extension Road
- Panoramic city views, biophilic design, and a range of modern amenities create a vibrant, green living experience
- A unique GEM clubhouse for exclusive experience
- 4 unique terrace garden areas curated for healthy living
- Expansive balconies with up to 70 feet running length
- Furnished by Armani/Casa with SKH
- Dedicated elevator for all apartments
- Panoramic view of the Millenium city

Daxin Vistas & Gurugram X Factor

South of Gurugram (Sohna)

Launch:

September 2024

Designed by: *AEDAS (Singapore)*

Contractor: *BL Gupta*

USPs

- Marks our foray into the high-demand township segment
- Integrated township sprawling across 125 acres
- Offers luxury residences, premium commercial spaces, and state-of-the-art Industrial/ IT-ITeS office hubs
- Thoughtfully planned green belts promote sustainability and serenity, creating a well-balanced environment for both living and working

City of Colours

Sidhrawali Manesar, NH-8

Launch:

October 2024

Designed by: *Aedas (Singapore)*

Contractor: *Balaji Infrastructure T&D Pvt Ltd*

USPs

- 129 acres of gated township with tranquil greenery & exclusive clubhouse
- Offers a well-planned mix of residential, commercial & industrial plots
- Designed to foster a vibrant community, featuring a picturesque landscape, an expansive clubhouse, and over 20 premium amenities, catering to evolving lifestyle and business needs

Titanium SPR

Southern Peripheral Road, Sector 71

Launch:

June 2024

Designed by: *DPC Architects (Singapore)*

Contractor: *Capacit'e Infraprojects Limited*

USPs

- Expansion into the premium market with 2nd Group Housing project comprising 600+ units
- Robust sales velocity achieved
- IGBC Platinum, which is the highest certification under IGBC showcasing our commitment to sustainability.
- 7 lagoon pools catering to every need
- Well-curated Miyawaki forest
- Sky terrace and Sky garden
- One of the highest floor-to-floor heights of 3.6m

De-Luxe DXP
M/s Signatureglobal Business Park Pvt. Ltd.
RC/REP/HARERA/GGM/783/515/2024/10
Dated 07.02.2024
www.haryanarera.gov.in

Artistic Impression

De-Luxe DXP

Sector 37D, Dwarka Expressway

Launch:
March 2024

Designed by: AEDAS (Singapore)
Contractor: Ahluwalia Contracts (India) Limited

USPs

- Excellent response with 5.4x applications for every unit launched
- The residential development DE-LUXE DXP in Gurugram, pre-certified with IGBC GOLD, presents a distinctive contemporary design, emphasising sustainability
- Comprising of 1,008 residential units the projects include double podium design, miyawaki forest and multiple swimming pools

Building an Execution-Led Development Ecosystem

Operational efficiency is the key to ensuring sustained organisational success and growth. Our execution excellence has empowered Signatureglobal with a track record of on-time delivery with uncompromising quality. We continue to invest in building our efficiencies to deliver sustained value, optimise resource utilisation, and set new benchmarks in premium residential and commercial architecture across the Delhi-NCR region. Our execution focus is driven by our ongoing investments in operational efficiency, such as disciplined 18-month land acquisition-to-launch cycles and standardised engineering layouts. This enables us to continually scale growth and maintain customer trust.

A look at the major residential and commercial properties delivered by Signatureglobal:

Roselia
Sector 95A, Gurugram

SG Park
Sector 36, Sohna

Synera
Sector 81, Gurugram

Orchard Avenue
Sector 93, Gurugram

Grand Iva
Sector 103, Gurugram

Certified to the Best Standards

The stringent quality standards and efficiency excellence that Signatureglobal continues to uphold showcase our core commitment to "Making India Affordable" while delivering iconic, world-class developments.

International Brand Equity
Developer of the Year 2025 – Sustainable Development

Construction Week India Awards 2025
Residential project of the year - North - Cloverdale SPR

Hurun India - Excellence in Family Business Awards 2025

International Brand Equity
Residential High-Rise Project of the Year 2025 - Signatureglobal Cloverdale SPR

Validation of our Scale and Strengths

Signatureglobal's continued success, and growing scale and strength, find validation in the various awards it receives year-on-year.

A showcase of the key awards and recognitions that shaped the Company's journey in FY 2025-26.

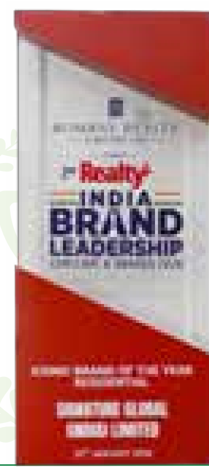
Harit Bharat Project Awards
Residential - Signatureglobal Cloverdale SPR

GRI Awards India 2025
CSR Initiative of the Year: AAROGYARISE

GRI Awards India 2025
- Developer of the Year: Signatureglobal

GRI Awards India 2025
Real Estate Destination of the Year: Signatureglobal Cloverdale SPR & Signatureglobal Titanium SPR

GRI Awards India 2025
Sustainability Highlight of the Year: Signatureglobal Titanium SPR



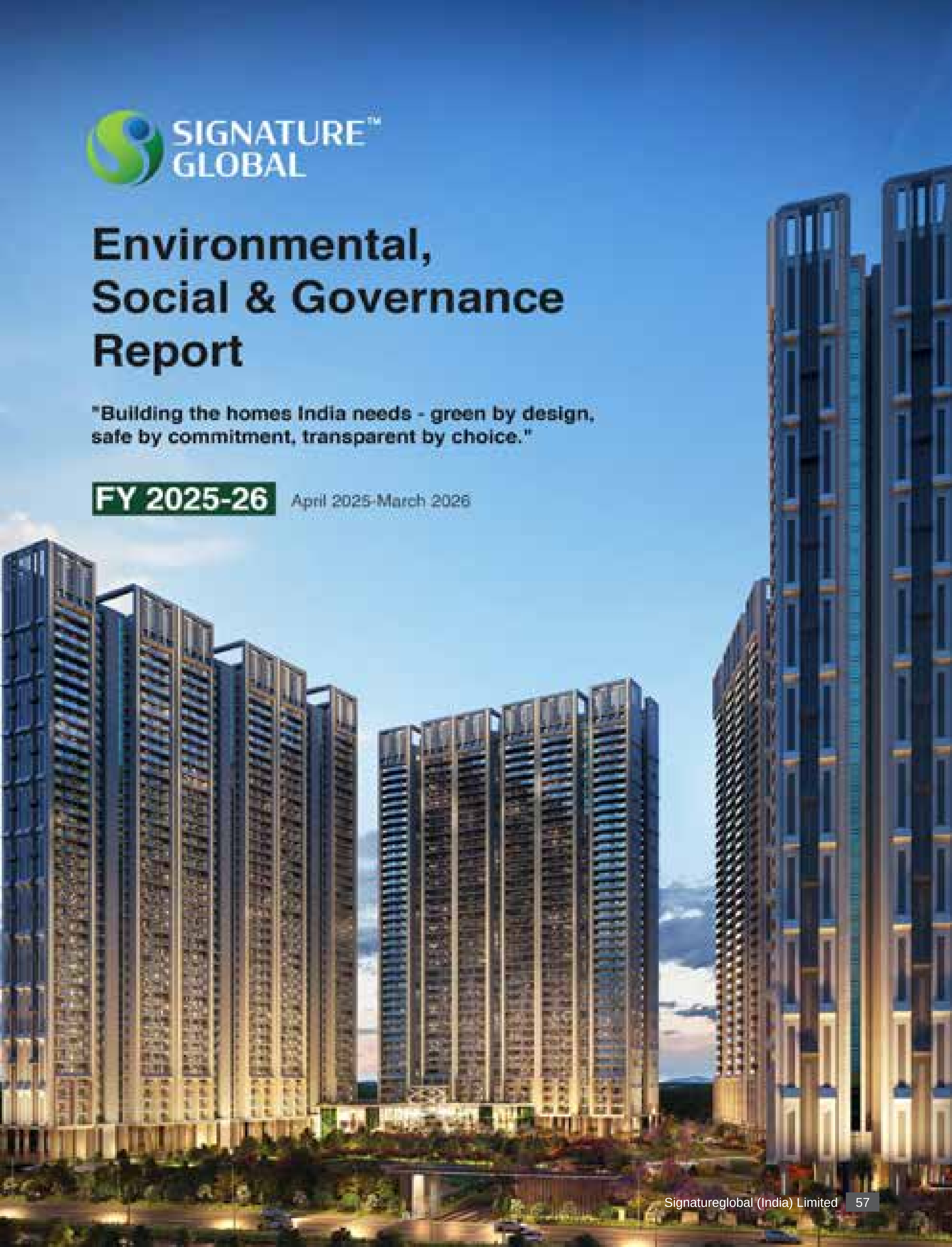
2nd Realty+ India Brand Leadership (IBL) Awards, 2026
Iconic Brand of the Year - Residential - Signatureglobal (India) Limited

2nd Realty+ India Brand Leadership (IBL) Awards, 2026
Luxury Branded Residence of the Year - Signatureglobal Twin Tower DXP

17th Realty+ Conclave & Excellence Awards 2025
Developer of the Year – Residential

ET Real Estate Awards
Developer of the Year - Signatureglobal (India) Ltd.

Times Business Awards – North 2025
Signatureglobal Titanium SPR - "Excellence in Luxury Apartments" – Ongoing



Environmental, Social & Governance Report

"Building the homes India needs - green by design, safe by commitment, transparent by choice."

FY 2025-26 April 2025-March 2026

About This **Report**

Here we present our ESG Report for FY 2025-26, documenting our environmental, social, and governance performance across our active residential portfolio and the entities within our reporting boundary during the period from April 1, 2025, to March 31, 2026.

It is our second annual ESG Report. Our first report, published for FY 2024-25, established our environmental and social baselines, constituted our governance architecture, and set out a three-year roadmap for ESG leadership. This report builds on that foundation, reporting what we have delivered, where we stand today, and where we are going next.

The reporting boundary includes Signatureglobal (India) Limited and the following subsidiaries and joint venture:

- Fantabulous Town Developers Limited
- Forever Buildtech Limited
- Indeed Fincap Private Limited
- JMK Holdings Limited
- Maa Vaishno Net-Tech Limited
- Rose Building Solutions Limited
- Signature Builders Limited
- Signatureglobal Business Park Limited
- Signatureglobal Developers Limited
- Signatureglobal Homes Limited
- Signature Infrabuild Limited
- Sternal Buildcon Limited
- Gurugram Commercity Limited (Joint Venture)

We publish this report because the people who buy homes from us, invest in us, work for us, and live near our sites deserve an honest account of how we operate. ESG reporting is not a compliance exercise at Signatureglobal; it is the discipline through which we become more accountable, more efficient, and ultimately better at what we do.

REPORTING SCOPE AND BOUNDARY

This report covers ESG performance across Signatureglobal's 29 active residential development projects in Gurugram and the broader Delhi NCR region. This includes projects under active construction and those in the pre-handover phase. Financial data is drawn from audited annual financial statements.

FORWARD-LOOKING STATEMENTS

This report contains references to future targets and commitments. Words such as "will", "aim", "target", "expect", and "plan" indicate forward-looking statements. These reflect our current intentions and are subject to change based on external conditions and business decisions. They do not constitute financial guidance.

CONTACT INFORMATION

We welcome feedback on this report and on our sustainability performance.

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Unit No.101, Ground Floor, Tower-A,
Signature Tower, South City-1,
Gurugram, Haryana 122 001, India

ESG Contact:
Email: esg@signatureglobal.in
Website: www.signatureglobal.in

Report Feedback:
We welcome your feedback on this report.

Corporate Overview

Signatureglobal (India) Limited is one of India's fastest-growing residential real estate developers and the most recognised premium housing brand in Gurugram and the Delhi NCR. Founded in 2014 and listed on BSE and NSE in September 2023 following an IPO subscribed 12.5 times, we have grown from a disciplined affordable housing developer into a company defining what premium and luxury living looks like in India's most aspirational real estate corridor.

Our journey over the past decade has been one of the deliberate evolution. We earned our reputation by consistently delivering on time, at the quality promised, in the mid-income segment. In 2024, we made a considered move into premium and ultra-premium housing, launching two landmark group housing projects. Today, our focus is firmly on premium and luxury residential development, with projects such as Titanium SPR, Cloverdale SPR, De-Luxe DXP, and Twin Tower setting new standards in Gurugram.

Our investors include Nomura, HDFC, IFC and Bandhan MF, names that reflect the governance standards and transparency we maintain. IFC's participation in our October 2025 NCD issuance, specifically structured against our ESG performance, confirms that the work documented in this report is being evaluated and rewarded by global capital markets.

Happy Homes 31,000 +	**Total Homes Delivered (msf)** 17.9 mn sqft	**Units Sold (FY 2025-26)** 2,100+
Turnover (INR mn) 25,958.65	**Embedded EBITDA (FY 2025-26)** 35% **Embedded PAT (FY 2025-26)** 25%	**Net Debt (INR mn)** 2,000
Registered Built-Up Area (msf) 53.3 mn sqft	**City** Gurugram (SPR, Dwarka Expressway, Sohna Corridor, Sidhrawali)	**Awards Won** 28 Awards

Artistic Impression

CHAPTER 1

About Signatureglobal

Who we are, what we stand for, and how we define premium living.

About Signatureglobal

Today, Signatureglobal is both a listed company on BSE and NSE and one of the most recognised developers in the Delhi NCR for premium residential development. Our portfolio spans **53.3 mn sqft** under active development **across 29 projects.**

Signatureglobal was founded in 2014 with a clear purpose: to build homes that families could trust, delivered on time, at the quality promised, in the segment where demand was greatest. That discipline defined our first decade. It is what earned us a reputation for integrity in a sector where trust is earned slowly and lost quickly.

In 2024, we made a deliberate transition. Having established a strong platform in the mid-income segment, we moved into premium and luxury housing not by abandoning our founding values, but by applying them to a more demanding product.

Today, Signatureglobal is both a listed company on BSE and NSE and one of the most recognised developers in the Delhi NCR for premium residential development. Our portfolio spans **53.3 mn sqft** under active development **across 29 projects.** Our investor base includes global and domestic institutions that apply ESG criteria to their capital allocation decisions and who have been with us through our evolution.

Sustainability is not a new theme for Signatureglobal. It has been embedded in our approach since our earliest IGBC certifications. What has changed in FY 2025-26 is the sophistication and rigour with which we measure, report, and improve our performance. The RISE framework, our four-pillar ESG strategy, gives structure to that work. This chapter sets out who we are and what we value.

Our Vision

Our vision is to redefine the current conventions of Indian real estate development by championing excellence – in craftsmanship, planning and service.

The greatest residential architectural marvels of the world shall rise here, defining luxury as a lifestyle lived every day.

Our Values

LUXURY WITH INTEGRITY

We serve a segment where expectations are uncompromising. Delivering the best in quality, transparency, and customer experience is not optional; it is our standard. Promises made at sales are the same promises kept at possession.

RESPONSIBILITY BY DESIGN

Sustainability defines how we build. Every new project carries green certification; every active site upholds safety and welfare standards. For us, responsibility is not added to luxury, it is how luxury is defined.

PRECISION IN EXECUTION

Premium buyers demand excellence that endures. We invest in leading architects, superior materials, and rigorous oversight because what we build must outlast every decision we make today. Quality is not a feature, it is the product.

LONG-TERM PERSPECTIVE

We are not building for the next quarter. We are shaping communities, reputations, and relationships that will define our standing for decades. Every decision on design, governance, and ESG reflects that horizon.

COMMUNITY IMPACT

We build not only homes but neighbourhoods. Worker welfare, community engagement, and social investment are integral to how we define success. A project that is profitable but socially harmful is not a success by our definition.

INNOVATION WITH TRANSPARENCY

We use technology to make our processes visible and our commitments measurable. From digital ESG dashboards to customer-first communication platforms, transparency is how we earn the trust that premium buyers demand.

MEMBERSHIPS AND ASSOCIATIONS

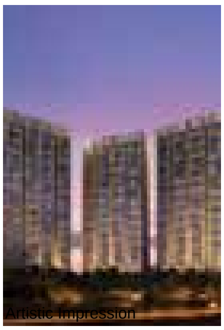
ISO CERTIFICATIONS

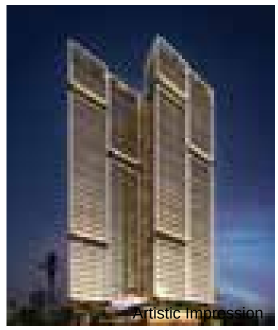
Green Building Portfolio

IGBC Gold

IGBC Platinum

Edge & Edge Advance





All major projects listed below

- De-Luxe-DXP
- Twin Tower DXP
- Superbia
- Imperial 88A
- Aspire
- Millennia-2
- Millennia-3
- Proxima 1
- Proxima 2

- Titanium SPR
- Cloverdale SPR
- Sarvam
- Millennia-4
- Prime
- Daxin Vistas (IGBC Net Zero)

- Titanium SPR
- Cloverdale SPR
- Twin Tower DXP
- Superbia
- Sg City 79B
- Sg City 37D-I
- Sg City 37D-II
- Sg City 81
- Sg City 92
- Sg City 92-II
- Sg City 63
- Sg City 93
- Sg Park 1
- Sg Park 2
- Sg Park 3
- Sg Park 4
- Sg Park 5
- Millennia-3

Our projects are certified under leading green building standards, including IGBC Gold, IGBC Platinum, IGBC Health & Well-being, IGBC Net Zero, EDGE, and EDGE Advance certifications.

ESG RECOGNITION IN FY 2025-26

In FY 2025-26, Signatureglobal (India) Limited received external recognition for its sustainability leadership through the IGBC Green Championship Awards, where it was recognised as one of the Developer leading the Green Housing Movement in India, an award the Company has received for consecutive years. Most active projects remain either EDGE or IGBC-certified, or both, reflecting a consistent project-level commitment to green building rather than isolated certifications.

AWARDS AND RECOGNITIONS

The following awards and industry recognitions were received during FY 2025-26 and reflect external validation of our quality, sustainability, and leadership standards.

Times Business Awards - North 2025
Excellence in Luxury Apartments – Ongoing

Realty+ Emerging Woman Leader
Emerging Woman Leader

Harit Bharat Awards 2025
Residential Project Award

Harit Bharat Awards 2025
ESG Leader

Harit Bharat Awards 2025
Business Leader of the Year

17th Realty+ Conclave & Excellence Awards 2025
Most Environment-Friendly Residential Project

17th Realty+ Conclave & Excellence Awards 2025
Developer of the Year - Residential

17th Realty+ Conclave & Excellence Awards 2025
Iconic Leader of the Year

17th Realty+ Conclave & Excellence Awards 2025
Sustainable Business Leader of the Year

Construction Week India Awards 2025
Real Estate Company of the Year

Construction Week India Awards 2025
Residential Project of the Year - North

NAREDCO MAHI Women Achiever Awards 2025
Emerging Woman Developer of the Year

GRI Awards India 2025
CSR Initiative of the Year

GRI Awards India 2025
Developer of the Year

GRI Awards India 2025
Real Estate Destination of the Year

GRI Awards India 2025
Sustainability Highlight of the Year

India Property Awards 2025
Residential High Rise Project of the Year

India Property Awards 2025
Developer of the Year 2025 - Sustainable Development

Outlook India's Young Game Changers of Indian Realty 2025
Honour of Excellence

ACETECH 2025 Young Achievers Awards
Young Achiever Award

2nd Realty+ India Brand Leadership (IBL) Awards 2026
Luxury Branded Residence of the Year

Hurun India Excellence in Family Business Awards 2025
Excellence in Family Business

2nd Realty+ India Brand Leadership (IBL) Awards 2026
Iconic Brand of the Year - Residential

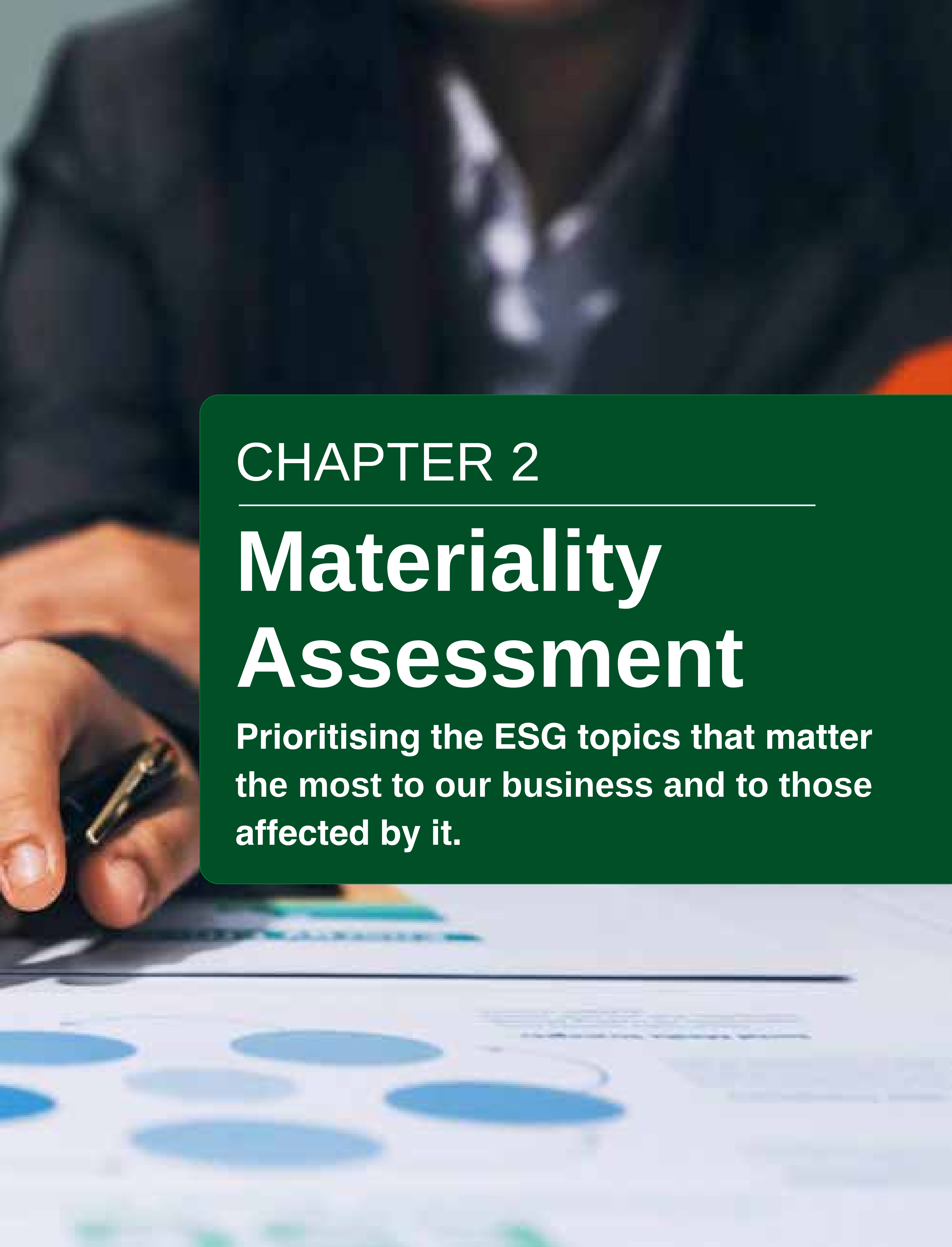
10th India Property Awards 2025
Real Estate Thought Leader of the Year (India)

2nd Realty+ India Brand Leadership (IBL) Awards 2026
Iconic Leader of Indian Realty

ET Real Estate Awards 2026
Developer of the Year

ET Real Estate Awards 2026
Young Achiever of the Year

Project image



CHAPTER 2

Materiality Assessment

Prioritising the ESG topics that matter the most to our business and to those affected by it.

Materiality **Assessment**

At Signatureglobal, the materiality assessment is the foundation on which our ESG strategy rests. It is the process through which we identify which topics require the greatest management attention, disclosure quality, and strategic investment not based on what is convenient to report, but on what genuinely matters to our stakeholders and to the long-term resilience of our business.

At Signatureglobal, the materiality assessment is the foundation on which our ESG strategy rests. It is the process through which we identify which topics require the greatest management attention, disclosure quality, and strategic investment not based on what is convenient to report, but on what genuinely matters to our stakeholders and to the long-term resilience of our business.

This chapter explains how we conducted our assessment, how topics were prioritised, and how the results shape what you will read in the chapters that follow.

OUR APPROACH: DOUBLE MATERIALITY

The assessment was conducted using a double materiality lens, evaluating each topic from two perspectives simultaneously.

Impact materiality

How do Signatureglobal's operations, projects, and value chain affect the environment, workers, customers, suppliers, and surrounding communities? This includes both positive contributions like homes delivered, livelihoods created, green infrastructure built; and adverse impacts, such as construction dust, groundwater pressure, and worker safety risks.

Financial materiality

How do ESG-related risks, opportunities, regulatory shifts, and market expectations influence the company's financial performance, operating costs, revenue potential, and access to capital? This includes regulatory non-compliance exposure, green premium pricing, institutional investor ESG screening, and the cost of capital under climate-linked lending structures.

Topics with high relevance across both dimensions were classified as high-priority material issues requiring the strongest governance, targets, and disclosure. The methodology was aligned with GRI Universal Standards 2021, GRESB, SBTi, the UN SDGs, and UNGC Principles.

ASSESSMENT PROCESS

The materiality process for FY 2025-26 comprised four stages:

Universe of topics

An initial set of 23 potential ESG topics was drawn from GRI sector standards, GRESB real estate benchmarking criteria, SASB Real Estate standard, peer benchmarking of leading Indian and global developers, and internal risk registers.

Stakeholder consultation

Key stakeholders such as homebuyers, institutional investors, employees, contractual workers, regulatory authorities, and community representatives were engaged through surveys, interviews, and existing feedback channels. Their input informed significance ratings across the topic universe.

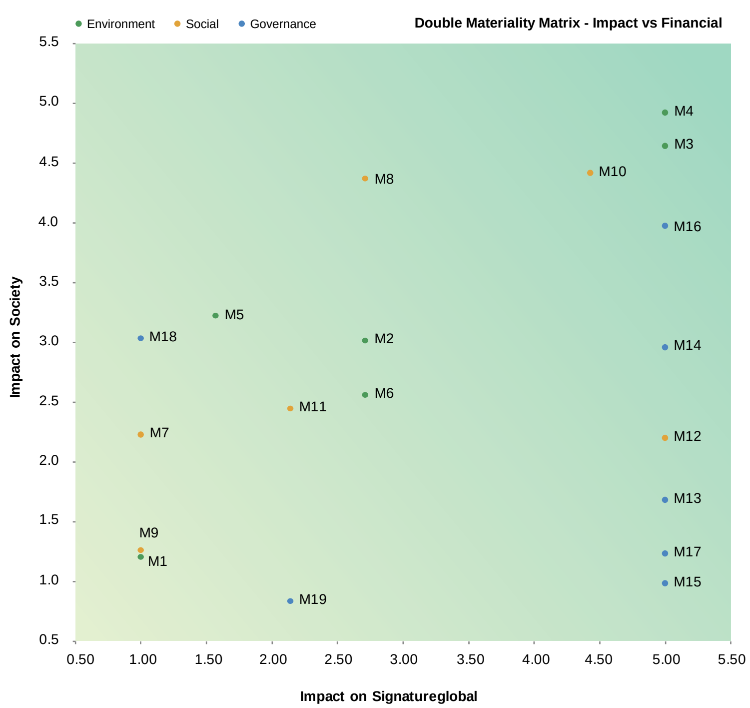
Internal validation

The ESG Steering Committee & senior management reviewed and validated the shortlisted topics. Business unit heads provide impact and likelihood assessments for financial materiality dimensions.

Final prioritisation

Topics were plotted on a double materiality matrix and classified as high, medium, or low priority. The final 19-topic list was discussed with the leadership before finalisation.

DOUBLE MATERIALITY MATRIX



M1	Biodiversity, Land-use & Remediation
M2	Circularity & Waste Management
M3	Energy Management
M4	GHG Emissions & Net-Zero Pathways
M5	Green Building & Lifecycle Management
M6	Water Management
M7	Community Engagement & Social Responsibility
M8	Customer Centricity
M9	Diversity, Equality & Inclusion
M10	Health, Safety & Wellbeing
M11	Human Capital Management
M12	Human Rights
M13	Brand Management
M14	Corporate Governance & Business Ethics
M15	Data Privacy & Security
M16	Economic Performance & Compliance
M17	Risk Management
M18	Sustainable Supply Chain
M19	Technology & Innovation

Material Topics: FY 2025-26

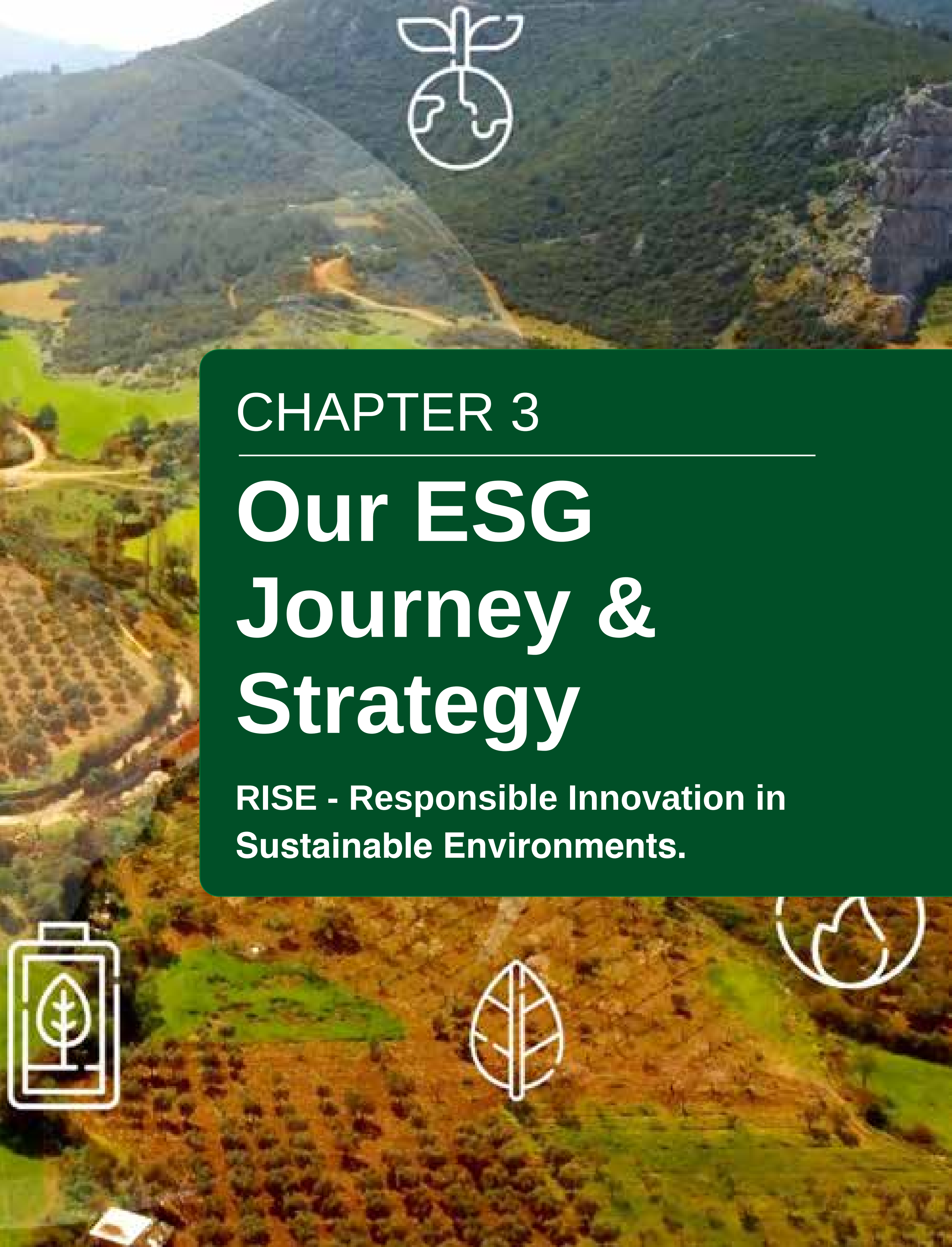
S No.	Priority	Material Topic	Primary GRI Standard	Key Stakeholders
1	High	GHG Emissions & Net-Zero Pathways	GRI 305	Investors, Regulators, Buyers
2	High	Energy Management	GRI 302	Investors, Buyers, Regulators
3	High	Economic Performance & Compliance	GRI 201, 207	Investors, Regulators
4	High	Health, Safety & Wellbeing	GRI 403	Workers, Employees, Regulators
5	High	Customer Centricity	GRI 416, 417	Homebuyers, Investors
6	Medium	Corporate Governance & Business Ethics	GRI 205, 206	Investors, Regulators
7	Medium	Human Rights	GRI 406, 407, 408	Workers, Communities, Investors
8	Medium	Brand Management	GRI 417	Buyers, Investors, Media
9	Medium	Circularity & Waste Management	GRI 306	Regulators, Communities
10	Medium	Water Management	GRI 303	Regulators, Communities, Buyers

Project image

S No.	Priority	Material Topic	Primary GRI Standard	Key Stakeholders
11	Medium	Human Capital Management	GRI 401, 404	Employees
12	Medium	Green Building & Lifecycle Management	GRI 302, 305	Buyers, Investors
13	Medium	Sustainable Supply Chain	GRI 308, 414	Suppliers, Investors
14	Low	Data Privacy & Security	GRI 418	Buyers, Employees
15	Low	Risk Management	GRI 2-12	Investors, Regulators
16	Low	Community Engagement & Social Responsibility	GRI 413	Communities
17	Low	Technology & Innovation	GRI 2-6	Employees, Investors
18	Low	Diversity, Equity & Inclusion	GRI 405	Employees
19	Low	Biodiversity, Land-Use & Remediation	GRI 304	Regulators, Communities

NOTE ON BIODIVERSITY

Biodiversity is currently classified as low priority given the heavily urbanised context of our Delhi NCR project sites. However, we recognise this classification should not be read as indifference. EIA and EC reports are mandatory for all projects. We are committed to strengthening biodiversity disclosure to meet GRI 304 requirements more comprehensively.



CHAPTER 3

Our ESG Journey & Strategy

RISE - Responsible Innovation in Sustainable Environments.

SIGNATURE™ GLOBAL

Our ESG Journey & Strategy

We are not unaware of this. A real estate developer that builds in this corridor without a serious environmental programme is not just missing a reporting obligation it is ignoring the conditions its own customers will live with.

ESG HIGHLIGHTS FY 2025–26

GHG Scope 1+2 (tCO_2e): 8,470.25	Trees Planted: 9700+	Women in Management (%): 14.28%
Training (EHS and Skill Development): 3000+ hours	Lost Time Injury Frequency Rate (LTIFR): 0.1427	Fatalities: 7
Zero Data Breaches	100% compliances	GRESB Score 84/100

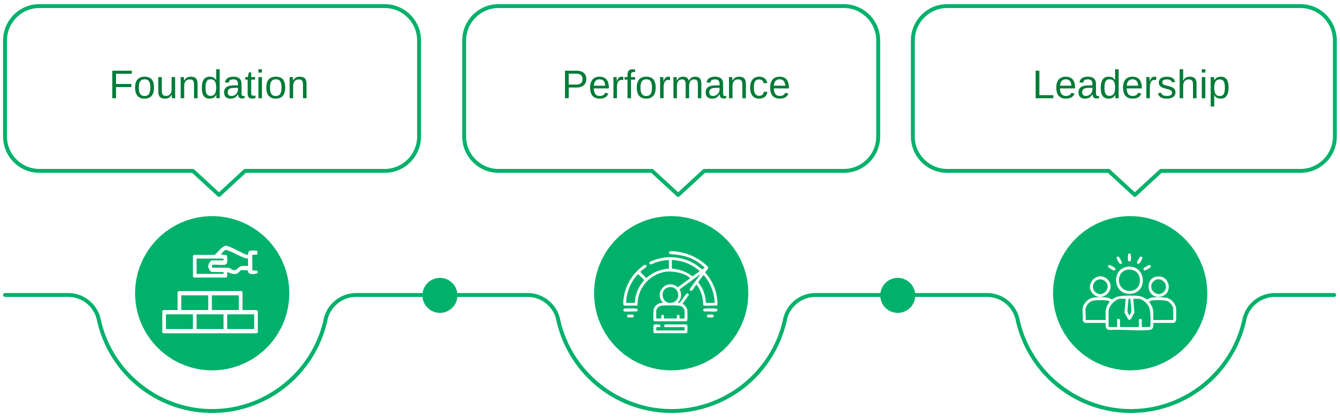
OUR APPROACH TO SUSTAINABILITY

Delhi-NCR is not a forgiving place to build. Summers push past 45°C. The groundwater table drops further every year. Monsoon events that used to spread over weeks now arrive in hours. Air quality during construction phases affects the communities that live next to our sites before the first family moves in.

For a developer building in this corridor, a serious environmental programme is simply good practice. It shapes the air, water and comfort our residents experience long after handover, which is why we treat it as core to design rather than a reporting exercise. Our sustainability approach starts from that acknowledgement and works forward from there.

We have achieved material progress across our ESG agenda: governance frameworks are operational, environmental baselines are established, and our inaugural vendor ESG assessment is complete. FY 2025-26 established the structural foundation; the next three years must deliver tangible substance, outcomes that are measurable, auditable, and transparent.

WHERE WE ARE IN OUR ESG JOURNEY



Signatureglobal (India) Limited's ESG strategy rests on a simple conviction: responsible development and long-term business value are the same thing.

This is not the beginning of our ESG journey. With an operational ESG Steering Committee, a materiality assessment covering 19 topics, an established GHG baseline, and a formal Science Based Targets commitment, the foundation is set. The task ahead is to deliver measurable performance against it.

Foundation

GHG baseline established. ESG governance constituted. Inaugural ESG Report published. Materiality assessment completed across 23 potential topics. Supplier Code of Conduct was launched & ESG Steering Committee formed.

Near-Term

The Company formally committed to the Science Based Targets initiative (SBTi) and initiated the development of emission-reduction pathways aligned with a 1.5°C scenario. The Company strengthened ESG governance, established functional ESG ownership across business units, and initiated KPI-based ESG performance monitoring.

Medium-Term

The Company had its near-term emission-reduction targets covering Scope 1, Scope 2 and material Scope 3 emissions validated by the Science Based Targets initiative (SBTi). Green building considerations aligned with IGBC and LEED pathways are being integrated into new and ongoing projects, while climate-related disclosures are being progressively aligned with TCFD and IFRS S2.

Long-Term

The Company intends to operationalise its approved SBTi targets and deliver measurable year on year GHG reductions against the FY 2024-25 baseline, supported by project level ESG performance scorecards, periodic management review and the progressive integration of sustainability considerations across its development portfolio.

From Performance to Climate Alignment

Understanding
SBTi

Building a Greener & More Responsible Tomorrow, Today

RECOGNISED BY ESG RATINGS

Our validated climate commitments include:

- **Net-Zero by FY50**

  Signatureglobal (India) Limited commits to achieve net-zero greenhouse gas emissions across the value chain by FY50.

- **57.8% Reduction in Scope 1 and 2 GHG Emissions**

  As part of its near-term targets, Signatureglobal (india) Limited commits to reduce absolute Scope 1 and 2 GHG emissions by 57.8% by FY35 from a FY24 base year

- **66.3% Reduction in Upfront Embodied Scope 3 GHG Emissions**

  Signatureglobal (India) Limited also commits to reduce upfront embodied Scope 3 GHG emissions of new buildings, covering purchased goods and services, by 66.3% per m² by FY35.

- **66.6% Reduction in Scope 3 GHG Emissions**

  Signatureglobal (India) Limited further commits to reduce Scope 3 GHG emissions by 66.6% per square metre of area developed by FY35.

Source: SBTi Website

Measurement

Targets

Near-Term Focus
2035

NET-Zero Vision
2050

Our Climate Target is Validated

We are proud to have our Emission Targets validated by the Science Based Targets initiative (SBTi).

The Science Based Targets initiative (SBTi) provides a globally recognised framework that enables companies to align greenhouse gas reduction targets with climate science and the goals of the Paris Agreement.

For the real estate sector, climate alignment requires more than good design , it demands measurable carbon pathways across the full lifecycle of development.

THE RISE FRAMEWORK

Our ESG strategy is structured around RISE - Responsible Innovation in Sustainable Environments, a four-pillar framework that defines how we build, operate, and govern responsibly. Each pillar maps to a core ESG dimension and a specific set of commitments we hold ourselves to, year-on-year.

R Resilient Planet

Focus Area	Our Commitment
Climate Change	IGBC & EDGE certifications across portfolio
Energy Efficiency	40%+ energy savings vs. conventional buildings in certified projects
Water Stewardship	Water conservation embedded at design stage across all new projects
Waste Management	Responsible C&D waste practices; 95%+ diversion from landfill

I Inclusive Growth

Focus Area	Our Commitment
Resident Wellbeing	Thermal comfort, indoor air quality, green cover designed in
Sustainable Living	Lower lifetime utility costs by design instead of feature

S Smart Governance

Focus Area	Our Commitment
Governance	GRI Universal Standards 2021 I BRSR Core I GRESB I ISO certifications
Transparency	Annual ESG report | GRESB assessment | BRSR statutory disclosure
Anti-Corruption	Zero-tolerance policy enforced through Code of Conduct and Whistleblower mechanism

E Enduring Value

Focus Area	Our Commitment
Worker Safety	ISO 45001:2018 certified OHS management system across all sites
Employee Growth	Structured L&D, DE&I targets, and Amber-platform wellbeing monitoring
Community Welfare	Needs-based, locally-led CSR programmes through Signatureglobal Foundation

OUR GRESB DEBUT - FY 2025-26

In FY 2025-26, Signatureglobal (India) Limited participated in the Global Real Estate Sustainability Benchmark (GRESB) for the first time.

GRESB is the most widely used ESG benchmark for real estate and infrastructure assets globally, used by over 170 institutional investors representing more than USD 51T in assets under management to evaluate and compare the ESG performance of their real estate holdings. A GRESB assessment evaluates performance across Management, Performance, and Development components, covering governance, energy, water, waste, health and safety, stakeholder engagement, and building certifications.

What Our Score Means

Metric	Signatureglobal FY 2025-26
Overall GRESB Score	84/100
Management Score	23/30
Development Score	61/70

Target for FY 2026-27: The ESG Committee has set a target of top-quartile GRESB performance within our peer group by FY 2026-27, with specific improvement priorities identified in Management and Performance components.

STAKEHOLDER ENGAGEMENT

We engage with the people and organisations that affect our business and those that affect us. The ESG Steering Committee drives and reviews this.

STAKEHOLDER IDENTIFICATION AND CATEGORISATION

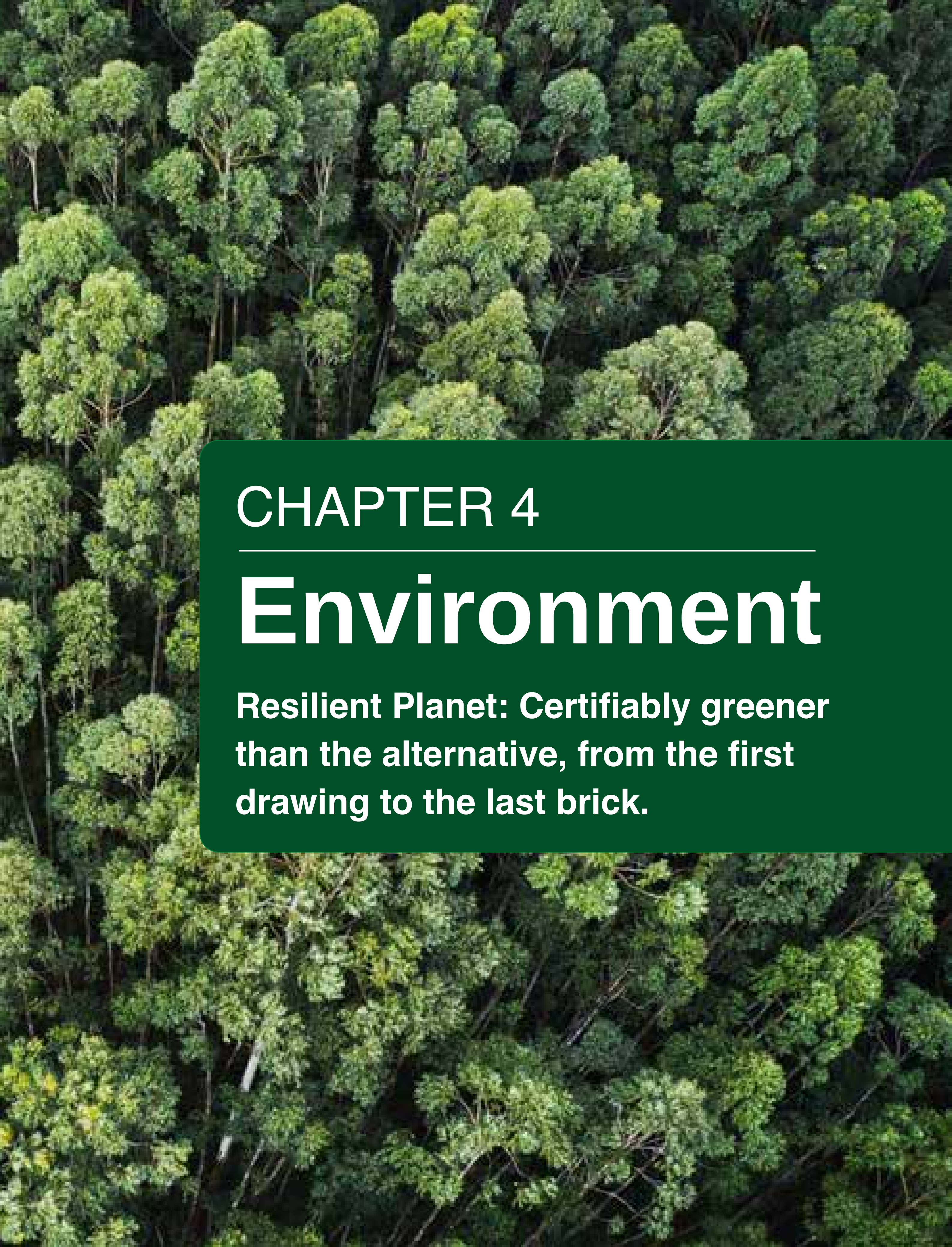
We segment our stakeholders into two categories: internal and external. Internal stakeholders include our employees and contractual workers. External stakeholders cover homebuyers, investors and lenders, communities near our projects, supply chain partners, regulatory authorities, media, and third-party consultants.

How we engage with each group-the frequency, channel, and depth is determined by the nature and significance of that relationship.

STAKEHOLDER ENGAGEMENT STRATEGY

Stakeholder Group	Engagement Frequency	Key Channels	What They Care About	How We Use It
Homebuyers & Customers	Ongoing from first inquiry through possession and beyond	Sales consultations; project updates; NPS tracking; loyalty programme events	Construction quality; timely possession; transparency on green features; post-handover service quality	Feedback informs design choices, communication protocols, and CSR programme design
Investors & Lenders	Quarterly; ad hoc around milestones	Annual General Meetings Investor calls; presentations; press releases; ESG report; annual report; corporate website	Sales velocity and collections; ESG governance quality; regulatory compliance; BRSR and GRI disclosure quality	Investor ESG questions directly inform disclosure scope
Employees	Ongoing	Internal communications; Amber platform surveys; performance reviews; L&D programmes; grievance mechanisms	Career growth; fair compensation; inclusive workplace; mental and physical wellbeing	Amber insights reviewed by HR leadership monthly; action plans tracked quarterly
Contractual Workers	Ongoing	Daily toolbox talks; safety committee meetings; OHS training; BOCW registration camps; suggestion boxes	Safe working conditions; timely wages; quality accommodation; health access	Worker suggestions are logged in safety committee meetings; BOCW registration tracked
Communities	Annually and as projects require	Community need assessments; CSR programmes; grievance channels; local outreach	Construction impacts; local employment; green space; social infrastructure	Community feedback informs site management plans and CSR programme design
Suppliers & Contractors	Annually for all; more frequent for critical suppliers	Capacity-building sessions; Supplier Code of Conduct; procurement reviews; performance scoring	Timely payment; fair contract terms; clarity on quality and ESG expectations	ESG evaluation scores influence contract renewal and supplier development investment
Regulatory Authorities	Ongoing	Compliance submissions; RERA/ HRERA filings; written communications	Full regulatory compliance; transparent disclosures; timely submissions	Fully compliance as per LODR (Regulation 30)

Artistic impression



CHAPTER 4

Environment

Resilient Planet: Certifiably greener than the alternative, from the first drawing to the last brick.

Message from the ESG Steering Committee Head

In FY 2025-26, that tension was real. We expanded our active project base, launched new premium projects, and simultaneously worked to raise the floor on environmental performance across every site.

I want to be direct about what this year looked like from where I sit.

Running the ESG function in a fast-scaling development business means managing a constant tension: the pace of construction growth and the depth of sustainability integration do not always move at the same speed. In FY 2025-26, that tension was real. We expanded our active project base, launched new premium products, and simultaneously worked to raise the floor on environmental performance across every site. That is not easy work and this report reflects both what we achieved and where we know we need to go further.

The WRI India dust mitigation partnership at our sites was one of this year's most concrete advances. By measuring PM2.5 and PM10 in real time against construction activity data, we moved from compliance based dust management to evidence-based dust management. The data changed how we scheduled certain site activities. That shift from gut feel to measurement is the direction we intend to take every aspect of our environmental programme.

Our Scope 3 accounting partnership has, for the first time, provided us with a robust and defensible assessment of the embodied and operational carbon associated with our sold buildings. This also helped us strategise our engagement with value chain partners to action on Scope 3 emissions, and we are now positioned to set meaningful reduction targets against a credible baseline.

What is genuinely difficult in our sector is biodiversity and land-use accounting. Delhi NCR is heavily urbanised. The ecological context of our projects is constrained. We have EIA and EC reports for every project; however, we aim to improve the quality of biodiversity disclosures in our annual ESG reports year-on-year.

We have a long road ahead of us. We are walking it with measurement, transparency, and without embellishment.

Sanjay Kumar Varshney
ESG Steering Committee Head | Signatureglobal (India) Limited

Board Oversight & Governance

Environmental performance at Signatureglobal is governed at the highest level. The Board ESG Committee, chaired by Mr. Lalit Kumar Aggarwal, holds formal oversight responsibility for climate strategy, GHG emission targets, green building compliance, and environmental risk management. The ESG Steering Committee, led by Mr. Sanjay Kumar Varshney, manages operational implementation across all active project sites.

ESG Board Training

Board members receive annual ESG briefings covering regulatory developments (BRSR Core, SEBI disclosures, NGT/GRAP updates), climate risk scenario analysis updates, GRESB assessment findings and improvement targets, and SBTi validation status.

Employee Training on Environmental Practices

During the year, employees underwent ESG training for the first time to strengthen awareness and understanding of sustainability and environmental practices across the organisation.

ESG and environmental training are embedded in our induction programme. Training covers IGBC and EDGE certification requirements, dust suppression and GRAP compliance, waste segregation and C&D waste protocols, water conservation practices, and emergency response procedures for environmental incidents.

CLIMATE STRATEGY & RISK MANAGEMENT

Our climate risk assessment framework is aligned with TCFD recommendations. We assess both physical and transition risks across three time horizons:

SHORT-TERM

- **Baseline - 2030:** covering near-term hazard exposure during construction

MEDIUM-TERM

- **2030 - 2040:** covering early operational life as chronic risks begin to intensify

LONG-TERM

- **2040 - 2050:** covering the full operational life of our buildings

PHYSICAL CLIMATE RISKS

Gurugram sits at the edge of one of India's most climatically stressed regions. Summer temperatures already push past 45°C, the groundwater table has been declining for years, and the monsoon, when it arrives, delivers high-intensity rainfall that strains drainage infrastructure. For long-life residential assets like Cloverdale SPR and Titanium SPR, these are not distant or abstract risks. They are the physical conditions within which our buildings will operate for 30–50 years.

We assess physical risks across three IPCC climate pathways –

SSP1-2.6 (lower emissions), SSP2-4.5 (intermediate) and SSP5-8.5 (high-emission stress test) at 2030, 2040, and 2050 time horizons.

Physical Risk	Type	Risk Level (Long-Term)	Key Operational Impact	Key Financial Impact
Extreme Heat & Heat Stress	Chronic	Extreme (SSP5-8.5)	Higher HVAC loads; equipment stress; DG backup dependency	Higher capex for cooling systems. Increased opex for energy and maintenance
Drought & Water Stress	Chronic	Severe (structural)	Increased tanker dependency. STP and rainwater harvesting critical	Higher opex for water procurement. Capex for water infrastructure
Extreme Rainfall & Urban Flooding	Acute	Extreme (long-term)	Basement flooding risk; drainage system overload; waterproofing pressure	Capex for drainage and flood attenuation; repair and maintenance costs
Severe Storms	Acute	Moderate	Temporary power outages; façade disruption	Moderate maintenance and backup power costs
Earthquake (Seismic Zone IV)	Acute	Scenario-independent	Structural inspection downtime; MEP system disruption; evacuation protocols	Structural compliance cost ~1-2% of project cost; insurance and reinstatement costs

Transition Risks

Transitional risks arise from the shift toward a low-carbon economy through changes in policy, regulation, market expectations, and financing conditions. For a residential developer like Signatureglobal, these risks do not typically arrive as sudden shocks. They accumulate gradually, as building standards tighten, green certification moves from optional to expected, and institutional capital providers apply closer scrutiny to ESG governance.

Because our portfolio is entirely in the planning and construction stage, our exposure is prospective rather than immediate. The principal risk is one of divergence, where design decisions locked in today fall short of the regulatory or market standards in place at the time of project completion. Addressing this requires us to look ahead, not just comply with what exists today.

We have identified transition risks across five-dimensions policy and regulatory, market and demand, technology and design, legal and compliance, and reputational and capital and have structured our mitigation actions accordingly.

For Transitional Risk:

SHORT-TERM

- **0 - 3 years:** covering the active construction cycle and near-term regulatory evolution

MEDIUM-TERM

- **3 - 10 years:** covering project completion, absorption phase, and green certification baseline shift

LONG-TERM

- **10+ years:** covering structural policy convergence and capital market integration

Transition Risk	Risk Level	Key Exposure
Policy & Regulatory (DTCP, ENS, HAREDA, GRAP)	Short: Moderate Long: High	Mid-cycle compliance cost; GRAP Stage III/IV construction stoppages; ENS adoption risk
Market & Demand (green certification expectations)	Medium: Elevated (premium segment)	Non-certified projects face absorption risk; green certification shifting from differentiator to baseline
Technology & Design Lock-in	Long: Moderate & increasing	Design decisions today may be misaligned with future performance benchmarks; retrofit is expensive
Legal & Compliance (BRSR Core, HRERA)	Medium: Evolving	Incomplete BRSR disclosures attract regulatory scrutiny; NGT enforcement exposure
Reputational & Capital Access (IFC, ESG-mandated funds)	Medium: Elevated	ESG underperformance may constrain access to DFI capital or increase financing costs

Climate-Related Opportunities

Opportunity Area	Description	Potential Financial Benefit
Resource Efficiency	IoT water metering; low-flow fixtures; LED lighting; smart BMS systems	Reduced operating costs; lower utility bills for residents; reduced tanker costs
Renewable Energy	Rooftop solar PV; open-access green energy procurement; BESS hybrid backup	Reduced grid dependency; energy cost savings; marketing differentiation
Green Product Premium	IGBC/EDGE certified homes command premium pricing in NCR market	Higher realisation per sqft; improved sales velocity in premium segment
Resilience Infrastructure	Rainwater harvesting; on-site STP; flood attenuation; SHM instrumentation	Reduced post-event repair costs; enhanced asset longevity and marketability
EV-Ready Communities	EV charging infrastructure standard across new projects	Buyer preference alignment; future regulatory readiness at zero marginal cost

Climate Adaptation and Mitigation Strategy

Droughts and Water Stress

- Rainwater harvesting systems incorporated across projects to support groundwater recharge and reduce external supply dependency
- Sewage Treatment Plants (STP) installed to recycle and reuse water for non-potable applications like irrigation, flushing, and common area maintenance

Extreme Rainfall and Floods

- Hydrogeological studies and rainwater harvesting conducted at project sites
- Flood assessment study carried out around proposed project sites to reduce flood-related exposure
- Increasing supply chain resilience by screening suppliers on ESG parameters and sourcing construction materials locally

Storms

- Improving building design and structural specifications to enhance resilience against wind loading and storm events

Regulatory Risks

- Ensuring adherence to all local and national regulatory requirements by investing in workforce capacity building and compliance tools
- Annual regulatory horizon scanning across DTCP, HRERA, Eco Niwas Samhita trajectory, and HAREDA obligations to identify projects most exposed to mid-cycle compliance cost escalation
- IGBC/GRIHA pre-assessments conducted at the planning stage to identify certification gaps early and prevent costly late-stage corrections

Temperature Rise

- Incorporating thermal comfort materials for buildings to limit heat absorption and reduce cooling loads
- Usage of reflective paints and high Solar Reflectance Index (SRI) materials on building roofs
- Incorporation of green cover, proper ventilation, and insulated facades to ensure cooler temperatures within the facility

Technology Risks

- Adopting renewable energy sources in our properties and integrating energy monitoring systems
- Implementing energy-efficient technologies such as sensor-based LED lights, solar-ready rooftop infrastructure, and digital tools for ESG data management
- EV charging points and unit-level sub-metering embedded at site planning stage to eliminate expensive post-handover retrofitting

Market Risks

- Adapting to changing buyer expectations by mandating IGBC certification for premium residential projects in NCR corridors
- Proactive measures to reduce the embodied carbon of assets through Life Cycle Assessments (LCA) and EPD-certified material specifications

Reputation Risks

- Maintaining our standing as a provider of sustainable residential spaces by investing in innovative technologies and transparent ESG disclosures
- BRSR gap assessment initiated against SEBI Core indicators; centralised compliance register established to strengthen disclosure quality and ensure inspection-readiness

GHG Emissions

Signatureglobal monitors GHG emissions annually across our operations and value chain, building a comprehensive inventory across Scope 1, 2, and 3. Our approach is aligned with the GHG Protocol Corporate Standard and supported by third-party assurance.

- **Scope 1 (Direct):** Diesel combustion in generators at active construction sites. This represents the smallest share of our total emissions profile
- **Scope 2 (Indirect- Electricity):** Purchased electricity from the state grid for construction site operations and common area power. Calculated using the location-based method with CEA grid emission factors for the Northern Region
- **Scope 3 (Value Chain):** The dominant source of our emissions profile. Categories covered include purchased construction goods and services (Category 1), upstream transportation (Category 4), employee commuting (Category 7), and use of sold products-the lifetime operational energy of homes we hand over (Category 11). Category 11 is the largest single contributor and is the primary focus of our decarbonisation strategy

GHG Emissions (tCO_2e)	
Scope 1:	**1,410.42**
Scope 2 Location-Based:	**7,059.83**
Scope 3 Total:	**315,934.52**

SBTi STATUS

Signatureglobal has validated near-term and net-zero GHG reduction targets with the Science Based Targets initiative (SBTi). The near-term targets cover Scope 1, Scope 2 and material Scope 3 emissions by 2035, while the long-term net-zero target covers all scopes by 2050.

RENEWABLE ENERGY

The Company acknowledges that renewable energy as a proportion of total site energy consumption remains low at the current stage of the portfolio lifecycle. Construction-phase energy is predominantly driven by grid electricity and diesel-powered equipment categories where renewable substitution is technically constrained. The renewable energy programme is focused on the operational phase of completed assets, where rooftop solar, solar-powered common area lighting, and energy-efficient systems deliver measurable reductions in occupant energy bills and Scope 2 emissions.

The roadmap for renewable energy expansion is tied directly to the SBTi target development process. Specific renewable energy fraction targets will be disclosed in line with validated SBTi target in FY 2026-27.

Artistic impression

Project Spotlight

INTRODUCTION: DAXIN VISTAS - CLUB ANANDAM

Club Anandam, Gurugram, our premium clubhouse facility, has achieved the IGBC Net Zero Water Design Certification, a significant milestone that reflects our commitment to responsible water stewardship in the built environment. This has been developed as part of the larger Daxin Vistas Township, the 8,142 sq.m clubhouse facility was designed ground-up with water sustainability at its core, integrating demand reduction, alternate water maximisation, wastewater reuse, rainwater harvesting, and real-time monitoring into a cohesive water management framework.

The certification is evaluated on two key performance metrics, the Water Performance Ratio (WPR), measuring the share of alternate water in total consumption, and the Water Back to Source (WBS) ratio, measuring water returned to the natural hydrological cycle against freshwater consumed. Club Anandam achieved a WPR of 0.61 and a WBS ratio of 2.10, placing it in the water-positive category returning more than twice the freshwater it consumes back to the ecosystem.

Water Efficiency

Reduced potable water consumption by **49%**, saving **4,221 KL annually** through efficient fixtures.

Water Circularity

Reused treated wastewater to meet **100% of flushing and irrigation needs**, eliminating freshwater use for non-potable applications.

Wastewater Management

Treated **100% of wastewater** through a centralised **2,140 KLD STP.**

Smart Monitoring

Enabled real-time tracking of water consumption through digital metering covering **80%+ of usage.**

Groundwater Recharge

Captured and recharged **100% of site runoff** through dedicated rainwater harvesting infrastructure.

Club Anandam at Daxin Vista represents our most comprehensive application of low-carbon design principles to a clubhouse and community facility. Key performance achievements include:

ESG Metric	Performance
Potable Water Reduction	48.5%
Waste Diversion from Landfill	96.9%
Sustainable Material Content	52.5%
Water Performance Ratio	61%
Wastewater Reused	100%
Peak Cooling Load	250 TR (optimised)

Key design strategies included passive cooling integration, high-performance glazing with optimal orientation, smart BMS-enabled energy management, on-site solar under net-metering, 100% treated water reuse for flushing and irrigation, and 52.5% recycled and green material content.

INTRODUCTION: SIGNATUREGLOBAL'S DAXIN VISTAS

Our Daxin Vistas project has achieved the IGBC Net Zero Waste to Landfill Design Certification, a landmark recognition that underscores the organisation's commitment to responsible construction waste management and circular economy principles. The certification evaluates projects on their ability to reduce, reuse, and recycle construction waste, with the goal of diverting the maximum possible quantum of waste away from landfills. The project achieved a 96.9% construction waste diversion rate diverting 416,390 kg out of a total waste generation of 429,690 kg qualifying for the Platinum level of certification, the highest tier under the rating system.

Circular Materials

Achieved **27.07% recycled content** in construction materials through sustainable procurement practices.

Waste Prevention

Reduced waste generation through prefabrication, material optimisation, and efficient site management.

Waste Segregation

Segregated construction waste across **16 material streams** for effective recovery and processing.

Material Reuse

Enabled **100% reuse of identified construction waste streams**, minimising landfill disposal.

Recycling

Achieved high recycling rates through authorised recyclers, including **100% recycling of steel and aluminium waste**.

Capacity Building

Promoted responsible waste management through workforce training and 3R awareness initiatives.

IGBC Platinum Portfolio

INTRODUCTION

Signatureglobal's Group Housing, Gurugram has achieved **IGBC Green - Platinum Pre-certification**, the highest level under the Indian Green Building Council's residential rating system. The project scored **82 out of 100 points**, reflecting its strong commitment to sustainability through resource-efficient design, water conservation, energy efficiency, responsible material selection, and enhanced occupant well-being.

KEY GREEN BUILDING HIGHLIGHTS

Sustainable Site & Biodiversity

Developed nearly **30,000 sq.m of landscaped area**, with **60% native and drought-tolerant species** to support biodiversity and reduce irrigation demand.

Water Stewardship

Achieved **42.6% reduction in potable water demand**, treated and reused **100% wastewater**, and captured **100% one-day rainfall runoff** through rainwater harvesting infrastructure.

Energy & Climate Action

Installed **210 kWp rooftop solar PV**, generating over **302,000 kWh annually**, alongside high-efficiency building systems and energy monitoring.

Sustainable Materials

Procured **34.29% GreenPro-certified materials**, sourced **82.59% of materials locally**, and utilised **100% FSC-certified wood-based products**.

Waste & Circularity

Diverted over **96% of construction waste from landfill** and installed an on-site organic waste treatment system to manage **100% organic waste generated**.

Inclusive & Future-Ready Design

Provided universal accessibility features, EV charging for **30% of parking spaces**, and dedicated bicycle parking facilities.

Health & Well-being

Enhanced occupant comfort through daylighting, fresh air ventilation, low-VOC materials, outdoor views, and community wellness amenities.

ESG Metric	Performance
IGBC Rating Level	Platinum (pre-certified)
IGBC Points Targeted	82 points
Water Use Reduction	42.6%
Rooftop Solar Capacity	210 kWp
Certified Green Materials	34.29%
Local Material Sourcing (within 400 km)	82.59%
Construction Waste Diversion	95%+
Site Area Under Vegetation	32.95%

Embodied Carbon

READY-MIX CONCRETE LCA: Signatureglobal operates its own RMC (Ready-Mix Concrete) plant supplying active construction sites. In FY 2024-25, we completed a full cradle-to-gate Life Cycle Assessment (LCA) of our RMC production, conforming to ISO 14040/14044 and EN 15804 (Modules A1–A3). This is one of the most detailed embodied carbon disclosures published by an Indian residential developer and provides the baseline from which we will set and track reduction targets.

Assessment Parameter	Detail
Standard	ISO 14040 / ISO 14044
System Boundary	Cradle-to-Gate (Modules A1–A3, EN 15804)
Functional Unit	1 m^3 of Ready-Mix Concrete
Impact Method	IPCC 2013 GWP 100-year (kg CO_2e)
Software	Open LCA v2.6 / ELCD database
Cement Emission Factor	0.9 kg CO_2/kg cement (OPC 53, India benchmark)

Portfolio Carbon Intensity	Total Production (FY 2024-25)	Upstream Emissions Share	Plant Operations Share
419 kg CO_2e/m^3	217,814 m^3	>97%	<3%

Carbon Intensity by Concrete Grade

Grade	Carbon Intensity (kg CO_2e/m^3)	Production Mix	Cement Share of Emissions
M25	375	30%	~60%
M30	415	35%	~65%
M35	438	10%	~68%
M40+	471	25%	~71%

Cement manufacturing is the dominant emission source across all grades driven by limestone calcination, not brand or quality. This finding directs all decarbonisation effort toward material strategy rather than plant operations.

Decarbonisation Pathway - SCM Substitution Scenarios

Scenario	SCM Substitution Level	Estimated Portfolio Intensity	Estimated Reduction
Baseline (current)	Current mix (fly ash already included)	419 kg CO_2e/m^3	-
Scenario 1	+20% additional SCM	~370 kg CO_2e/m^3	10-12%
Scenario 2	+30% SCM substitution	~340 kg CO_2e/m^3	15-18%
Scenario 3	+40% SCM substitution	~310 kg CO_2e/m^3	20-25%

CLOVERDALE SPR: As part of its commitment to advancing low-carbon construction practices, Signatureglobal conducted a comprehensive Embodied Carbon Assessment (ECA) for its Cloverdale SPR residential development in Gurugram, Haryana. The assessment quantified greenhouse gas emissions associated with construction materials and building systems during the product stage lifecycle (A1-A3), covering raw material extraction, processing, and manufacturing. The study establishes a baseline for embodied carbon management and supports informed decision-making on material selection, procurement, and design optimisation.

Assessment Parameter	Detail
Assessment Type	Embodied Carbon Assessment (ECA)
Standard	ISO 15392, EN 15978, IFC EDGE Methodology
System Boundary	Product Stage (A1–A3)
Project Type	High-Rise Residential Development
Location	Gurugram, Haryana
Built-up Area	245,268 m²
Objective	Baseline quantification of embodied carbon and identification of reduction opportunities

Embodied Carbon Profile

Category	Embodied Carbon (tCO_2e)	Share of Total
Core & Shell (Civil Structure)	213,406	89.8%
Interior Finishes	13,710	5.8%
Other Works	8,862	3.7%
Exterior Finishes & Landscaping	1,432	0.6%
MEP Installations	268	0.1%
Total Embodied Carbon (A1–A3)	237,678	100%

MATERIAL HOTSPOTS

The assessment identified structural materials as the dominant drivers of embodied carbon emissions. Reinforcement steel emerged as the largest contributor, accounting for approximately 48% of total emissions, followed by concrete and cement-based works. Aluminium formwork systems also represented a significant source of embodied carbon owing to the energy-intensive nature of primary aluminium production. Together, steel, concrete, and aluminium formwork account for the majority of the project's embodied carbon footprint and therefore represent the primary focus areas for decarbonisation.

Key Material Hotspots	Contribution Driver
TMT Reinforcement Steel	High material volume and emission intensity
Ready-Mix Concrete	Cement and clinker content
Aluminium Formwork	High embodied carbon of primary aluminium
AAC Block Masonry	Large application volume
Flooring & Tiles	Energy-intensive manufacturing

DECARBONISATION PATHWAY

The assessment identified several high-impact opportunities to reduce embodied carbon through material substitution and sustainable procurement practices.

Intervention	Estimated Reduction Potential
SCM-based Concrete (GGBS/Fly Ash)	9,200–13,800 tCO_2e
Recycled Content Steel (EAF Route)	4,600–7,700 tCO_2e
Low-Carbon Paints & Coatings	560–1,100 tCO_2e
Recycled Aluminium Products	200–840 tCO_2e
EPD-Certified Pavers & Hardscape Materials	150–450 tCO_2e
EPD-Certified Tiles & Interior Materials	100–200 tCO_2e

Reduction Potential

Scenario	Estimated Reduction	Improvement from Baseline
Conservative Scenario	~14,850 tCO_2e	~6%
Optimistic Scenario	~24,175 tCO_2e	~10 %
Post-Mitigation Carbon Intensity	455–493 $kgCO_2e/m^2$	Aligned with green building benchmarks

The assessment demonstrates that embodied carbon reductions can be achieved primarily through low-carbon material procurement and specification changes, without significant design modifications. Signatureglobal intends to integrate embodied carbon considerations into future project planning, strengthen engagement with suppliers of low-carbon construction materials, and progressively expand embodied carbon assessments across its development portfolio to support its long-term climate action and sustainable construction goals.

Water Conservation

Gurugram faces chronic groundwater stress. The Yamuna sub-basin aquifer serving the region has been classified as 'over-exploited' by the Central Ground Water Board. Water saved or recycled at our sites reduces pressure on a shared resource that our residents, our workers, and our neighbouring communities all depend on.

Our water conservation strategy is embedded at the design stage across all new residential projects. The measures below are standard across the portfolio and not reserved just for flagship buildings.

- **On-site Sewage Treatment Plants (STPs):** 100% of treated wastewater is reused for non-potable applications, such as landscaping, toilet flushing, and dust suppression. Certified projects have zero wastewater discharge to drains
- **Rainwater Harvesting:** Rooftop and surface runoff capture systems are installed across all new projects, directing collected rainwater to recharge pits and secondary-use storage tanks
- **Low-Flow Fixtures:** All certified projects install low-flow taps, showerheads, and dual-flush WCs as standard, delivering measured reductions in potable water demand
- **IoT Smart Water Metering:** Digital meters installed at some sites enabling granular consumption monitoring and leak detection
- **Drought-Tolerant Landscaping:** Native and regionally appropriate species across all projects green areas, reducing irrigation water demand

Water Consumption

261,393.40 KL

Biodiversity

All our projects are subject to Environmental Impact Assessment (EIA) and Environmental Clearance (EC) requirements under the Environment Protection Act 1986. Project sites are assessed for proximity to protected areas, sensitive habitats, and ecologically significant features prior to construction commencement.

Delhi NCR is a heavily urbanised environment. The ecological context of our project sites does not include primary forests, wetlands, or internationally recognised biodiversity areas. However, we recognise that construction activity affects local urban ecology leading to soil compaction, vegetation removal, and stormwater runoff are real impacts that require active management.

- Tree protection plans are prepared for each project s construction. Trees requiring removal are logged, and compensatory plantations are committed under State Forest Department requirements
- The Signatureglobal Foundation's Ek Ped Maa ke Naam (Plantation Drive) initiative has led to plantation of 25,000+ trees across schools and community spaces in the NCR
- Native and drought-tolerant species are mandated for all project landscaping, supporting urban biodiversity, and reducing irrigation needs

BIODIVERSITY DISCLOSURE IMPROVEMENT

Biodiversity stewardship at Signatureglobal is guided by applicable environmental regulations and project-specific requirements. Every project site is subject to Environmental Impact Assessment (EIA) and Environmental Clearance requirements, with tree protection measures and compensatory plantation activities undertaken in accordance with statutory obligations where applicable. Biodiversity-related considerations are integrated into project planning and development processes, taking into account local environmental conditions and regulatory expectations. We continue to review and evaluate opportunities to support responsible environmental management across our developments.

Waste Management

Construction activity generates significant volumes of inert C&D waste, packaging waste, and other waste streams. Our approach to waste management is structured around three principles: reduce at source, segregate rigorously, and divert from landfill. Also, we ensure reuse of water through Sewage Treatment Plants and dual plumbing systems, enabling treated water reuse for landscaping and flushing purposes.

CONSTRUCTION & DEMOLITION (C&D) WASTE

- On-site waste segregation is mandatory across all active sites all concrete, steel, wood, plastic, and mixed debris are segregated at source
- Concrete and masonry waste is crushed on-site for use as sub-base material and fill, reducing virgin aggregate procurement
- Steel offcuts are collected and returned to suppliers or sold to certified recyclers
- Overall C&D waste diversion from landfill: 95%+ across certified projects (96.9% achieved at Daxin Vistas Club Anandam)

SEWAGE TREATMENT

On-site STPs are operational at all major active project sites during the construction phase, treating worker accommodation wastewater for reuse in dust suppression and irrigation. All certified projects include permanent STP infrastructure designed to serve the operational building at handover.

Total Waste Generated

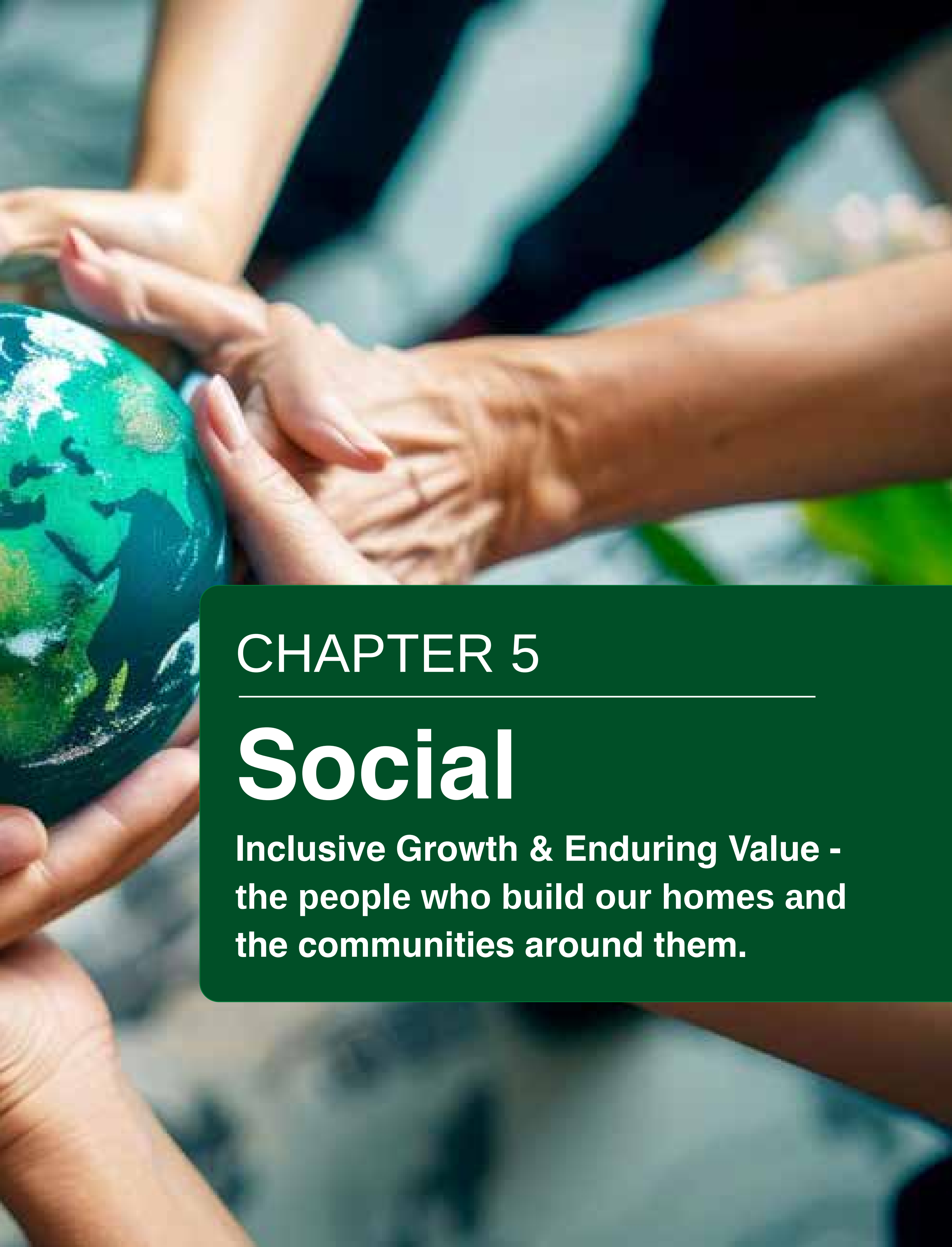
2,424.80 MT

C&D Waste Reused

207.30 MT

Non-Hazardous Waste Disposed

2,214.73 MT



CHAPTER 5

Social

Inclusive Growth & Enduring Value - the people who build our homes and the communities around them.

Signatureglobal's social performance in FY 2025-26 is reported across three groups: our 1,365 permanent employees, the approximately 19,650 contracted site workers, and the communities in which we operate. The reporting period saw the completion of our first formal vendor safety programme assessment, the continued delivery of structured training across 192 programmes, and the ongoing operation of community programmes under the Signatureglobal Foundation.

Our Workforce

Category	Count
Permanent Employees (total) Count	1,365
Contract Workers (peak during reporting period)	19,650
Employee Retention Rate (Post Parental Leave)	100%

Composition of Board Members

Category of Board Members	Male	Female	Total
Number of Board Members	7	1	8

Breakup of Personnel

Category of Workforce	Male	Female	Total
Senior Manager & Above	347	53	400
Middle Management	792	112	904
Others	61	0	61

Share of women in total workforce
12.09%

Share of women in all management positions (Senior Manager & Above)
13.25%

Share of women in Middle Management (till Manager)
12.39%

Share of women in Board of Directors
12.5%

Diversity, Equity & Inclusion

India's construction sector has historically been one of the least diverse industries to work in. Signatureglobal is working to change that starting inside our own walls.

We are building toward this goal at every level, with a strong focus on junior and middle management, where the pipeline for future leaders is developed.

Equal Pay Audits

Conducted annually to verify pay parity across comparable roles and levels. No gender-based pay gap has been identified in FY 2025-26 audits.

Accessible Workplaces

Infrastructure modifications across our offices ensure colleagues with physical disabilities can work with ease and dignity. Inclusion is not only about who we hire; it is about whether they can show up every day without barriers.

Parental Leave

Maternity and paternity leaves are provided inline with statutory requirement and our policies. Employees returning to work after parental leave are supported through the transition.

POSH Compliance

The Prevention of Sexual Harassment Act requirements are implemented across all offices and project sites. Internal Complaints Committees are constituted and functional. Zero incidents were reported in FY 2025-26.

Employee Wellbeing

We track employee sentiment through the Amber platform, an AI-driven continuous listening tool that monitors engagement across teams and triggers manager follow-up when concerns are identified. The platform replaced annual surveys in FY 2024-25 and has changed how we understand our people.

Wellbeing Metric	FY 2025–26
Engagement Score (%)	88
Mood Score (Out of 5)	4.4
Response Rate (%)	63.3

Benefits available to all permanent employees:

- **Health insurance covering employee and immediate family**
- **Life and personal accident insurance**
- **Health check-ups**
- **Mental health counselling services**
- **Subsidised meals**
- **Festival celebrations and team-building activities**

Health, Safety & Wellbeing

On a construction site, safety is a daily practice. One lapse can change a life permanently. That is the responsibility we carry on every project, every shift.

The Company's occupational health and safety management system is certified to ISO 45001:2018 across all active sites. The certification evidences periodic independent assessment of the design and effectiveness of the Company's health and safety controls in line with an internationally recognised standard.

Safety Metric	FY 2025-26
Fatalities	7
LTIFR (Workers)	0.14
EHS and Skill Training	3,154
BOCW Registered Workers	19,650 workers
Sites with ISO 45001:2018 Certification	All active sites

Learning & Development

The quality of what we build is directly linked to how we develop our people. In FY 2025-26, learning programmes ran across 16,965.55 hrs training hours, reaching employees and workers across every function from site to boardroom.

Training programmes in FY 2025-26 covered:

- Induction and Corporate Induction
- Risk Management and Information Security
- Workplace Safety, Scaffold Awareness, and Labour Management
- Sales Excellence, Product Knowledge, and CRM
- Corporate Etiquette, Professional Grooming, and Work-Life Balance
- CSR and ESG Awareness

Signatureglobal Foundation is the social impact arm of Signatureglobal (India) Limited. It operates across five programme areas: education, healthcare, women's empowerment, environment, and community infrastructure. In FY 2025-26, three flagship programmes reached 62,747 students, with an independent OECD DAC-framework impact assessment confirming measurable outcomes.

Programme	Numbers	Schools / Sites	SDGs
Project Paathshaala - School Kit Distribution	49,607 students	67 schools	1 NO POVERTY; 4 QUALITY EDUCATION; 10 REDUCED INEQUALITIES
Jaagruk Beti Swasth Beti - Menstrual Health	12,287 girls	46 schools	3 GOOD HEALTH AND WELL-BEING; 4 QUALITY EDUCATION; 5 GENDER EQUALITY
Tech Udaan - Mobile Computer Classroom	853 students	5 schools	4 QUALITY EDUCATION; 8 DECENT WORK AND ECONOMIC GROWTH; 10 REDUCED INEQUALITIES
AarogyaRise - Mobile Healthcare	25,411 patients	Community sites	3 GOOD HEALTH AND WELL-BEING
Ek Ped Maa ke Naam (Plantation Drive) - Tree Plantation	25,000+ trees	Schools & communities	13 CLIMATE ACTION; 15 LIFE ON LAND

Total CSR Metrics	FY 2025-26
Total Direct Beneficiaries	88,000+
SDGs Contributed To	8

Impact Highlights-Project Paathshaala

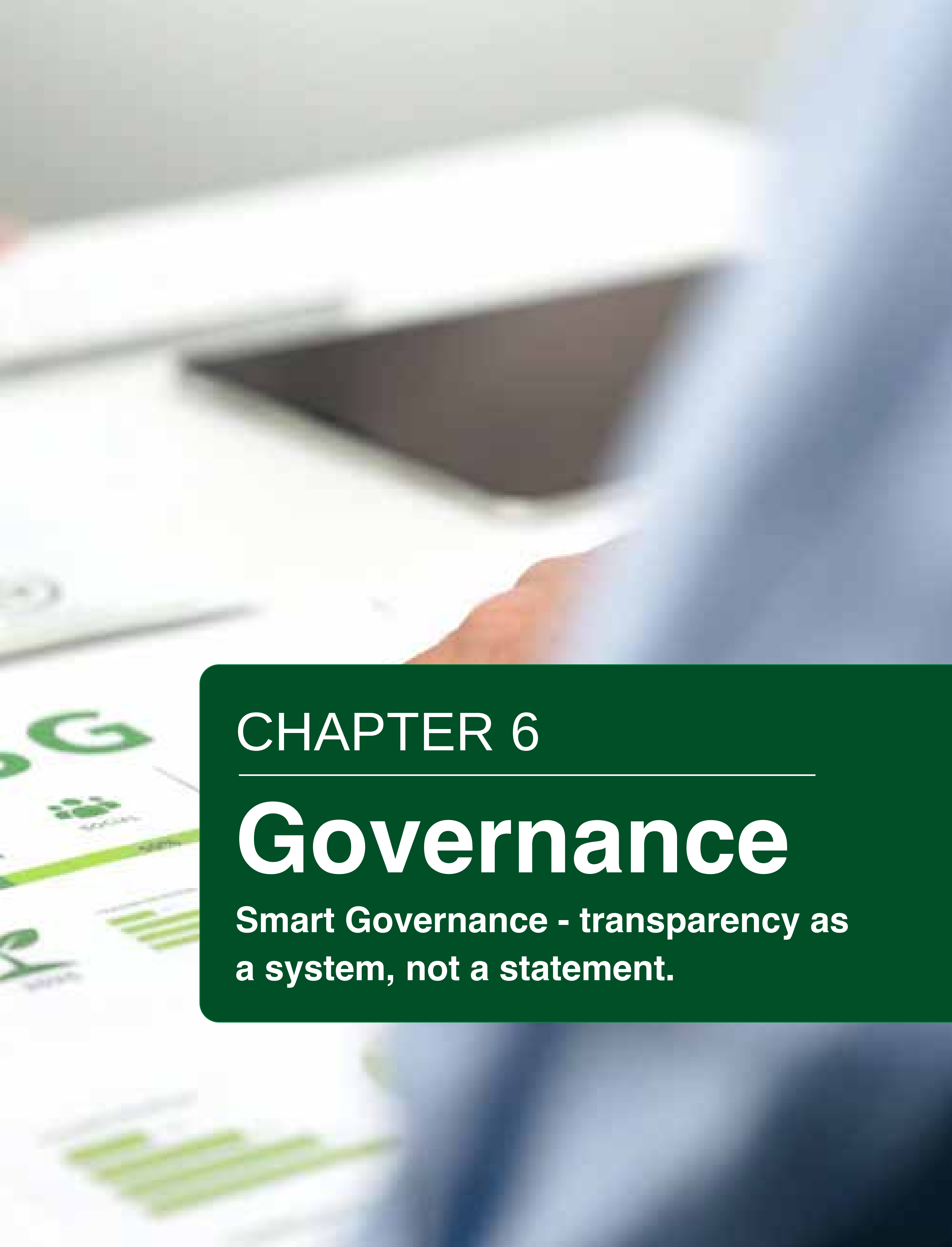
- 94% of beneficiaries said the school kit made it easier to attend school regularly
- 90% reported higher motivation to attend school daily
- 81% actively use kit items throughout the school year
- One partner school reported 100% board pass results in 2024-25

Impact Highlights-Jaagruk Beti Swasth Beti

- 92% of girls reported improved school attendance during menstrual periods
- 83% felt more comfortable at school during periods
- Zero mid-school departures due to menstruation recorded in the past year

Impact Highlights-Tech Udaan

- 100% of students reported increased digital confidence after sessions
- 100% of students understood content taught in every session
- Attendance increases on computer class days, with students and families staying back during the festival season to ensure students can attend the classes.



CHAPTER 6

Governance

Smart Governance - transparency as a system, not a statement.

Governance Structure

Our governance architecture is built around six dedicated committees, each with a defined mandate, meeting cadence, and escalation pathway:

Committee	Primary Mandate
Audit Committee	Financial reporting, internal controls, regulatory compliance
Nomination & Remuneration Committee	Leadership appointments; compensation structure
Stakeholders' Relationship Committee	Investor and customer concerns; grievance resolution
Risk Management Committee	Enterprise risk identification and monitoring
ESG Committee	Board-level ownership of sustainability commitments
CSR Committee	Governance of CSR investment and community programmes

The ESG Committee's standalone status as a Board-level committee is deliberate. Sustainability governance at Signatureglobal is not delegated downward, it is owned at the top, with direct accountability to the full Board.

Business Ethics & Anti-Corruption

Signatureglobal maintains a zero-tolerance position on fraud, bribery, corruption, and unethical conduct. This is enforced through:

- A formal Code of Conduct applicable to all employees, including new hires from day one
- Ethics training covering anti-bribery, conflict of interest, and gifts and hospitality is conducted for all staff and senior management.
- A Whistleblower Policy providing every employee a confidential, protected channel to raise concerns with formal investigation procedures and escalation to senior leadership
- Regular compliance monitoring by the Audit Committee and Legal function

FY 2025-26 ANTI-CORRUPTION RECORD

Zero incidents of confirmed corruption, bribery, or fraud were recorded across Signatureglobal's operations in FY 2025-26. The scope of this disclosure covers all direct employees and company operations across all active project sites in India.

Execution of ESG initiatives across functions and sites

BOARD OF DIRECTORS

Overall oversight of ESG strategy, risks and performance

ESG COMMITTEE

Reviews ESG performance, monitors risks & opportunities, approves targets and disclosures

ESG/SUSTAINABILITY TEAM

Implements ESG initiatives, data management, reporting & stakeholder engagement

- Operations
- Finance
- HR
- Procurement
- Projects / Sites

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Risk Management

Our enterprise risk management framework operates across three lines of defence: business function owners (first line), compliance and legal oversight (second line), and independent internal audit (third line). The Risk Management Committee provides Board-level oversight, ensuring that how we manage risk stays aligned with where we are taking the business.

Climate risks are formally integrated into the enterprise risk register, reviewed by the Risk Management Committee on a regular basis. The climate risk register covers both physical risks and transition risks, mapped against likelihood, impact, and management response for each identified exposure.

Sustainable Supply Chain

Our responsibility does not end at our own site boundaries. The environmental and social practices of our supply chain, ranging from material suppliers to contractors managing worker accommodation, are part of our accountability.

- All new vendors undergo due diligence covering environmental practices, labour conditions, and social compliance before onboarding
- Existing critical suppliers are reviewed annually against our Supplier Code of Conduct
- ESG evaluation scores are a formal input into contract renewal decisions
- We will not knowingly work with partners whose practices contradict our standards on human rights, labour conditions, or environmental conduct

Data Privacy & Cybersecurity

Every homebuyer who engages with Signatureglobal shares personal information which includes their name, their finances, their identity documents, and in many cases, the savings of a lifetime in the form of a transaction. That trust is not abstract. It sits in our systems. Protecting it is a direct and non-negotiable responsibility.

OUR FRAMEWORK

Signatureglobal is an ISO 27001:2022 certified organisation, the international standard for information security management. Certification is independently verified and requires continuous compliance. Our Cybersecurity Policy and Data Privacy & Protection Policy together govern how data is handled, stored, protected, and deleted. Both are owned by the Chief Information Officer and reviewed annually.

CUSTOMER DATA RIGHTS

Customer personal data is collected only for clearly defined purposes and retained only for as long as necessary. Under India's Digital Personal Data Protection Act 2023 (DPDPA), customers have the right to access, correct, delete, and withdraw consent for use of their data. These rights are disclosed and operationally upheld. Data concerns can be raised at: Infosec@signatureglobal.in.

ACTIVE DEFENCE CONTROLS

- SIEM (Security Information and Event Management) for real-time threat monitoring
- Firewall protection and regular Vulnerability Assessment & Penetration Testing (VAPT)
- Anti-malware and anti-virus maintained and updated across all endpoints
- Data masking applied to sensitive data wherever technically feasible

- Access controls based on the principle of least privilege
- USB and portable media restrictions across Signatureglobal systems
- Third-party vendor security requirements enforced through contracts and audit provisions

FY 2025-26 CYBERSECURITY RECORD

Zero substantiated complaints regarding customer data privacy. Zero instances of data leaks, theft, or loss across all operations. Scope: all Signatureglobal digital systems and operations in India.

POLICIES

The following policies govern Signatureglobal's ESG commitments.

- Environmental Policy
- Code of Conduct and Business Ethics
- Whistle Blower Policy/Vigil Mechanism
- Diversity and Inclusion Policy
- Cybersecurity Policy
- Contractor Code of Conduct
- Corporate Social Responsibility Policy
- Health and Safety Policy
- Anticorruption Policy
- POSH Policy

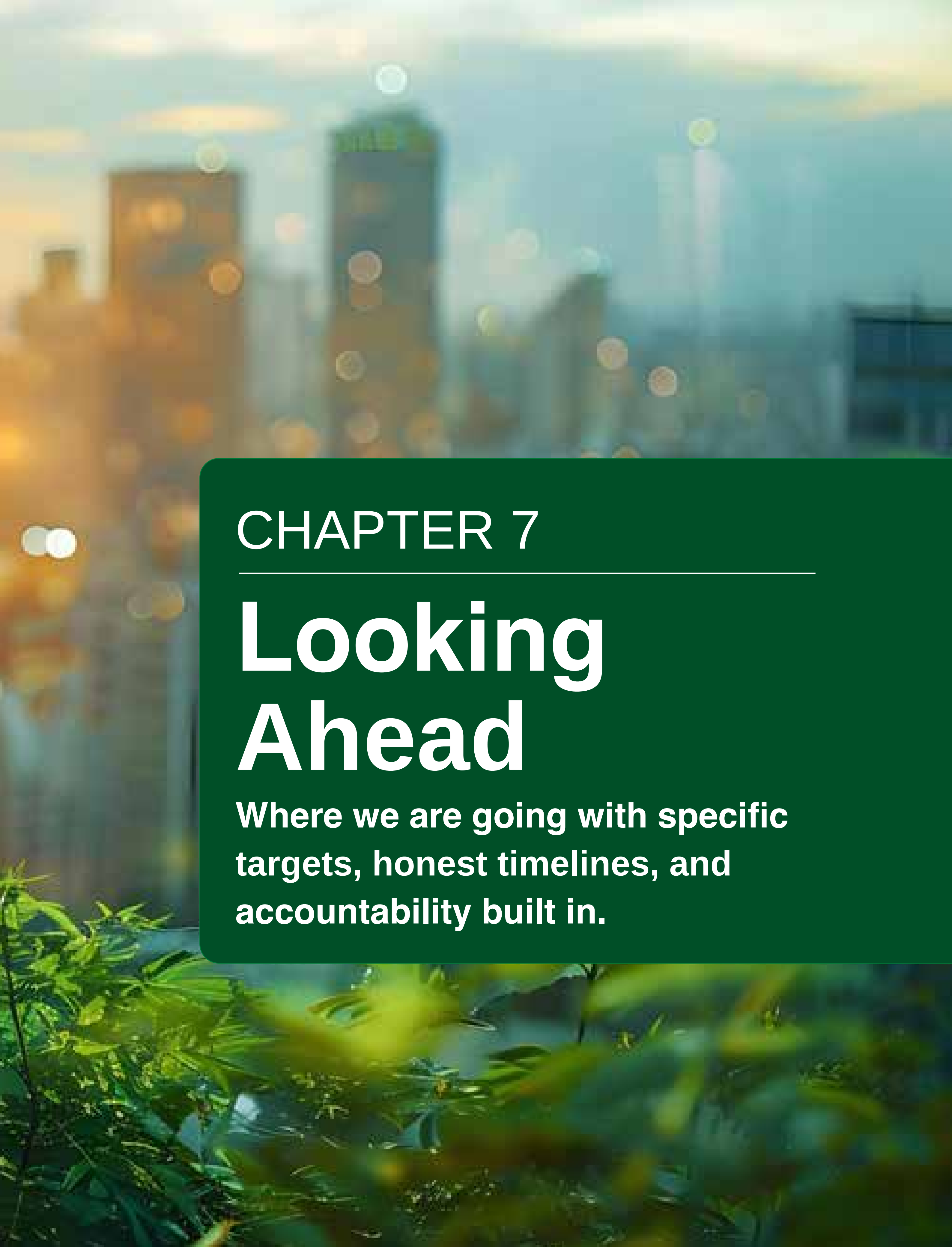
AI Enablement and Responsible Digital Transformation

We are strengthening our capabilities in Artificial Intelligence (AI), including Generative AI, Agentic AI and Large Language Model (LLM)-based applications, with a focus on responsible and selective adoption across relevant functions of our real estate value chain.

We are exploring AI applications across market research, competitor and pricing analysis, project and site operations, contractor and material intelligence, financial reporting, customer engagement, HR and workflow automation. These applications are intended to support data-driven decision-making, improve efficiency, accelerate analysis and automate routine processes.

We recognise the importance of responsible AI adoption, including data quality, privacy, confidentiality, cybersecurity, ethical use and regulatory compliance. We maintain human oversight and accountability for business-critical decisions and view AI as a decision-support and productivity tool rather than a replacement for human judgement.

Through this approach, we aim to build a more data-driven, digitally enabled and future-ready organisation while maintaining trust, accountability and responsible governance.



CHAPTER 7

Looking Ahead

Where we are going with specific targets, honest timelines, and accountability built in.

Looking **Ahead**

This report documents what Signatureglobal built in FY 2025-26, the measurements, the assessments, the baselines, and the governance that holds it together.

This report documents what Signatureglobal built in FY 2025-26, the measurements, the assessments, the baselines, and the governance that holds it together. That work was necessary. It is also incomplete, by design. A baseline only has value if something is built on it.

The work ahead is more ambitious and more visible. Next year, we will expand our safety disclosures to report these metrics in full. Our vendor ESG programme will move from mapping to impact, integrating scores into contract decisions. And we will progressively strengthen third-party assurance until our disclosures meet and exceed the standard institutional capital providers expect.


ESG

Efficiency Beyond Design

~1,869 kW

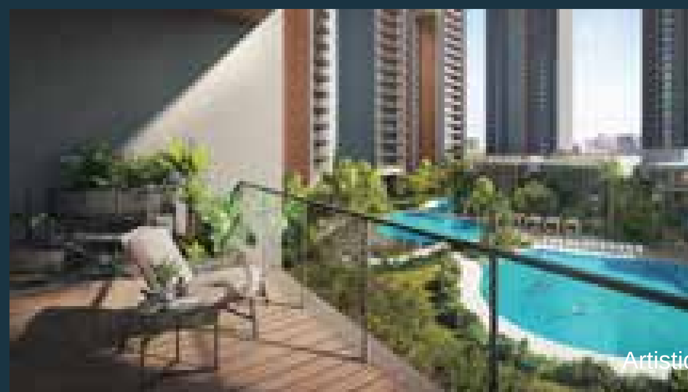
reducing connected load

~935 kW

to actual demand load of

At Titanium SPR, we design every space to perform better while consuming less. Our approach to energy efficiency integrates high performance building systems, energy-conscious design and intelligent technologies that optimise performance from day one.

We have adopted a high-performance building envelope, reduced lighting power density by at least 30% across common areas, parking, exterior spaces and the clubhouse, and integrated timer-based lighting controls to minimise unnecessary energy consumption. Energy-efficient VRF systems, BEE 5-Star rated air-conditioning for clubhouse spaces and rooftop solar photovoltaics further strengthen our commitment to lower operational energy demand. Together with an integrated energy monitoring system, these measures enable us to deliver long-term efficiency without compromising occupant comfort.

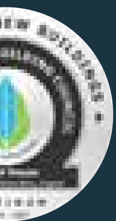


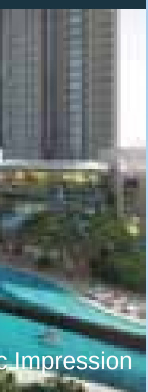
Artistic

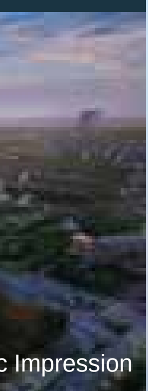
Efficiency in Practice

- 30% Lower Lighting Power Density: Energy-efficient lighting design across common areas, parking, exterior spaces and the clubhouse.
- High-Performance Building Envelope: Optimised wall, roof and glazing specifications enhance thermal performance and reduce cooling demand.
- 20% More Efficient VRF System: High-efficiency VRF systems designed to outperform ECBC-R/ECBC 2017 baseline requirements.
- BEE 5-Star Air Conditioning: Energy-efficient air-conditioning systems proposed for clubhouse spaces.
- Rooftop Solar PV: A 210 kWp rooftop solar PV system is designed to generate renewable energy, meeting 100% of the common area lighting demand.
- Annual Solar Generation: The rooftop solar PV system generates 302,124 kWh of renewable energy annually, meeting 100% of the common area lighting requirement.
- Integrated Energy Monitoring: Energy meters installed across key building systems enable continuous monitoring and performance optimisation.

Source: IGBC Certificate







Titanium SPR (IGBC Net Zero)

Artistic Impression

Net Zero Project

Daxin Vistas Clubhouse

A holistic strategy built on three principles

Reduce **Optimise** **Sustain**

Artistic Impression

Reduction in fresh water demand	40-60%
Total energy savings across all systems	20-40%
Parking bays EV-charging ready	30%

Sustainability & Efficiency Strategies

Strategy	Description	Project Performance
Water Efficient Fixtures	Low-flow plumbing fixtures designed to reduce potable water demand.	40–50%
Smart Water Monitoring	Digital metering and online dashboard for monitoring major water consumption points.	80–90%
Alternate Water for Irrigation	Treated wastewater supplied for landscape irrigation.	90–100%
Wastewater Treatment & Reuse	Common STP enables wastewater reuse for flushing and irrigation.	90–100%
Rainwater Harvesting	Roof and surface runoff captured through recharge infrastructure.	90–100%
Water Performance Optimisation	Integrated water reuse strategy reduces freshwater dependency.	55-65%
Groundwater Recharge	Rainwater recharge through dedicated recharge pits.	2.0–2.2 WBS

Source: IGBC Certificate Daxin Vistas Clubhouse

Water Efficiency Measures

Strategy	Description	Project Performance
Wastewater Treatment	Water-saving taps, showers, and WCs	2,140 KLD STP
Sewage Treatment Plant (STP) Reuse	Treated wastewater reused for flushing and landscape irrigation.	30–40%
Dual Plumbing System	Separate distribution network for potable and treated water to enable non-potable reuse applications.	~100%

Source: IGBC Certificate

Safety & Optimisation & Future-Ready

Strategy	Description	Project Performance
Optimised Fire Water Storage	Designed as per NBC norms (~250 KL)	Compliance
EV Charging Provision	30% parking equipped for EV charging	Future-Ready

Source: IGBC Certificate

ANNEXURES

Annexure I: GRI Content Index

The following index maps this report's disclosures to the GRI Universal Standards 2021. All disclosures are made in reference to GRI Standards unless otherwise noted.

GRI 2: GENERAL DISCLOSURES

GRI Standard	Disclosure Title	Report Section
GRI 2-1	Organisational Details	About This Report; Corporate Overview
GRI 2-2	Entities Included in Sustainability Reporting	About This Report – Reporting Scope and Boundary
GRI 2-3	Reporting Period, Frequency and Contact Point	About This Report – Reporting Period; Contact
GRI 2-6	Activities, Value Chain and Other Business Relationships	About Signatureglobal; Governance – Sustainable Supply Chain
GRI 2-7	Employees	Social – Our Workforce
GRI 2-8	Workers Who Are Not Employees	Social – Our Workforce
GRI 2-9	Governance Structure and Composition	Governance – Board Governance Structure; Social – Our Workforce
GRI 2-12	Role of the Highest Governance Body in Overseeing Impacts	Materiality Assessment – Stakeholder Engagement; Environment – Board Oversight & Governance; Governance – Risk Management
GRI 2-13	Delegation of Responsibility for Managing Impacts	Environment – Board Oversight & Governance
GRI 2-17	Collective Knowledge of the Highest Governance Body	Environment – Board Oversight & Governance – ESG Board Training
GRI 2-22	Statement on Sustainable Development Strategy	Leadership Messages
GRI 2-23	Policy Commitments	Governance – Policies
GRI 2-24	Embedding Policy Commitments	Governance – Business Ethics & Anti-Corruption; Policies
GRI 2-26	Mechanisms for Seeking Advice and Raising Concerns	Governance – Business Ethics & Anti-Corruption (Whistleblower Policy)
GRI 2-28	Membership Associations	About Signatureglobal – Memberships and Associations
GRI 2-29	Approach to Stakeholder Engagement	Materiality Assessment – Stakeholder Engagement

GRI 3: MATERIAL TOPICS

GRI Standard	Disclosure Title	Report Section
GRI 3-1	Process to Determine Material Topics	Materiality Assessment – Assessment Process
GRI 3-2	List of Material Topics	Materiality Assessment – Material Topics: FY 2025-26
GRI 3-3	Management of Material Topics	Environment; Social Responsibility; Governance (per topic)

GRI 200 SERIES: ECONOMIC

GRI Standard	Disclosure Title	Report Section
GRI 201-2	Financial Implications and Other Risks and Opportunities Due to Climate Change	Environment – Climate Strategy & Risk Management
GRI 203-1	Infrastructure Investments and Services Supported	Social Responsibility – Community Development (Signatureglobal Foundation)
GRI 203-2	Significant Indirect Economic Impacts	Social Responsibility – Community Development (Signatureglobal Foundation)
GRI 205-2	Communication and Training About Anti-Corruption Policies and Procedures	Governance – Business Ethics & Anti-Corruption
GRI 205-3	Confirmed Incidents of Corruption and Actions Taken	Governance – Business Ethics & Anti-Corruption – FY 2025-26 Anti-Corruption Record

GRI 300 SERIES: ENVIRONMENTAL

GRI Standard	Disclosure Title	Report Section
GRI 301-2	Recycled Input Materials Used	Environment – IGBC Platinum Portfolio; Daxin Vistas Club Anandam
GRI 302-1	Energy Consumption Within the Organisation	Environment – GHG Emissions; Renewable Energy
GRI 302-5	Reductions in Energy Requirements of Products and Services	ESG Journey & Strategy – RISE Framework (Resilient Planet)
GRI 303-1	Interactions with Water as a Shared Resource	Environment – Water Conservation

GRI Standard	Disclosure Title	Report Section
GRI 303-2	Management of Water Discharge-related Impacts	Environment – Water Conservation; Waste Management (Zero Liquid Discharge)
GRI 303-3	Water Withdrawal	Environment – Water Conservation
GRI 303-4	Water Discharge	Environment – Water Conservation; Waste Management
GRI 303-5	Water Consumption	Environment – Water Conservation; Club Anandam Spotlight
GRI 304-1	Operational Sites Owned, Leased, Managed in, or Adjacent to Protected Areas and Areas of High Biodiversity Value Outside Protected Areas	Environment – Biodiversity
GRI 305-1	Direct (Scope 1) GHG Emissions	Environment – GHG Emissions
GRI 305-2	Energy Indirect (Scope 2) GHG Emissions	Environment – GHG Emissions
GRI 305-3	Other Indirect (Scope 3) GHG Emissions	Environment – GHG Emissions; Embodied Carbon: Ready-Mix Concrete LCA; Embodied Carbon Assessment – Cloverdale SPR
GRI 305-5	Reduction of GHG Emissions	Environment – SBTi Status; Decarbonisation Pathway (SCM Substitution Scenarios)
GRI 306-1	Waste Generation and Significant Waste-related Impacts	Environment – Waste Management
GRI 306-2	Management of Significant Waste-related Impacts	Environment – Waste Management
GRI 306-3	Waste Generated	Environment – Waste Management; Daxin Vista Club Anandam Spotlight
GRI 306-4	Waste Diverted from Disposal	Environment – Waste Management

GRI 400 SERIES: SOCIAL

GRI Standard	Disclosure Title	Report Section
GRI 401-1	New Employee Hires and Employee Turnover	Social Responsibility – Our Workforce
GRI 401-2	Benefits Provided to Full-Time Employees	Social Responsibility – Employee Wellbeing
GRI 401-3	Parental Leave	Social Responsibility – Diversity, Equity & Inclusion; Our Workforce
GRI 403-1	Occupational Health and Safety Management System	Social Responsibility – Health, Safety & Wellbeing
GRI 403-5	Worker Training on Occupational Health and Safety	Social Responsibility – Learning & Development; Health, Safety & Wellbeing
GRI 403-8	Workers Covered by an Occupational Health and Safety Management System	Social Responsibility – Health, Safety & Wellbeing
GRI 403-9	Work-related Injuries	Social Responsibility – Health, Safety & Wellbeing
GRI 404-2	Programmes for Upgrading Employee Skills and Transition Assistance	Social Responsibility – Learning & Development
GRI 405-1	Diversity of Governance Bodies and Employees	Social Responsibility – Our Workforce; Diversity, Equity & Inclusion
GRI 413-1	Operations with Local Community Engagement, Impact Assessments, and Development Programmes	Social Responsibility – Community Development (Signatureglobal Foundation)
GRI 418-1	Substantiated Complaints Concerning Breaches of Customer Privacy and Losses of Customer Data	Governance – Data Privacy & Cybersecurity

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Annexure II: IFRS S2 / TCFD Content Index

The following index maps our climate-related disclosures to the TCFD recommended disclosure framework (aligned with IFRS S2).

TCFD Pillar	Recommended Disclosure	Section in This Report
Governance	Board oversight of climate-related risks and opportunities	Ch 5 Environment - Board Oversight; Ch 7 Governance
Governance	Management's role in assessing climate-related risks	Ch 5 Environment - ESG Steering Committee
Strategy	Climate-related risks and opportunities identified	Ch 5 Environment - Physical & Transition Risks
Strategy	Impact on business strategy and financial planning	Ch 5 Environment - Risk tables
Strategy	Resilience of strategy under climate scenarios	Ch 5 Environment - SSP1-2.6 / SSP2-4.5 / SSP5-8.5 analysis
Risk Management	Process for identifying and assessing climate risks	Ch 5 Environment - Risk Management Framework
Risk Management	Integration into enterprise risk management	Ch 7 Governance - Risk Management
Metrics & Targets	GHG Scope 1, 2, 3 emissions	Ch 5 Environment - GHG Emissions
Metrics & Targets	Climate-related targets	Ch 8 Looking Ahead - Environmental Targets

Annexure III: Glossary

Term	Definition
BOCW	Building and Other Construction Workers is a statutory welfare registration scheme for construction workers in India
BRSR	Business Responsibility and Sustainability Report is a SEBI-mandated disclosure framework for listed Indian companies
C&D Waste	Construction and Demolition Waste
DPDPA	Digital Personal Data Protection Act, 2023, India's primary data privacy legislation
EDGE	Excellence in Design for Greater Efficiencies, a green building certification developed by IFC
ESG	Environmental, Social and Governance
RISE	Signatureglobal's four-pillar ESG framework: Responsible Innovation in Sustainable Environments. Pillars: Resilient Planet (E) | Inclusive Growth (S) | Smart Governance (G) | Enduring Value (long-term impact)
GHG	Greenhouse Gas, includes CO_2, CH_4, N_2O, and F-gases, measured in CO_2 equivalent (CO_2e)
GRAP	Graded Response Action Plan is a NCR air quality emergency framework triggering construction stoppages at Stage III/IV
GRESB	Global Real Estate Sustainability Benchmark is an annual ESG assessment for real estate companies and funds
IGBC	Indian Green Building Council, India's primary green building certification body
ISO 45001:2018	International standard for Occupational Health and Safety management systems
ISO 27001:2022	International standard for Information Security management systems
LCA	Life Cycle Assessment is a methodology for quantifying environmental impacts across a product's life
LTI	Lost-Time Injury: A workplace injury resulting in at least one day of absence
OWC	Organic Waste Composter
RMC	Ready-Mix Concrete
SBTi	Science Based Targets initiative: Global standard for corporate GHG reduction targets aligned with the 1.5°C climate pathway
SCM	Supplementary Cementitious Material (e.g. fly ash, GGBS) is used to reduce clinker content in concrete
Scope 1	Direct GHG emissions from sources owned or controlled by the company (e.g. diesel generators)

Term	Definition
Scope 2	Indirect GHG emissions from purchased electricity
Scope 3	All other indirect GHG emissions in a company's value chain (e.g. purchased materials, sold product use)
SRI	Solar Reflectance Index: Measure of a roofing material's ability to reflect solar energy
STP	Sewage Treatment Plant
TCFD	Task Force on Climate-related Financial Disclosures, now integrated into IFRS S2
TNFD	Task Force on Nature-related Financial Disclosures
TRIR	Total Recordable Incident Rate
UNGC	United Nations Global Compact: Corporate sustainability initiative based on ten universal principles

Management Discussion & Analysis

GLOBAL ECONOMY

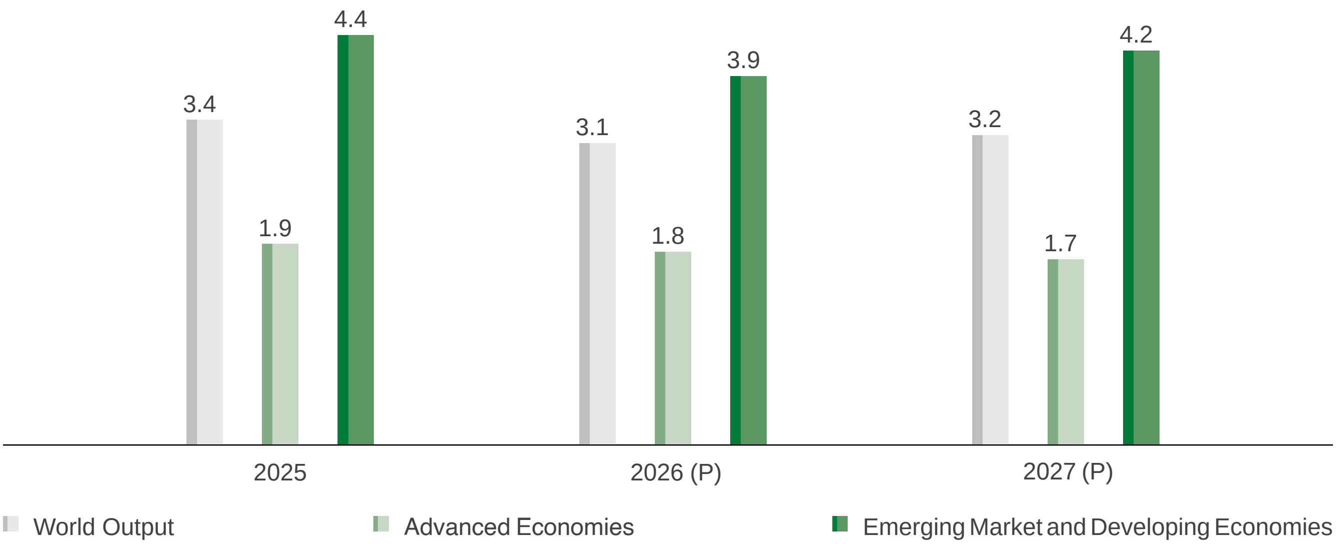
The global economy demonstrated resilience in 2025 amid a complex operating environment marked by geopolitical uncertainties, evolving trade policies and varying growth trajectories across regions. Economic activity remained supported by continued investments in technology, digital infrastructure and advanced manufacturing, while moderating commodity and energy prices contributed to a gradual easing of inflationary pressures. As a result, global inflation declined to 4.1% during the year, with several economies recording lower-than-expected inflation outcomes.

Geopolitical developments continued to present challenges to the global economic landscape. Ongoing tensions in West Asia heightened uncertainty across energy markets, international trade routes and global shipping networks. At the same time, the Russia-Ukraine conflict continued to influence commodity markets, energy supplies and logistics channels. These developments contributed to periodic volatility in freight costs, commodity prices and supply chain operations, resulting in a cautious business environment across several sectors.

Despite these challenges, global economic growth remained steady. World GDP expanded by 3.4% in 2025, supported by the continued strength of emerging economies and stable growth across major developed markets. Advanced economies recorded growth of 1.9%, aided by resilient labour markets, sustained investment activity and supportive policy measures. Among major developed economies, the United States grew by 2.1%, while the Euro area and Japan expanded by 1.4% and 1.2%, respectively.

Emerging and developing economies continued to serve as the primary engines of global growth, collectively expanding by 4.4% during the year. India remained one of the fastest-growing major economies with growth of 7.6%, while China recorded growth of 5.0%, reflecting continued economic activity despite a challenging global environment.

Real GDP Growth



P = Projections

Global trade activity improved during the year, with trade volumes expanding by 5.1% compared to 3.6% growth in the previous year. Easing trade tensions among major economies and selective relaxation of restrictions on critical electronic components and mineral supplies contributed to improved supply chain stability and stronger trade flows, particularly across Asia. Technology exports remained a significant contributor to global trade growth and industrial activity.

(Source: World Economic Outlook (IMF), WEO- April (IMF))

Outlook

The global economy is expected to remain on a stable growth path over the medium term despite persistent geopolitical and macroeconomic challenges. Global GDP is projected to expand by 3.1% in 2026 and improve marginally to 3.2% in 2027, supported by continued investments in technology, increasing digital adoption and productivity gains arising from advancements in artificial intelligence. These factors are expected to provide an important foundation for economic activity across industries and regions, helping offset the impact of geopolitical tensions, trade-related uncertainties and evolving policy environments.

Inflationary pressures are expected to remain elevated in the near term before gradually easing. Global headline inflation is projected at 4.4% in 2026 before moderating to 3.7% in 2027. The inflation outlook continues to be influenced by geopolitical developments, particularly their impact on energy markets, commodity prices and global supply chains. Across advanced economies, inflation is expected to move gradually towards target levels, allowing central banks to pursue measured and data-driven monetary policy actions.

Monetary policy settings are expected to diverge across major economies based on domestic growth and inflation conditions. While the United States and the United Kingdom are expected to witness gradual reductions in interest rates, policy rates in the Euro area are likely to remain relatively stable. In contrast, Japan may continue to adopt selective policy tightening measures as economic conditions evolve.

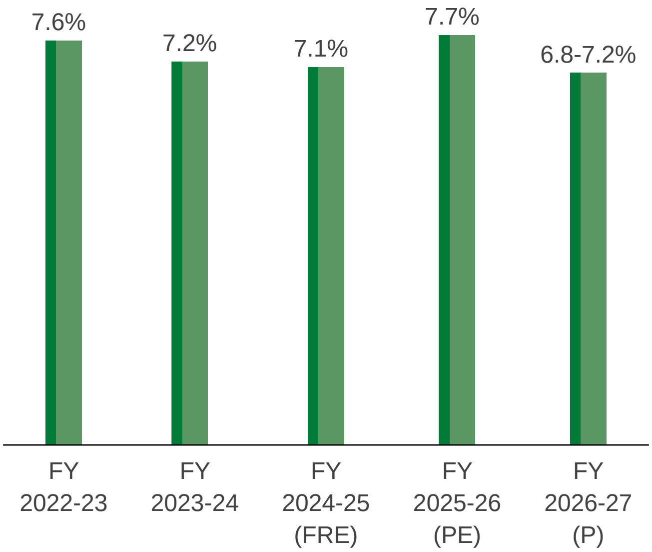
Global trade activity is expected to expand at a more moderate pace, with growth projected at 2.6% in 2026. Trade flows are likely to be influenced by tariff adjustments, geopolitical developments and ongoing supply chain realignments. Despite these challenges, investments in digital infrastructure, technology-led exports and advanced manufacturing capabilities are expected to remain important drivers of global trade and economic activity in the coming years.

(Source: World Economic Outlook (IMF), WEO- April (IMF))

INDIAN ECONOMY

The Indian economy maintained strong growth momentum during 2025-26 despite global trade uncertainties and market volatility. According to the Provisional Estimates, real GDP and Gross Value Added (GVA) are projected to grow by 7.7% and 7.9%, respectively, supported by robust domestic demand, sustained infrastructure investments and continued economic activity across key sectors. Improving business sentiment, rising consumption and ongoing digitalisation are expected to support India's long-term growth trajectory.

Indian Economy



PE = Provisional Estimate; FRE = First Revised Estimate;
P = Projections

(Source: PIB [FAE], PIB [SAE], PIB (PE))

India continues to remain one of the world's fastest-growing major economies, supported by resilient domestic demand, strong investment activity, and ongoing structural reforms. Latest estimates in the World Economic Outlook (WEO) released by the International Monetary Fund (IMF) indicate that India has slipped from the 4th-largest to the 6th-largest economy in the world, with an estimated nominal GDP of about USD 3.92 tn in 2025. The country is expected to maintain its strong growth momentum and may improve its global ranking over the medium term as economic expansion continues.

(Source: Worldometer- IMF, Indian Express)

Private consumption continued to support economic growth during 2025-26, aided by moderating inflation and rising real incomes. Investment activity remained strong, supported by the Government's capital expenditure allocation of INR 12.2 lakh cr in the Union Budget 2026-27, which contributed to infrastructure development and growth across manufacturing, construction and energy sectors. Government initiatives such as Viksit Bharat 2047 continued to support long-term economic development, self-reliance and capacity creation.

Retail inflation remained subdued during the year, with CPI inflation at 3.4% as of March 2026, supporting household purchasing power and consumer demand. The macroeconomic environment was further supported by fiscal discipline, steady credit growth and a resilient banking sector characterised by strong capitalisation and low non-performing assets.

India's foreign exchange reserves stood at approximately USD 674.19 bn as of July 3, 2026, continuing to provide a strong external buffer and supporting overall macroeconomic and financial stability amid evolving global uncertainties.

(Source: PIB, PIB-Inflation, Economic Times)

Outlook

The outlook for the Indian economy remains positive and stable. For the upcoming FY 2026-27, real GDP is expected to grow between 6.8% and 7.2%. This demonstrates India's ability to maintain strong momentum even during times of global uncertainty.

This growth will likely be driven by continued government spending on infrastructure, a steady increase in private sector investment, and a strengthening manufacturing base. Additionally, the services sector is expected to maintain its consistent expansion. Supported by a stable economy and steady policies, India is well-prepared to manage global challenges while ensuring that economic progress remains inclusive and sustainable over the long term.

The Indian real estate sector is expected to benefit from continued economic growth, rapid urbanisation, rising household incomes and sustained infrastructure development. Government initiatives aimed at improving urban connectivity, enhancing housing accessibility and strengthening the regulatory framework are expected to support residential demand across key markets. Increasing mortgage penetration, favourable demographic trends and growing demand for quality housing are likely to create long-term opportunities for developers with a strong presence in high-growth urban centres.

(Source: PIB)

MONETARY POLICY AND INTEREST RATE ENVIRONMENT

The Reserve Bank of India (RBI) adopted a more accommodative monetary policy approach over the past year as inflation moderated and domestic economic activity remained resilient. During its easing cycle, the Monetary Policy Committee (MPC) reduced the policy repo rate to 5.25%, lowering borrowing costs across the financial system and supporting credit expansion. However, at its June 2026 policy meeting, the MPC kept the repo rate unchanged at 5.25% while retaining a neutral policy stance, reflecting a balanced approach towards sustaining economic growth while remaining vigilant to evolving inflationary and external risks. The decision recognised the uncertainty arising from geopolitical developments, higher crude oil prices and potential inflationary pressures, while maintaining sufficient policy flexibility to respond to changing macroeconomic conditions.

The easing in policy rates, together with measures to maintain adequate liquidity in the banking system, supported the transmission of lower lending rates across the financial sector. Improved financing conditions encouraged credit growth for businesses and households, supported private investment and consumption, and reinforced domestic demand. A stable interest rate environment also strengthened confidence among borrowers and lenders, enabling financial institutions to continue extending credit across productive sectors of the economy.

For the residential real estate sector, the prevailing interest rate environment remained supportive of housing demand. Lower financing costs improved home loan affordability and reduced equated monthly instalments (EMIs) for prospective homebuyers, particularly in the mid-income and premium housing segments where mortgage financing constitutes a significant component of property purchases. Improved credit availability, coupled with sustained urbanisation, infrastructure development and rising household aspirations, continued to support residential demand across key urban markets. These factors provided a favourable macroeconomic backdrop for the housing sector despite continued global economic uncertainties.

While the RBI has maintained a cautious outlook in view of global uncertainties and inflation risks, its calibrated monetary policy has sought to preserve macroeconomic stability without constraining domestic growth. The combination of a stable interest rate environment, healthy credit availability and continued policy support is expected to sustain investment activity and household consumption, providing a constructive operating environment for interest-sensitive sectors such as residential real estate.

INDUSTRY OVERVIEW

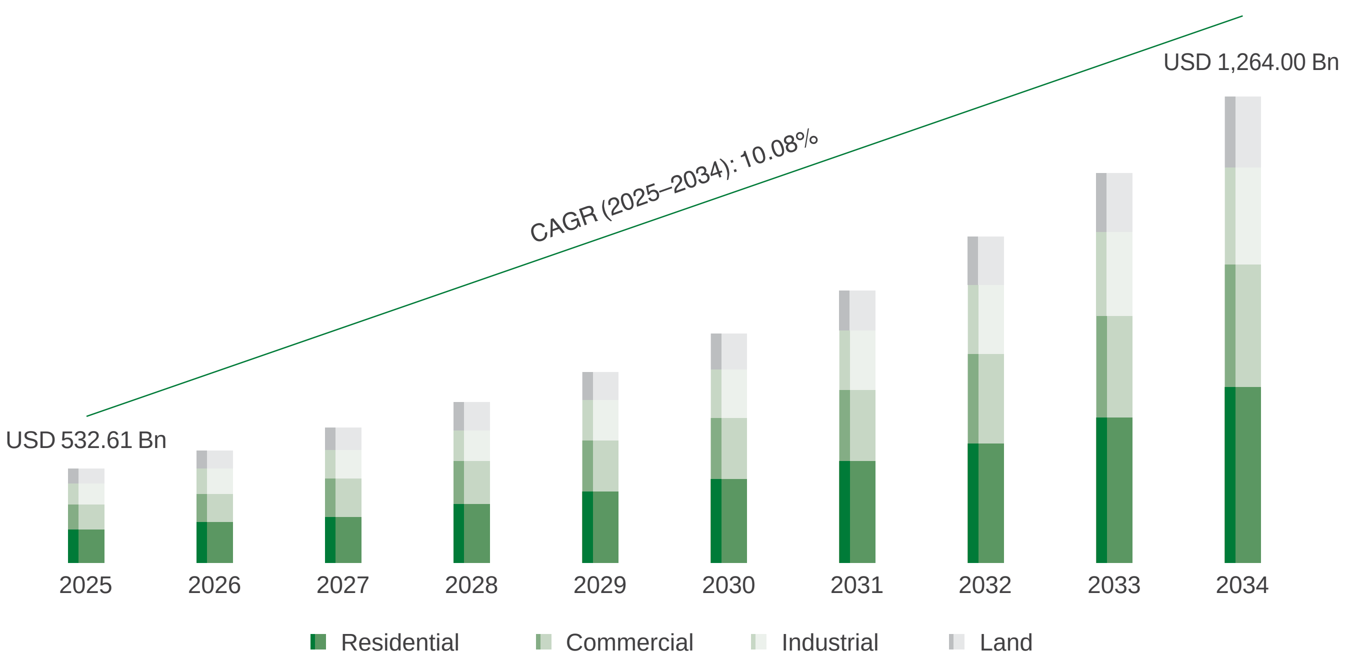
Indian Real Estate Sector

The Indian real estate sector remains one of the key contributors to the country's economic development, supported by rapid urbanisation, rising household incomes, favourable demographics and continued infrastructure investments. The sector has witnessed steady growth across residential, commercial and industrial segments, driven by increasing demand for quality housing, expanding business activity and improving connectivity across metropolitan and emerging urban centres.

The Indian real estate market was valued at USD 532.61 bn in 2025 and is projected to reach USD 1,264.00 bn by 2034, registering a CAGR of 10.08% during 2026-2034. The market's growth is being supported by rising disposable incomes, favourable government policies, increasing foreign investments and sustained infrastructure development across major cities and growth corridors.

India Real Estate Market Forecast

Size, By Property, 2025–2034 (USD Bn)



Regulatory reforms and policy initiatives have played an important role in improving transparency and strengthening investor confidence in the sector. Measures such as the implementation of the Real Estate (Regulation and Development) Act (RERA), affordable housing initiatives and infrastructure development programmes have enhanced market credibility and supported organised sector growth. In addition, increasing private equity participation and foreign investments continue to reinforce the long-term growth prospects of the industry.

The sector is also benefiting from large-scale investments in transportation infrastructure, smart city projects and industrial corridors, which are improving connectivity and unlocking new development opportunities. These initiatives are contributing to the emergence of new residential and commercial hubs while supporting demand across established and developing real estate markets.

The residential segment continues to be the largest component of the Indian real estate market, accounting for 78.8% of the market in 2025. Demand has been supported by growing urbanisation, the expansion of the middle-income population, increasing nuclear families and improved access to housing finance. Government initiatives such as the Pradhan Mantri Awas Yojana (PMAY), together with incentives for homebuyers and ongoing infrastructure development, have further strengthened the residential housing market across metropolitan and Tier-II cities.

Key Growth Drivers

- **Urbanisation, Demographic Trends and Rising Incomes:** Rapid urbanisation, increasing migration to cities, the expansion of the middle-income population and rising household incomes continue to support housing demand across major metropolitan regions and emerging urban centres.
- **Government Support and Regulatory Reforms:** Policy initiatives such as the Pradhan Mantri Awas Yojana (PMAY), coupled with regulatory reforms including the Real Estate (Regulation and Development) Act (RERA), have enhanced housing accessibility, improved transparency and strengthened consumer confidence in the real estate sector.
- **Infrastructure Development and Improved Connectivity:** Investments in highways, metro rail networks, industrial corridors, smart city projects and other urban infrastructure are enhancing connectivity, unlocking new development corridors and supporting real estate demand across key markets.
- **Improved Access to Housing Finance:** Greater availability of home loans, competitive financing options and increasing mortgage penetration have improved affordability and expanded the homebuyer base across income segments.
- **Growing Institutional Participation and Sector Formalisation:** Rising participation from foreign investors, private equity funds and institutional capital, along with increasing sector formalisation and the growing presence of organised developers, continues to strengthen market credibility and support long-term industry growth.
- **Expansion of Commercial and Economic Activity:** Growth in office spaces, Global Capability Centres (GCCs), retail developments and industrial infrastructure is supporting employment generation and economic activity across key urban markets. This, in turn, is contributing to residential demand and creating opportunities for real estate development.

Looking ahead, the Indian real estate sector is expected to remain supported by favourable demographic trends, rising urbanisation, growing housing demand, infrastructure expansion and continued policy support. Increasing formalisation of the sector, improved regulatory oversight and sustained investment activity are expected to create long-term growth opportunities across residential, commercial and mixed-use developments.

(Source: Imarc Group)

RESIDENTIAL SECTOR

India's residential real estate sector continued to demonstrate resilience in 2025 despite moderation from the exceptionally strong activity levels witnessed in recent years. While several major markets entered a phase of consolidation following multiple years of robust expansion, residential demand remained supported by favourable macroeconomic conditions, healthy employment generation, urbanisation and sustained end-user interest. Market activity across major cities remained well balanced, with developers adopting calibrated launch strategies and maintaining prudent inventory levels. Inventory overhang across key markets remained within manageable levels, indicating continued absorption capacity and healthy underlying market fundamentals.

Premiumisation Driving Market Evolution

Premiumisation emerged as one of the defining trends within India's residential market during 2025. Across major metropolitan regions, developers increasingly shifted their focus towards higher-value residential developments in response to evolving consumer preferences, rising disposable incomes and growing aspirations for enhanced living experiences.

Several cities witnessed a significant migration towards premium housing segments. In Bengaluru, projects priced between INR 1.5 Cr and INR 2.5 Cr accounted for 45% of total launches during 2025, while Hyderabad recorded approximately 65% of new launches in price categories above INR 1.5 Cr. Chennai also witnessed a notable increase in higher-value housing supply, with projects priced above INR 1.5 Cr increasing their share materially compared with

the previous year. Similarly, Pune experienced a shift towards the INR 80 lakh to INR 1.5 Cr category, which emerged as the dominant residential segment during the year. These trends indicate a structural transition in India's residential market from traditional mid-income housing towards premium and upper mid-income developments.

The increasing preference for larger homes, integrated communities, superior amenities and lifestyle-oriented developments continues to support demand for premium housing. Rising affluence, wealth creation and changing homebuyer aspirations have further accelerated this transition, while the growing presence of organised developers has contributed to improved product quality and buyer confidence.

Pricing Trends and Infrastructure-led Growth

Residential capital values continued to appreciate across major markets during 2025, supported by sustained demand, increasing premiumisation and significant infrastructure investments. Major infrastructure projects, including metro rail expansions, ring roads, airports and enhanced urban connectivity initiatives, are increasingly reshaping residential demand patterns by unlocking new development corridors and supporting the emergence of peripheral residential markets.

Infrastructure-led growth remains particularly significant in major metropolitan regions, where improved connectivity is encouraging decentralisation and facilitating the development of integrated residential ecosystems. The expansion of commercial hubs and employment centres continues to support housing demand in surrounding micro-markets, creating long-term opportunities for residential developers.

Going Forward

The outlook for India's residential sector remains favourable, supported by continued urbanisation, infrastructure development, rising household incomes and sustained end-user demand. The gradual shift towards premium housing, increasing demand for integrated developments and continued preference for organised developers are expected to remain key growth drivers for the sector.

In addition, stable financing conditions, improving housing aspirations and continued economic expansion are expected to support residential demand across major urban centres. The sector is also likely to benefit from infrastructure-led urban expansion and the emergence of new residential corridors, which are expected to broaden the addressable market and create long-term opportunities across various housing segments. While certain markets may witness periods of consolidation following strong growth in recent years, the underlying fundamentals of India's residential real estate sector remain healthy and supportive of sustained long-term growth.

(Source: Anarock – Annual Report 2025)

BRANDED RESIDENCES

The global branded residences sector has witnessed sustained expansion over the past decade, reflecting growing demand for premium residential offerings associated with established hospitality and lifestyle brands. Between 2015 and 2025, the sector recorded a compound annual growth rate (CAGR) of 10.9%, nearly twice the growth rate of the broader global hospitality and real estate markets over the same period. Global inventory has expanded from 323 developments in 2015 to ~910 developments by the end of 2025, including a 19% YoY increase from 764 projects in December 2024.

The Asia Pacific region has emerged as one of the fastest-growing markets for branded residences, increasing its share of global supply by 55% over the past five years. Within the region, India has emerged among the top 10 global markets for branded residence projects, both completed and under development, alongside countries such as Vietnam and Thailand, reflecting the region's increasing contribution to the sector's global expansion.

The premium housing sector in India has evolved significantly over the past decade. Traditionally associated primarily with high property values and affluent locations, the segment is increasingly characterised by superior product offerings, lifestyle-led amenities, branded associations, quality construction, integrated communities and professionally managed living experiences.

The premium housing market in India generally comprises residential developments positioned above the mid-income category and targeted at affluent domestic buyers, non-resident Indians (NRIs), entrepreneurs and senior professionals. While price thresholds vary across cities, premium housing is typically concentrated in key metropolitan regions such as the National Capital Region (NCR), Mumbai Metropolitan Region (MMR), Bengaluru, Hyderabad and Pune, where rising income levels and wealth creation have expanded the addressable market for higher-value residential assets.

Growth Potential of Branded Premium Residences in India

Although branded residences have become an established asset class across mature global markets such as the United States, UAE and several resort destinations, the segment remains at a relatively nascent stage in India, indicating significant headroom for future expansion. India has already emerged among the top 10 global markets for branded residence developments, while the Asia Pacific region has recorded one of the fastest growth rates globally, increasing its share of branded residential supply by 55% over the past five years. Despite this progress, the penetration of branded residences in India remains considerably lower than that of several mature international markets, suggesting substantial untapped potential as domestic wealth creation, urbanisation and premiumisation trends continue to accelerate.

The increasing preference for differentiated lifestyle offerings, professionally managed living environments and internationally recognised brands is expected to support further growth in branded premium residences across India's major metropolitan markets. Globally, branded residences command an average pricing premium of approximately 33% over comparable non-branded luxury developments, reflecting stronger buyer confidence, superior lifestyle positioning and enhanced long-term value perception. As the Indian residential market continues to evolve, the increasing adoption of branded residential developments is expected to support higher sales realisations and improved profitability for developers, while creating a sizeable long-term growth opportunity within the premium and luxury housing segments.

(Source: Savills Report – Branded Residences 2025-26)

Pricing Premiums and Investment Appeal

Branded residences continue to command a notable pricing premium over comparable luxury residential developments, reflecting the value buyers place on established brands, differentiated lifestyle offerings and professionally managed services. Globally, branded residences achieve an average premium of 33% over non-branded luxury projects. Across urban markets, both established and emerging cities record average premiums of 30%, while resort destinations command the highest average premium of 39%, up from 34% in 2024, supported by their lifestyle appeal and relatively limited supply of comparable branded offerings.

The ability of branded residences to sustain premium pricing is influenced not only by brand affiliation but also by factors such as project location, quality of development and operational execution. Buyers increasingly view branded residences as investment assets, with demand driven by the potential for long-term capital appreciation, rental income and stronger resale prospects. The segment has also demonstrated higher viewing-to-sale conversion rates than comparable non-branded developments, underscoring sustained buyer confidence in branded residential offerings and their long-term value proposition.

Industry Trends and Outlook

The outlook for the global branded residences sector remains favourable, supported by a strong development pipeline, expanding geographic presence and evolving consumer preferences. As of 2025, 837 branded residence projects have been signed and contracted for delivery by 2032, which is expected to increase the global inventory to 1,747 developments, representing more than a fivefold increase from the stock available in 2015. The sector continues to broaden its global footprint, with developments spanning over 90 countries, including 25 countries expected to introduce branded residences for the first time.

The branded residences market is also undergoing structural evolution. Standalone branded residences are gaining prominence and now account for 33% of the global development pipeline, reflecting increasing acceptance of branded residential projects beyond traditional hotel-linked formats. While hospitality brands continue to lead the sector, participation from non-hotel brands across design, fashion, automotive and food & beverage segments continue to expand, supported by the entry of 39 new hotel brands and 19 new non-hotel brands into the branded residential market during 2025.

Regional growth continues to be led by Asia Pacific, where the number of branded residence developments has increased significantly over the past five years, with India, Vietnam and Thailand contributing significantly to the region's expansion. At the same time, the market is witnessing increasing premiumisation, with developers adopting international design collaborations and higher quality standards to meet evolving buyer expectations. Demand is also shifting towards experience-led developments that emphasise wellness, curated amenities and professionally managed living environments, reinforcing the long-term appeal of branded residences across global markets.

(Source: Savills Report - Branded Residences 2025-26)

COMMERCIAL AND OFFICE SECTOR

India's commercial real estate market continued to demonstrate healthy growth during the first quarter of 2026, supported by sustained occupier demand across both office and retail segments. Gross leasing volume in the office market across the top eight cities reached 21.9 mn sqft, representing a 13% YoY increase, with fresh demand accounting for 74% of total leasing activity. Demand remained broad-based, led by Global Capability Centres (GCCs), which contributed 40% of total office leasing, followed by the IT-BPM, BFSI and flexible workspace segments, underscoring the sector's diversified demand base.

The organised retail real estate market also maintained steady momentum, with gross leasing of 3.1 mn sqft across the top seven cities during the quarter, reflecting continued expansion by retailers despite a stable year-on-year performance. Total retail inventory reached 92.4 mn sqft, while a development pipeline of nearly 46.1 mn sqft scheduled for completion by 2030 indicates sustained confidence in the long-term growth prospects of India's commercial real estate market.

Growth of Global Capability Centres (GCCs): Commercial Development as a Catalyst for Residential Growth

GCC continued to be a key demand driver for not only India's commercial market but also the residential sector. Large-scale commercial developments play a significant role in shaping residential real estate demand by creating employment hubs that attract skilled professionals and support sustained population inflows. The expansion of global business parks and Global Capability Centres has strengthened demand for quality housing in surrounding micro-markets, while also encouraging the development of supporting social and physical infrastructure. This has contributed to the emergence of integrated urban ecosystems where residential, commercial and retail developments evolve in tandem.

The GCC landscape is also undergoing structural transformation with the increasing adoption of artificial intelligence (AI), generative AI and advanced digital technologies. AI is expected to enhance operational efficiency, accelerate innovation and enable GCCs to move beyond traditional back-office functions towards higher-value activities such as product engineering, data analytics, research and digital transformation. While AI adoption may alter skill requirements and automate certain routine processes, it is also expected to create demand for specialised talent across technology, engineering and innovation functions. This evolution is likely to further strengthen India's position as a preferred destination for global enterprises and support continued growth in employment hubs, thereby sustaining long-term demand for quality residential developments in key GCC-led markets.

Commercial corridors also act as catalysts for infrastructure-led growth. Improvements in connectivity and transit-oriented development enhance the attractiveness of adjoining residential locations, supporting both housing demand and long-term capital values. The impact of this trend is reflected across key markets, with the National Capital Region (NCR) recording 23% capital appreciation during 2025, supported by a structural shift towards higher-value residential inventory around established commercial hubs. At the same time, office rentals continued to strengthen across major cities, underpinned by sustained occupier demand, while Global Capability Centres (GCCs), which accounted for 40% of office leasing in Q1 2026, continue to serve as a structural driver of commercial expansion and the surrounding residential and retail ecosystem.

Commercial Rental Trends and Asset Quality

Commercial rental markets continued to strengthen during the year, supported by sustained occupier demand and limited availability of high-quality Grade A assets. Office rentals recorded appreciation across all major Indian cities, with healthy leasing activity and constrained near-term supply contributing to a firm rental environment. Occupiers also demonstrated confidence in market fundamentals by increasingly opting for early lease renewals to mitigate the impact of anticipated rental escalations. Supported by a healthy leasing pipeline and favourable demand-supply dynamics, office rentals are expected to maintain an upward trajectory over the coming quarters.

The organised retail segment also witnessed steady rental growth, with pan-India retail rents increasing by 0.5% on a quarterly basis and average mall rentals across the top seven cities rising 4.3% year-on-year. Demand for premium, experience-led retail destinations and the continued addition of high-quality retail assets are expected to support gradual rental growth over the longer term. As these institutional-quality commercial assets continue to mature and stabilise, they are also expected to strengthen the pipeline of assets suitable for institutional ownership and potential Real Estate Investment Trust (REIT) platforms, reflecting the continued evolution of India's organised commercial real estate market.

Leasing and Investment Outlook

The outlook for India's commercial real estate market remains favourable, supported by resilient occupier demand, a healthy leasing pipeline and sustained institutional investment. Despite global geopolitical uncertainties, the office sector continues to benefit from strong structural demand, particularly from Global Capability Centres (GCCs), which accounted for 40% of office leasing in recent quarters. Continued expansion by multinational enterprises, improving net absorption and a healthy supply pipeline are expected to sustain leasing momentum, while demand for flexible workspaces is likely to strengthen as occupiers increasingly seek agile and customised workplace solutions.

The retail real estate sector is also well positioned for long-term growth, supported by a pipeline of approximately 46.1 mn sqft of new mall supply expected by 2030. The addition of high-quality commercial assets is expected to support sustained leasing activity, gradual rental appreciation and the expansion of assets suitable for institutional ownership and Real Estate Investment Trust (REIT) platforms.

The broader investment outlook remains positive, underpinned by continued private equity and venture capital inflows, rising foreign direct investment and sustained infrastructure development. As connectivity improvements reshape commercial corridors, investor interest is increasingly extending beyond established business districts to emerging growth locations. In parallel, evolving investment structures such as Small and Medium Real Estate Investment Trusts (SM REITs) and fractional ownership models are expected to broaden investor participation and improve access to Grade A commercial real estate assets, supporting the sector's long-term growth trajectory.

(Source: Cushman & Wakefield - Office Market Report, JLL-Report, Anarock Report)

RETAIL SECTOR

India's retail real estate sector recorded its strongest performance in 2025, supported by high consumer demand, expansion by domestic and international brands, and increasing retailer preference for organised retail spaces. Retail leasing across major cities reached a record 8.9 mn sqft during the year, reflecting sustained momentum in consumption-driven sectors and continued confidence in India's long-term retail growth story.

The strong absorption was supported by fresh supply additions, with approximately 4.3 mn sqft of new retail space becoming operational during the year. The combination of healthy demand and increased availability of quality retail assets contributed to the sector's record performance.

Shift Towards Experience-Led Retail

Retailers increasingly focused on experiential and customer-centric formats during the year, including flagship stores, kiosks and Gen Z-focused retail concepts. The evolving retail landscape reflects a growing emphasis on customer engagement, brand visibility and in-store experiences as retailers seek to complement their digital presence through physical store networks.

The increasing adoption of technology-enabled retail formats, including AI-driven customer engagement tools, virtual try-on capabilities and predictive inventory management systems, is further transforming the shopping experience and supporting operational efficiencies across the sector.

Strong Demand Across Retail Categories

Fashion and apparel remained the largest demand driver within the retail leasing market, accounting for approximately 48% of leasing activity during 2025. Retail expansion was witnessed across multiple formats, including ethnic wear, athleisure, luxury brands, youth-focused labels and digitally-native brands.

Food and beverage operators continued to expand their presence across organised retail developments and high-street locations, supported by growing demand for experiential dining concepts and larger-format outlets. The entertainment and jewellery segments also contributed to leasing activity, reflecting the broad-based nature of demand across retail categories.

Supply Expansion and Organised Retail Growth

The sector witnessed a substantial increase in new retail supply during 2025, driven by the development of investment-grade retail assets and organised retail destinations. New supply additions increased significantly compared with the previous year, reflecting developer confidence in long-term consumption trends and the growing demand for high-quality retail infrastructure.

The expansion of modern retail formats, coupled with increasing demand from retailers for premium retail environments, continues to support the growth of organised retail across India's major urban centres.

The retail real estate sector is also well positioned for long-term growth, supported by a pipeline of approximately 46.1 mn sqft of new mall supply expected by 2030. The addition of high-quality commercial assets is expected to support sustained leasing activity, gradual rental appreciation and the expansion of assets suitable for institutional ownership and Real Estate Investment Trust (REIT) platforms.

(Source: CBRE, Economic Times, JLL Report – Retail Market Dynamics)

NCR REAL ESTATE SECTOR

The National Capital Region (NCR) continued to strengthen its position as one of India's leading residential real estate markets, accounting for 16% of the total residential area sold across the country's top seven cities in FY 2024-25. The market recorded a decadal high of 103 mn sqft of area sold during the year, representing a growth of 32% over FY 2023-24, supported by healthy demand, strong sales velocity and sustained project launches.

The positive momentum continued into H1 FY 2025-26, with area sold increasing by 19% year-on-year to 57 mn sqft Reflecting the continued strength of market fundamentals, ICRA estimates residential area sold in NCR to increase by 12-15% to 115-120 mn sqft in FY 2025-26.

Shift Towards Premium and Luxury Housing

The NCR residential market has undergone a significant transformation in recent years, marked by a growing preference for premium and luxury housing. While mid-segment developments historically dominated the market, FY 2023-24 marked a turning point as luxury housing launches surpassed mid-segment activity, a trend that continued through H1 FY 2025-26.

The share of luxury housing in total residential sales increased to 58% in FY 2024-25 from 24% in FY21, reflecting changing consumer preferences towards larger, premium residential developments. Although developers have recently increased launches in the mid-segment category to maintain a balanced product mix, demand for premium and luxury housing continues to remain strong across the region.

Pricing Trends

NCR recorded the strongest residential price growth among India's top seven cities during FY 2024-25. Average selling prices increased by approximately 31% year-on-year in FY 2024-25, followed by a further 13% year-on-year increase in H1 FY 2025-26.

The rise in residential prices was supported by low inventory levels, sustained demand momentum and a higher contribution from luxury and ultra-luxury housing sales. While price appreciation is expected to continue, the pace of growth is likely to moderate over the medium term following the significant increase witnessed in recent years.

Supply and Market Fundamentals

Developer confidence remained strong during FY 2024-25, with new residential launches increasing by 69% year-on-year to 110 mn sqft. The momentum continued in H1 FY 2025-26, with launches rising by 15% year-on-year to 63 mn sqft, supported by sustained demand across key housing segments.

The market also witnessed a significant improvement in inventory absorption levels. Years-to-Sell (YTS), an indicator of the time required to absorb existing inventory, improved substantially to 0.6 year as of September 2025 compared with 1.7 years in March 2022. The metric is expected to remain at a healthy 0.6-0.7 year through March 2027, reflecting strong demand conditions and efficient inventory absorption. (Source: ICRA Report)

NCR COMMERCIAL AND OFFICE SECTOR

The National Capital Region (NCR) continued to strengthen its position as one of India's leading commercial office markets, supported by healthy leasing activity and sustained occupier demand. As of September 2025, NCR accounted for approximately 204 mn sqft of Grade-A office stock, representing nearly 20% of the total Grade-A office space across India's top six office markets.

The market witnessed strong absorption momentum during FY 2024-25 and H1 FY 2025-26, with net absorption reaching 11.4 mn sqft and 8.0 mn sqft, respectively. Demand was primarily driven by occupiers from the consulting and IT-BPM sectors, reflecting the continued attractiveness of NCR as a business and corporate destination.

The NCR office market has witnessed a steady improvement in occupancy levels over the last few years. As net absorption continued to outpace new supply since FY 2022-23, occupancy increased to 78.6% as of September 2025 from 72.6% in March 2023.

The improving occupancy trend reflects sustained leasing activity, healthy demand for Grade-A office assets and the market's ability to absorb new supply efficiently. Occupancy levels are projected to remain on an upward trajectory, reaching 78.5-79.0% by March 2026 and surpassing 80% for the first time by March 2027.

Gurugram's Leadership in the NCR Office Market

Gurugram remains the dominant office destination within NCR, accounting for approximately 60% of the region's Grade-A office stock. The city continues to attract significant occupier interest owing to its established commercial ecosystem, quality office infrastructure and strong connectivity.

The presence of leading business districts, coupled with continued corporate expansion and demand for premium office assets, has reinforced Gurugram's position as a key commercial hub within the NCR market.

Supply and Development Activity

The NCR office market continued to witness healthy development activity, with fresh Grade-A office supply of 7.4 mn sqft in FY 2024-25 and 7.3 mn sqft during H1 FY 2025-26. Looking ahead, the market is expected to receive approximately 14 mn sqft of new supply in FY 2025-26 and around 11 mn sqft in FY 2026-27.

In addition, NCR is expected to see approximately 17.5 mn sqft of new office supply during H2 FY 2025-26-FY 2026-27, with nearly 31% already pre-leased, reflecting continued occupier confidence and healthy demand visibility.

Rental and Market Fundamentals

The office market continues to benefit from strong fundamentals, supported by healthy leasing activity, rising occupancy levels and sustained demand from corporate occupiers. Rental values are expected to remain firm, with average rental rates projected to increase by 3-4% during FY 2025-26.

The combination of improving occupancy, healthy absorption levels and a substantial pre-leasing pipeline reflects the resilience of the NCR office market and its ability to support long-term commercial real estate growth.

The NCR commercial office market is expected to remain supported by continued demand from consulting, IT-BPM and other knowledge-driven sectors, along with ongoing corporate expansion and business investments. Healthy leasing momentum, rising occupancy levels and a robust development pipeline are expected to support market growth over the medium term.

With occupancy levels projected to exceed 80% by March 2027 and demand continuing to outpace supply in key business districts, NCR is expected to maintain its position as one of India's most prominent office real estate markets.

(Source: ICRA Report)

COMPANY OVERVIEW

Signatureglobal (India) Limited (referred to as ‘Signatureglobal’s or ‘the Company’) stands as a leading real estate developer in India, founded in 2014 by professionals with deep financial services expertise. Initially dominating affordable and mid-income housing, the Company transitioned successfully into premium segments in 2024 via innovative group housing projects, now emphasising mid-income and premium offerings with quality execution, value creation, reliability, and global standards.

Post Pandemic of year 2020, Signatureglobal commands 20% market share in Gurugram and 13% across Delhi NCR within mid-income housing. Strategic locations span South of Gurugram (Sohna), Southern Peripheral Road (SPR), Dwarka Expressway, Manesar and New Gurugram attracting prominent investor backing through disciplined operations.

A balanced land acquisition strategy maintains a robust land bank aligned to planned launches, ensuring an 18-24 month lead time from acquisition to project initiation and a visible pipeline exceeding 37 mn sqft. Key projects like Signatureglobal City 81, Park 2, and Titanium SPR series blend high-rise residential, plotted developments, and commercial spaces with integrated amenities across NCR micro markets.

Signatureglobal integrates sustainable practices into project design and construction, enhancing green cover and minimising net carbon impact. Most developments hold EDGE or IGBC certifications, complemented by ISO 9001:2015 (quality), ISO 14001:2015 (environment), ISO 45001:2018 (Occupational health and safety), and ISO 27001:2022 (information security). Industry accolades include 'Developer Leading the Green Affordable Housing Movement in India'.

An asset-light model leverages project-wise partnerships, joint ventures, and brownfield redevelopments for capital efficiency. Standardised designs, technical specifications, and layouts enable rapid replication across Gurugram-focused NCR markets, while in-house engineering, RERA compliance, and execution track record sustain performance amid market volatility. Direct to customer sales, digital channels, and post-possession services reinforce homebuyer trust.

KEY ONGOING PROJECTS AS OF MARCH 2026

Category	Number of Projects	Land (in acres)	Saleable Area[1] (in mn sqft)
Affordable	6	38.3	3.9
Mid Income - Gurugram	7	71.0	5.9
Mid Income - Sohna	3	30.5	2.3
Others - Retail/SCO	3	8.1	0.3
Total	**19**	**148.0**	**12.3**

APPROVED PROJECTS: AWAITING KICK-OFF IN 2-3 YEARS

Location	Project	Land (in acres)	Recently launched Estimated Saleable Area[1] (in mn sqft)	Forthcoming Estimated Saleable Area[1] (in mn sqft)	Total Saleable Area[1] (in mn sqft)
Sector 71, SPR	Housing	76	3.9	8.3	12.2
Sector 71, SPR*	Commercial and Retail	17	-	5.6	5.6
Sector 37D, DXP	Housing & Low-Rise Floors	53	6.8	2.6	9.5
Sohna Corridor	Township - Low-Rise Floors & Industrial Plots	150	6.4	1.1	7.5
Manesar	Township - Low-Rise & Industrial Plots	151	3.3	0.1	3.4
Others	Housing & Retail	31	0.8	2.0	2.8
Total		**477**	**21.2**	**19.8**	**41.0**

Area[1] - Saleable Area potential for forthcoming projects is based on best estimates as per the current zoning regulations.

*Commercial and Retail in Sector 71 will be executed in partnership with RMZ Group

FINANCIAL OVERVIEW

The Company's profit after tax (PAT) has surged to INR 10.95 bn in FY 2025-26 from PAT of INR 1.01 bn in FY 2024-25, on account of profit earned on strategic joint venture partnership with Millennia Realtors Private Limited of RMZ Group in Gurugram Commercity Limited (a wholly-owned subsidiary) of the Company.

Revenue from operations stood at INR 25.96 bn in FY 2025-26, compared to INR 24.98 bn in the previous fiscal year. Revenue from real estate properties was INR 25.36 bn in FY 2025-26, against INR 24.24 bn in FY 2024-25.

The Company's net debt stood at a historic low of INR 2.0 bn at the end of FY 2025-26 in comparison to INR 8.8 bn at the end of FY 2024-25. The Company has INR 27.70 bn of cash and cash equivalents as of March 31, 2026, which enables a very strong balance sheet position to strategise our foreseeable future.

Consolidated Profit & Loss Snapshot

(INR in bn)

Particulars	FY 2025-26	FY 2024-25
Total Revenue	25.96	24.98
Total Expenses	27.36	25.33
Adjusted EBITDA	2.41	3.60
Adjusted EBITDA %	9.28%	14.41%
Profit After Tax (PAT)	10.95	1.01
PAT Margin (%)	42.18%	4.04%

Key Financial Ratios

Particulars	FY 2025-26	FY 2024-25	Variance	Explanation
Operating Profit Margin (%)	25.77%	23.66%	8.92%	Refer point (a) below
Net Profit Margin (%)	42.17%	4.04%	943.81%	Refer point (b) below
Debtors Turnover Ratio	39.95	50.65	(21.13%)	Refer point (a) below
Current Ratio	1.16	1.18	(1.69%)	Refer point (a) below
Interest Service Coverage Ratio	2.24	3.57	(37.25%)	Refer point (c) below
Debt Equity Ratio	1.59	3.24	50.93%	Refer point (b) below
Inventory Turnover Ratio	0.19	0.25	(24%)	Refer point (a) below
Return on Net Worth	2.78%	5.83%	(52.32%)	Refer point (d) below

Notes:

a. Since the change in ratio is less than 25%, no explanation is required to be furnished.

b. Increase in operating and net margin is on account of profit earned on strategic joint venture partnership with Millennia Realtors Private Limited of RMZ Group in Gurugram Commercity Limited (a wholly-owned subsidiary) of the Company.

c. Variance in ratio is attributable to decrease in profit before tax, interest and depreciation and amortisation during the year as compared to previous year.

d. Return on Net worth is Earnings before depreciation, amortisation, interest, and tax as divided by capital employed which is (Total Assets-Current Liabilities+ Current Borrowings). Variance in ratio is attributable to an increase in total assets during the year.

STRATEGIC GROWTH PRIORITIES & OUTLOOK 2026-27

The Company continues to evolve its business strategy in response to changing market dynamics, evolving customer preferences and emerging opportunities across the real estate sector. While residential development remains the cornerstone of its business, Signatureglobal is progressively broadening its development platform through premium residential offerings, branded residences and commercial real estate, supported by strategic collaborations and disciplined capital allocation. This measured approach reflects the Company's focus on strengthening its market position, enhancing the value of its development portfolio and creating integrated destinations that address the evolving needs of urban communities.

Premiumisation and Branded Residences

As part of this evolution, Signatureglobal is entering the branded residences segment to cater to the increasing demand for globally benchmarked and experience-led living environments. The initiative broadens the Company's presence across higher-value residential segments while remaining aligned with evolving consumer preferences. Supported by its focus on premium locations, design excellence and execution capabilities, branded residences represent a natural extension of the Company's long-term growth strategy.

The global branded residences market continues to witness strong growth, supported by increasing demand for experience-led living, internationally recognised brands and professionally managed residential developments. According to Savills, the number of branded residence schemes worldwide is projected to increase from 764 developments in December 2024 to approximately 910 developments by the end of 2025, representing a growth of 19% year-on-year. The long-term outlook for the segment also remains favourable, supported by increasing geographical diversification and growing participation from both hospitality and non-hospitality luxury brands.

India has emerged as one of the fastest-growing branded residences markets globally and currently ranks sixth worldwide, contributing nearly 4% of global branded residence supply. Despite this progress, the segment remains at a relatively early stage of development compared with several mature international markets, indicating significant headroom for future expansion. Rising affluence, increasing wealth creation, growing demand from high-net-worth individuals and non-resident Indians, and evolving consumer preferences towards globally benchmarked lifestyle offerings are expected to support the long-term growth of branded residences in the country. Gurugram has emerged as the leading market for branded residential developments in India, supported by its maturing luxury ecosystem, strong infrastructure development and increasing demand for premium living experiences.

In line with these emerging trends, Signatureglobal has entered into a strategic collaboration with the iconic Italian lifestyle brand Tonino Lamborghini to develop a premium branded residential project in Gurugram. The partnership marks Tonino Lamborghini's entry into India's residential real estate market and reflects the increasing maturity of India's premium housing sector. The collaboration is expected to strengthen the Company's presence in the premium and luxury housing segments while enabling it to benefit from the growing demand for internationally branded and experience-led residential developments.

(Source: Press Release- NSE & BSE (dated 16.04.26))

Expansion into Commercial Real Estate

Alongside the continued evolution of its residential portfolio, the Company is broadening its development platform through a calibrated expansion into commercial real estate. This strategic initiative complements its core residential business by creating integrated developments comprising residential, commercial and retail components that enhance the overall value proposition of its projects while responding to the changing requirements of modern urban development.

The Company's commercial real estate strategy is focused on optimising the development potential of its strategically located land bank across Gurugram's high-growth corridors. By integrating commercial and retail developments with residential projects where appropriate, the Company aims to create well-planned mixed-use destinations that benefit from improving connectivity, expanding infrastructure and increasing economic activity. This approach supports portfolio diversification, enhances land value and contributes to the development of sustainable live-work-retail ecosystems.

Strategic Partnership with RMZ Group

As part of its commercial real estate strategy, the Company has entered into a strategic joint venture with the Millennia Realtors Private Limited (the RMZ Group) for the development of an institutional-grade mixed-use commercial project at Sector 71, Southern Peripheral Road (SPR), Gurugram. The joint venture leverages the complementary strengths of both partners, with Signatureglobal offering robust execution and construction capabilities and deep understanding of the Delhi-NCR market, while RMZ adds its expertise in designing, leasing, and managing large commercial and mixed-use developments.

This partnership supports the Company's entry into institutional-quality commercial real estate, facilitates the creation of a yield-earning commercial portfolio capable of generating recurring cash flows and reinforces its disciplined approach to capital deployment while maintaining its continued focus on residential development.

Artificial Intelligence and Digital Transformation

Artificial Intelligence (AI) is playing an increasingly important role in transforming the real estate sector by enhancing decision-making, improving customer experiences, optimising project execution and driving operational efficiencies across the value chain. At Signatureglobal, AI adoption is being advanced through initiatives such as AI-enabled surveillance across project sites and sales galleries, intelligent customer engagement platforms, AI-assisted digital marketing initiatives and the establishment of an AI Centre of Excellence (CoE) to promote enterprise-wide innovation. The Company is also undertaking a structured assessment to identify high-impact AI use cases across business functions in collaboration with a leading AI and data advisory firm, reinforcing its focus on utilising data, automation and advanced analytics to improve productivity, strengthen governance and enhance stakeholder value.

Going forward, Signatureglobal's AI roadmap envisages expanding AI capabilities across sales and marketing, customer service, construction project management, safety and quality monitoring, predictive risk management and enterprise decision support through intelligent data platforms. These initiatives are expected to improve productivity, enhance stakeholder experiences and support sustainable long-term growth through responsible and scalable adoption of AI.

Future Growth Strategy and Business Direction

Going forward, Signatureglobal intends to build on the strategic foundations established over the past few years by strengthening its presence across premium and group housing, expanding into branded residences and developing institutional-quality commercial assets through strategic partnerships. The Company remains focused on creating integrated developments that combine residential, commercial and retail components, enabling it to participate across multiple real estate segments while enhancing long-term value creation.

Supported by a development portfolio of approximately 53.3 mn sqft across ongoing, recently launched and forthcoming projects, including approximately 19.8 mn sqft of planned launches over the next 2-3 years, the Company has established strong visibility for future growth. Going forward, Signatureglobal will continue to pursue disciplined land acquisition, prudent capital allocation and execution excellence while strengthening its presence across Gurugram's key growth corridors. Through a balanced strategy centred on premiumisation, portfolio diversification and integrated developments, the Company remains well positioned to capitalise on emerging opportunities and deliver sustainable long-term value for its stakeholders.

RISK MANAGEMENT

Signatureglobal incorporates risk management into its planned strategy. Certification to ISO 31000:2018 Risk Management Guidelines covers the framework. This supports the identification, assessment, monitoring, and mitigation of risks linked to business and operations.

Some of the main risks and how we addressed them during the year are listed below:

Risks	Impact	Mitigation Process
Macro-economic Risk	Economic slowdowns and broader macroeconomic challenges may adversely impact consumer sentiment, purchasing power, and demand for real estate. Inflationary pressures, interest rate movements, and geopolitical uncertainties could further influence buying behaviour and constrain business growth and sales volumes.	Despite prevailing macroeconomic uncertainties, both the global and Indian economies are expected to maintain positive growth trajectories, with India continuing to demonstrate resilience. Signatureglobal's strong execution capabilities, sustained construction progress, and disciplined inventory management have enabled consistent sales performance and operational stability even during challenging market conditions.
Inflation Risk	Rising inflation can increase land acquisition costs, construction material prices, and overall project expenses. Shortages or cost escalation in key inputs such as materials, labour, and equipment may disrupt project schedules and negatively impact profitability, operations, and cash flows.	The Company follows a prudent cost-management approach to mitigate inflationary pressures. It focuses on timely procurement at competitive prices, strategic inventory planning for critical materials such as cement, steel, and aluminium, and the use of aluminium formwork technology, which enhances construction efficiency and accelerates project execution.
Interest Rate Risk	The real estate business is capital-intensive and requires significant funding for project development. Dependence on external borrowings from banks and financial institutions for working capital and project financing exposes the Company to fluctuations in interest rates and financing availability. Rising borrowing and mortgage rates may reduce profitability and weaken property demand.	Signatureglobal's efficient execution model enables faster project completion and timely cash flow generation, reducing funding dependence and supporting growth initiatives. The Company also focuses on diversifying its portfolio across property segments to lessen the impact of interest rate volatility.
Concentration Risk	The Company's operations are primarily concentrated in the Delhi-NCR region, particularly in key markets such as Gurugram and Sohna, with a significant reliance on residential projects. Any adverse changes in local market dynamics, demand patterns, or pricing trends could affect sales performance and financial results.	To mitigate concentration risk, the Company continues to diversify its portfolio across multiple property categories. Its strategic expansion into the luxury housing segment and industrial township has broadened its revenue base and reduced dependence on any single geography or product segment.
Regulatory Risk	The real estate sector operates within a complex and evolving regulatory environment, requiring compliance with multiple laws and approvals relating to land acquisition, zoning, environmental clearances, building permits, RERA requirements, taxation, and local development authority regulations. Delays in obtaining approvals, changes in government policies, revisions to development norms, or non-compliance with applicable regulations may lead to project delays, increased costs, legal liabilities, and adverse impacts on business performance and reputation.	The Company maintains a robust compliance and governance framework supported by dedicated legal, regulatory, and compliance teams. The Company closely monitors regulatory developments, engages proactively with relevant stakeholders, and undertakes regular compliance reviews to ensure timely approvals and adherence to applicable laws. Standardised processes, internal controls, and periodic audits help minimise regulatory risks and support uninterrupted project execution.

Risks	Impact	Mitigation Process
Manpower Risk	As a labour-intensive industry, real estate development is exposed to risks arising from labour shortages, work stoppages, regulatory compliance requirements, and disruptions in contract labour availability. Such challenges may affect project execution, operational efficiency, and financial performance.	The Company addresses these risks through proactive workforce planning, strong recruitment and retention practices, and continuous compliance monitoring. Competitive compensation and a supportive work environment help attract and retain skilled workers while minimising operational disruptions.
Climate Risk	Insufficient preparedness for climate-related challenges may lead to financial losses, operational disruptions, and constraints on strategic growth initiatives. It could also adversely affect ESG performance, customer trust, and investor confidence.	The Company promotes climate resilience through environmental policies focused on reducing greenhouse gas emissions, improving water and waste management, and adopting sustainable procurement practices. Comprehensive ESG reporting and disclosure frameworks support the assessment and management of climate-related risks across operations, supply chains, and stakeholder engagements.

INTERNAL CONTROL FRAMEWORK

Signatureglobal maintains an established internal control framework. It aligns with the size, scale, and complexity of its business operations. These controls support effective operational management. They also ensure regulatory compliance, protect assets, prevent fraud, and ensure accurate financial reporting.

Internal Auditors regularly monitor and evaluate these control systems. Findings and observations are promptly reported to management. This ensures timely action to mitigate risks and address any identified issues.

SUSTAINABILITY

Sustainability remains an integral part of Signatureglobal's long-term growth strategy and project development philosophy. The Company continues to embed environmental, social and governance (ESG) considerations across its operations with a focus on responsible construction, resource efficiency, stakeholder well-being and transparent governance practices. An established ESG governance framework, supported by a dedicated ESG Committee, enables the integration of sustainability considerations into business strategy, risk management and operational decision-making.

The Company continues to strengthen its green building credentials through the adoption of environmentally responsible construction practices and resource-efficient technologies. All projects launched between FY 2019-20 and FY 2025-26 have either received EDGE or IGBC certifications, while Project Daxin has progressed to EDGE Advanced certification. Sustainability initiatives across projects include the use of solar panels, LED lighting systems, low-flow fixtures, sewage treatment plants, rainwater harvesting systems, dual plumbing infrastructure and environmentally responsible materials to improve energy and water efficiency and reduce environmental impacts.

Signatureglobal is also advancing its decarbonisation agenda through its formal commitment to the Science Based Targets initiative (SBTi) and the development of science-aligned emission reduction pathways covering Scope 1, Scope 2 and material Scope 3 emissions. The Company is progressively integrating green building considerations, strengthening project-level environmental data systems and enhancing supply chain engagement to support long-term climate objectives and responsible sourcing practices.

Circularity and responsible resource management remain important focus areas. The Company has adopted sustainable procurement frameworks, strengthened waste segregation and recycling practices and increased the reuse of construction materials, including aluminium formwork, to improve resource efficiency and support sustainable construction practices. Water conservation initiatives and environmental management systems further contribute towards reducing resource dependency and improving operational efficiency.

Beyond its projects, the Company continues to create broader social value through the Signatureglobal Foundation, which undertakes initiatives across education, healthcare, sanitation and community welfare. These initiatives, together with continued stakeholder engagement and responsible development practices, reinforce the Company's commitment to creating sustainable and inclusive communities while supporting long-term value creation for all stakeholders.

For further details, please refer to the ESG Report at Page No. 57 annexed to this Annual Report.

HUMAN RESOURCES

Our employees are central to our success and long-term business continuity. We foster this through employee-focused HR policies that build a supportive workplace, promote professional development, and align with our strategic priorities.

Dedicated initiatives help us attract and retain skilled professionals, lifting morale and opening clear career paths. The formal Monthly Corporate Induction Programme immerses new hires in cross-departmental operations, while regular training sharpens skills, knowledge, and productivity in line with industry trends. Recognition, rewards, and active feedback loops further strengthen engagement.

This commitment to openness and integrity has earned us "Great Place to Work" certification. As of March 31, 2026, Signatureglobal (India) Limited and its subsidiaries and JV employed 1,365 employees dedicated professionals.

CAUTIONARY STATEMENT

This Management Discussion and Analysis include statements that outline the Company's objectives, projections, estimates, expectations, and predictions. These are considered forward-looking statements under applicable securities laws and regulations. The Company has conducted various assessments and analyses to form assumptions regarding future business developments. However, actual outcomes may differ from these expectations due to a range of risks and unforeseen factors.

Key factors that could influence the Company's operations include macroeconomic developments within the country and improvements in capital market conditions. Changes in government regulations, taxes, laws, and other statutes, as well as other incidental factors, could also affect results. The Company is not obligated to publicly update or revise any forward-looking statements to account for future or probable events or circumstances.

Board's Report

Dear Members,

Your Directors have pleasure in presenting the 27th Annual Report together with the Audited Financial Statements of Signatureglobal (India) Limited ("SGIL" or "the Company") for the financial year ended 31st March, 2026.

FINANCIAL HIGHLIGHTS

The consolidated and standalone financial performance of the Company for the financial year ended 31st March, 2026 is summarized below:

(Amount/ ₹ In Millions except Earnings Per Share Data)

Particulars	Consolidated		Standalone	
	2025-26 Current Year	2024-25 Previous Year	2025-26 Current Year	2024-25 Previous Year
Revenue from operations and other income	27,788.54	26,379.90	16,534.89	19,882.04
Operating Profit/(Loss) before Depreciation	747.86	1,324.55	(91.07)	832.04
Less: Depreciation and amortization expense	318.00	273.83	225.73	209.12
Profit/(Loss) before tax, loss in share of joint venture and exceptional items	**429.86**	**1,050.72**	**(316.80)**	**622.92**
Share of loss in joint venture	(0.36)	-	-	-
Exceptional Items	12,672.19	-	506.88	-
Profit before Tax	**13,101.69**	**1,050.72**	**190.08**	**622.92**
Less: Tax Expense				
Current Tax	599.69	467.88	-	-
Tax adjustments related to earlier years	6.79	(17.58)	-	(24.56)
Deferred Tax expense/(Credit)	1,548.77	(411.67)	28.37	22.11
Net Profit for the year	**10,946.44**	**1,012.09**	**161.71**	**625.37**
Total other Comprehensive income	6.09	(10.03)	1.39	(4.87)
Total Comprehensive income	**10,952.53**	**1,002.06**	**163.10**	**620.50**
Total Comprehensive income attributable to:				
Owners of Holding Company	10,952.37	1,000.80	-	-
Non-controlling interests	0.16	1.26	-	-
Earnings per equity share (face value of ₹ 1/- each)				
Basic (₹ per share)	**77.90**	**7.19**	**1.15**	**4.45**
Diluted (₹ per share)	**77.83**	**7.19**	**1.15**	**4.45**

The Company has prepared its Standalone and Consolidated Financial Statements for the financial year 2025-26 in compliance with the Companies (Indian Accounting Standards) Rules, 2015, as notified under Section 133 of the Companies Act, 2013 ("the Act").

In accordance with Ind AS 115, revenue from real estate projects is recognized when the performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession (possession request letter) of properties have been issued to the customers and substantial sales consideration has been received from the customers.

Further, the costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period such changes are determined. However, when the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

STATE OF COMPANY'S AFFAIRS

The Company has steadily expanded its operations across the Delhi-NCR region over the past decade. In Fiscal 2026, it sold 2,124 residential and commercial units, comprising an aggregate saleable area of 5.41 million square feet. The Company's sales (net of cancellations) have demonstrated strong growth, increasing at a compound annual growth rate (CAGR) of 33%, from ₹ 25,900 million in Fiscal 2022 to ₹ 82,478 million in Fiscal 2026.

As of March 31, 2026, the Company had completed projects with an aggregate developable area of 12.60 million square feet and had an additional 5.30 million square feet under development across its ongoing projects.

During Fiscal 2026, the Company at consolidated level, reported a profit after tax of ₹ 10,946.44 million, compared to ₹ 1,012.09 million in Fiscal 2025. This significant increase was primarily attributable to gains arising from the strategic joint venture partnership with Millennia Realtors Private Limited of the RMZ Group in Gurugram Commercity Limited, a wholly owned subsidiary of the Company. The Company's adjusted EBITDA stood at ₹ 2,409.51 million in Fiscal 2026, with an adjusted EBITDA margin of 9.28%.

CHANGE IN THE NATURE OF BUSINESS

There has been no change in the nature of business of the Company during the year under review.

INFORMATION ABOUT SUBSIDIARY/ JOINT VENTURE/ ASSOCIATE COMPANY

During the Financial Year under review, the following changes have taken place:

- The Company has acquired the balance 15.41% equity shareholding (4,15,600 equity shares of ₹ 10/- each) of Indeed Fincap Private Limited (Indeed). Pursuant to the said acquisition of equity shares, Indeed has become a wholly owned subsidiary of the Company w.e.f. 20th June, 2025.

- The Company has entered into a Securities Subscription and Purchase Agreement ('SSPA') on 14th February, 2026 for strategic collaboration and creation of joint venture with Millennia Realtors Private Limited (RMZ), for development of a mixed-use project, comprising of office buildings, hotel(s) and retail space (i.e. design district), utilizing approximately 3.94 million square feet of FSI on the Southern Peripheral Road in Gurugram.

  On 30th March, 2026, the Company completed the transfer and sale of 35,69,731 (Thirty Five Lakhs Sixty Nine Thousand Seven Hundred and Thirty One) equity shares of face value of ₹ 10/- each held by the Company in Gurugram Commercity Limited (GCL) to RMZ at a price of ~₹ 158.84/- per equity share (rounded off), aggregating to a total consideration of ~₹ 56.70 crores and GCL has allotted 7,78,60,538 (Seven Crore Seventy Eight Lakhs Sixty Thousand Five Hundred and Thirty Eight) fresh equity shares to RMZ at ~₹ 158.84/- per equity share for ~₹ 1,236.77 Crores. The Company and RMZ each now holds 50% shareholding in GCL and, consequently, GCL has ceased to be a subsidiary of the Company and has become a 50:50 joint venture of the Company and the RMZ, with effect from 30th March, 2026.

- During the financial year ended 31st March 2026, all the subsidiary companies, except Indeed Fincap Private Limited, were converted from Private Limited to Public Limited Companies.

HIGHLIGHTS OF PERFORMANCE OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

As on 31st March, 2026, the Company has 12 (twelve) Subsidiary Companies and 1 (one) Joint Venture Company. The performance highlights of the material subsidiary companies during the year are given below:

Signatureglobal Homes Limited ("SGHL")

SGHL is a wholly owned subsidiary Company and is engaged in the business of real estate development.

SGHL reported turnover of ₹ 3,105.13 millions for the year ended 31st March, 2026 (31st March, 2025: ₹ 5,827.91 millions) and reported a net profit of ₹ 141.93 millions during the Financial Year ended 31st March, 2026 vis-a-vis net profit of ₹ 1,009.44 millions during the previous year ended 31st March, 2025.

Signatureglobal Developers Limited ("SGDL")

SGDL is a wholly owned subsidiary Company and is engaged in Real Estate Promoters, developers & Project Management Association including civil, mechanical, electrical and all other types of erection, commission projects, project trading as well as consultant for execution of projects on turnkey basis for equipment of industrial, domestic and other purposes. The Company focuses on affordable housing projects.

SGDL reported turnover of ₹ 5,495.47 millions for the year ended 31st March, 2026 (31st March, 2025: ₹ 5,332.98 millions) and reported a net profit of ₹ 747.11 millions during the Financial Year ended 31st March, 2026 vis-a-vis net profit of ₹ 52.18 millions in the previous year ended 31st March, 2025.

A statement containing the salient features of the financial statements of the Subsidiaries, Joint Ventures and Associates of the Company is attached in Form AOC-1 as **Annexure I** as required under Rule 5 of the Companies (Accounts) Rules, 2014.

The highlights of the performance of Subsidiaries and Joint Ventures and their contribution to the overall performance of the Company are included in Note Nos. 48 and 49A of the Consolidated Financial Statements and forms part of this Annual Report.

ANNUAL RETURN

Pursuant to Section 92(3) read with Section 134(3) (a) of the Act, the Annual Return for the financial year ended on 31st March, 2026 is available on the Company's website at https://cdn.signatureglobal.in/documents/Annual-Return-FY-2025-26-jWkC0eckkyx0HV5gii4ngQ.pdf

DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMPs)

Your Directors express their profound grief and deep sorrow on the sad demise of Mr. Kundan Mal Agarwal (DIN: 00043115), Independent Director of the Company, who passed away on 18th February 2026. Mr. Agarwal was an Independent Director on the Board of the Company since 2nd April, 2021. He was also the Chairman of Audit Committee and member of Nomination and Remuneration Committee, Corporate Social Responsibility Committee and Risk Management Committee.

The Board expresses its deep appreciation for the valuable contribution made by Mr. Agarwal in the growth of the Company and acknowledges the significant contributions and invaluable guidance provided by him during his tenure as an Independent Director of the Company.

He stood for what he believed in, a leader driven by strong core values, high integrity, and dedication to progress.

After the closure of the Financial Year, the Board of Directors on the recommendation of Nomination and Remuneration Committee (NRC), approved the appointment of Mr. Bharat Bhushan (DIN: 03199591), as an Additional Director in the category of Non-Executive Independent Director of the Company, not liable to retire by rotation, for a first term of 5 (five) consecutive years w.e.f. 13th May, 2026. The Members of the Company also approved the appointment of Mr. Bhushan as an Independent Director of the Company, through Special Resolution passed by way of Postal Ballot on 28th June, 2026.

In the opinion of the Board, Mr. Bharat Bhushan is a person of integrity, possesses relevant expertise and experience and fulfils the conditions specified in the Companies Act, 2013 read with the relevant Rules made thereunder and the Listing Regulations for appointment as an Independent Director and is independent of the management.

Pursuant to Section 150 read with Rule 6 of the Companies (Appointment and Qualification of Directors) Rules, 2014, the Independent Directors are required to pass an online proficiency self-assessment test conducted by the Indian Institute of Corporate Affairs (IICA) within a period of two years from the date of inclusion of name in the data bank unless they meet the criteria specified for exemption. Mr. Bhushan has registered his name in the Independent Director's databank maintained by the IICA and will appear for the online proficiency self-assessment test within the stipulated timeline.

In accordance with the provisions of Section 152(6) of the Act, Mr. Pradeep Kumar Aggarwal (DIN: 00050045), Chairman and Whole Time Director, retires by rotation at the ensuing Annual General Meeting (AGM) and being eligible, offers himself for re-appointment.

After closure of the Financial Year, based on performance evaluation and the recommendation of the Nomination and Remuneration Committee, the Board at its meeting held on 6th August, 2026, subject to the approval of the Members of the Company at the ensuing AGM, approved the re-appointment of Mr. Chandra Wadhwa (DIN: 00764576) as an Independent Director of the Company for a second term of 5 (five) consecutive years w.e.f. 15th February, 2027, not liable to retire by rotation and re-appointment of Ms. Lata Pillai (DIN: 02271155) and Mr. Venkatesan Narayanan (DIN: 00765294) as Independent Directors of the Company for a second term of 5 (five) consecutive years w.e.f. 15th March, 2027, not liable to retire by rotation. Accordingly, separate items seeking members' approval for the re-appointment of these three Independent Directors of the Company are included in the Notice convening the 27th AGM.

Mr. Narayanan will be attaining the age of 75 years during his second term, therefore, as required under the provisions of Regulation 17 (1A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the Listing Regulations), the proposal for his continuation as an Independent Director of the Company notwithstanding his having attained the age of 75 years, is also being placed before the Members for their approval.

Mr. Chandra Wadhwa, Ms. Lata Pillai and Mr. Venkatesan Narayanan meet the criteria of independence as mentioned under Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulations and they have also confirmed that they are not debarred from holding the office of director by virtue of any SEBI order or any other authority.

A brief resume, details of expertise and other directorships/ committee memberships etc. held by Mr. Pradeep Kumar Aggarwal; and Mr. Chandra Wadhwa, Ms. Lata Pillai and

Mr. Venkatesan Narayanan, Independent Directors, forms part of the Notice convening the ensuing AGM.

There was no change in the KMPs during the year under review.

DECLARATION BY INDEPENDENT DIRECTORS

The Company has received necessary declarations from all the Independent Directors of the Company as required under Section 149(7) of the Companies Act, 2013 and Regulation 25(8) of the Listing Regulations, confirming that they meet the criteria of independence as laid down under Section 149(6) of the Companies Act, 2013 and Regulation 16(1)(b) of the Listing Regulations, respectively.

In compliance with Section 150 of the Companies Act, 2013 read with Rule 6 of the Companies (Appointment and Qualification of Directors) Rules, 2014, all the Independent Directors have registered their names in the databank maintained by the Indian Institute of Corporate Affairs (IICA). All the Independent Directors have either passed the online proficiency self-assessment test conducted by IICA or have been exempted by the Act or have time available to undertake the said test.

SHARE CAPITAL

Authorised Share Capital

The Authorised Share Capital of the Company as on 31st March, 2026 was ₹ 50,00,00,000/- (Rupees Fifty Crores Only) divided into 50,00,00,000 equity shares of the face value of ₹ 1/- each. During the year under review, there was no change in the Authorised Share Capital of the Company.

Paid Up Share Capital

The paid up equity share capital as on 31st March, 2026 was ₹ 14,05,10,691/- (Rupees Fourteen Crore Five Lakhs Ten Thousand Six Hundred and Ninety One Only) divided into 14,05,10,691 equity shares of the face value of ₹ 1/- each. During the year under review, there was no change in the Paid Up Share Capital of the Company.

After the closure of Financial Year under review, the Nomination and Remuneration Committee approved the allotment of 1,75,335 (One Lakh Seventy Five Thousand Three Hundred and Thirty Five) equity shares of ₹ 1/- each, pursuant to exercise of stock options by the eligible employees under the Signatureglobal Employee Stock Option Plan 2024, of the Company. Consequently, the paid-up share capital of the Company has increased from ₹ 14,05,10,691/- (divided into 14,05,10,691 Equity Shares of face value of ₹ 1/- each) to ₹ 14,06,86,026/- (divided into 14,06,86,026 Equity Shares of face value of ₹ 1/- each).

DEBENTURES

During the financial year under review, on 16th October 2025, the Company had allotted 87,500 11% Rated, Listed, Secured, Redeemable, Non-Convertible Debentures (NCDs), of face value of ₹ 1,00,000/- each aggregating to ₹ 8,75,00,00,000/- (Rupees Eight Hundred Seventy Five Crores only) on a private placement basis which were got listed on the Debt Market segment of BSE Limited w.e.f. 17th October, 2025. The Company has fully utilised the proceeds raised through issue of NCDs in accordance with the purpose as defined under the Debenture Trust Deed and there has been no deviation/ variation in utilization of proceeds of these NCDs.

The NCDs are redeemable in twelve equal quarterly instalments, starting from 15th April, 2026 to 15th January, 2029. The interest on NCDs are payable on quarterly basis starting from 15th January, 2026. The Company has made the payment of interest due on these NCDs and part principal amount towards partial redemption, within the due dates as per the terms and conditions of issuance of these NCDs.

The NCDs issued by the Company were assigned CARE A+ rating with Stable Outlook by CARE Ratings Limited on 30th July, 2025. The said rating was reaffirmed by CARE Ratings Limited on 23rd September, 2025.

SIGNATUREGLOBAL EMPLOYEE STOCK OPTION PLAN 2024

As per the Signatureglobal Employee Stock Option Plan 2024 (the ESOP Plan), the NRC, which has been designated as Compensation Committee, has at its meeting held on 15th May, 2025 approved the grant of 8,50,000 (Eight Lakhs Fifty Thousand Only) stock options under the ESOP Plan to the eligible employees of the Company and its subsidiary companies. Each of the stock options is convertible into one Equity Share of face value of ₹1/- each of the Company.

After the closure of Financial Year under review, NRC at its Meeting held on 24th June, 2026 has approved the allotment of 1,75,335 (One Lakh Seventy Five Thousand Three Hundred and Thirty Five) equity shares pursuant to exercise of vested stock options under the ESOP Plan of the Company. The said 1,75,335 equity shares were got listed on the National Stock Exchange of India Limited and BSE Limited with effect from 2nd July, 2026.

It is confirmed that the ESOP Plan is in compliance with the SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 (ESOP Regulations) and during the year under review no change was made to the ESOP Plan.

The requisite disclosures as mandated under ESOP Regulations is available on the website of the Company at https://cdn.signatureglobal.in/documents/ESOP-Disclosure-FY-2025-26-KPPA0KO-5gUZ9kn_U0I7gg.pdf.

A certificate has been received from M/s Deepak Sharma & Associates, Secretarial Auditors of the Company, confirming that the ESOP Plan has been implemented in accordance with the ESOP Regulations and is in accordance with the resolutions passed by the Members of the Company at their 25th AGM held on 28th September, 2024. The said certificate will be available for inspection by Members at the ensuing AGM.

LISTING

The equity shares of the Company are listed at BSE Limited and National Stock Exchange of India Limited.

During the Financial Year under review, the Non-Convertible Debentures issued by the Company on private placement basis were got listed on the Debt Market Segment of BSE Limited w.e.f. 17th October, 2025.

ANNUAL LISTING FEE

The Annual Listing Fees for the financial year 2026-27 has been paid to both the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited.

TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND

The Company has not declared any dividend on the Equity Shares, therefore, provisions for transfer of unclaimed/unpaid dividend and shares to Investor Education and Protection Fund under the Companies Act, 2013 are not applicable.

DIVIDEND

The Board does not propose to pay any dividend for the financial year ended 31st March, 2026. The Dividend Distribution Policy of the Company is available at the website of the Company at https://cdn.signatureglobal.in/documents/Dividend-Distribution-Policy-CGCLLIVHkLgmcEz1Zo_XdQ.pdf.

DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

There was no instance of one-time settlement with any Bank or Financial Institution during the financial year 2025-26.

AMOUNT TRANSFERRED TO RESERVES

The Company has not transferred any amount to the General Reserve, Debenture Redemption Reserve, Capital Redemption Reserve, etc., during the Financial Year ended 31st March, 2026.

PUBLIC DEPOSITS

During the year under review, the Company has neither invited nor accepted any deposits from the public pursuant to the provisions of Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposits) Rules, 2014.

MATERIAL CHANGES AND COMMITMENTS

No material changes and commitments have occurred between the end of the financial year and the date of this report which could affect the financial position of the Company.

RISK MANAGEMENT

The Board has constituted a Risk Management Committee ('RMC'), pursuant to the provisions of Regulation 21 read with Part D of Schedule II of the Listing Regulations to frame, implement and monitor the risk management process and framework of the Company. The details of the composition of the RMC, its terms of reference, number of meetings held during the financial year, attendance at meetings and other requisite details as required under Listing Regulations are provided in the Corporate Governance Report which forms part of the Annual Report.

The RMC periodically reviews the risk landscape, effectiveness of mitigation plans and adherence to the Risk Management Policy. Risk registers are maintained and updated to reflect risk exposures and corrective actions are undertaken promptly to address critical risks. Regular risk reporting to the RMC and the Board ensures oversight and alignment with the Company's overall governance framework.

The Risk Management Policy provides a structured and systematic framework to proactively identify, assess, monitor, and mitigate various types of risks that may impact the Company's business operations, financial stability, reputation, and long-term sustainability, which helps managing both internal and external risks, in alignment with the Company's strategic objectives.

Based on the risk assessments conducted, no risk has been identified which, in the opinion of the Board, threatens the existence of the Company as a going concern. Various risks that may impact our sector include Macro-economic risk, Inflation risk, Interest Rate risk, Regulatory risk, Manpower risk, Climate risk etc. which may have a material impact on business performance if not effectively monitored and mitigated.

As per the Risk Management Policy, the RMC has constituted a sub-committee namely Risk and Compliance Committee ('RCC') comprising of senior officials of the Company and delegated it with various responsibilities including to assist

RMC in implementation, monitoring and reviewing the effectiveness of the risk management process. The RCC reports to RMC on matters related to risks and its mitigation plans.

DETAILS OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS

The Company has established and maintains a robust internal financial control framework commensurate with the size, scale, and complexity of its operations. These controls are designed to provide reasonable assurance regarding the reliability of financial reporting, the safeguarding of assets, and compliance with applicable laws and regulations.

The Company has implemented well-defined policies, procedures, and standard operating processes to ensure the timely, accurate, and complete recording and reporting of financial information in accordance with applicable accounting standards and statutory requirements. The internal control system provides for appropriate authorization, recording, and monitoring of transactions, thereby safeguarding the Company's assets against unauthorized use, loss, or disposition.

The Company's internal financial controls support compliance with various regulatory and statutory requirements, including those relating to accounting, taxation, corporate laws, and industry-specific regulations. The adequacy and effectiveness of these controls are periodically evaluated through internal and external audits. Any control deficiencies or areas requiring improvement are promptly addressed through appropriate corrective actions.

The internal control framework also contributes to operational efficiency by promoting process standardization, minimizing redundancies, and supporting effective resource utilization. In addition, the Company has established adequate information technology general controls, including access management and security protocols, to safeguard financial information and maintain the integrity and reliability of its financial systems.

The effectiveness of the internal financial control environment is subject to continuous monitoring and review by management and the internal audit function. Significant observations and recommendations arising from such reviews are placed before the Audit Committee, and necessary remedial measures are implemented in a timely manner.

Based on the evaluation of the internal financial controls, the management is of the view that the Company has, in all material respects, adequate internal financial controls with reference to the financial statements, and that such controls were operating effectively during the year.

PREVENTION OF INSIDER TRADING

In compliance with the provisions of SEBI (Prohibition of Insider Trading) Regulations, 2015 ('PIT Regulations'), the Company has formulated the 'Code of Conduct for regulating, monitoring and reporting of trading by Designated Persons (DPs) and their immediate relatives' ('Code of Conduct') and 'Code of Practices and Procedures for fair disclosure of Unpublished Price Sensitive Information' (Code for fair disclosure of UPSI).

The Company has an adequate and effective system of internal controls, including identification of Designated Persons, maintaining confidentiality of UPSI, communicating UPSI only for legitimate purposes, maintenance of Structured Digital Database etc., to ensure compliance with the requirements of the SEBI PIT Regulations in order to prevent insider trading. The Company also circulates regular emails including intimation regarding Trading Window Closure, to sensitize the Designated Persons/ Insiders about the responsibilities attached to the receipt of UPSI. The Audit Committee has also reviewed the compliance with the provisions of PIT Regulations and found that the systems for internal controls are adequate and operating effectively.

ANNUAL EVALUATION BY THE BOARD

The Board, pursuant to the provisions of the Act and Listing Regulations, has carried out an Annual Evaluation of its own performance, performance of the Board Committees and of the individual Directors (including the Independent Directors) on various parameters.

The criteria for the evaluation of the performance of the Board, the Committees of the Board and the individual Directors, including the Chairperson of the Board was approved by the NRC of the Company. The Board decided to circulate the set of questionnaires for the performance evaluation to the Directors and on the basis of those questionnaires, the evaluation of the Board Committees and of the individual Directors (including the Independent Directors) was done for the financial year 2025-26.

The performance evaluation of the Non-Independent Directors, the Board as a whole and Chairman of the Board was carried out by the Independent Directors in their separate meeting.

The Directors expressed their satisfaction with the evaluation process. Further, the evaluation process confirms that the Board and its Committees continue to operate effectively and the performance of the Directors is satisfactory.

PARTICULARS OF EMPLOYEES

The details required under Section 197(12) of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is given in **Annexure II** of this Board's Report. In terms of Section 136(1) of the Act, the Board's Report and Financial Statements is being sent to the Members and others entitled thereto, excluding the Statement of Particulars of Employees as required under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 as amended. The said statement is available for inspection by the Members at the Registered Office of the Company during business hours on working days up to the date of the ensuing AGM.

VIGIL MECHANISM/ WHISTLE BLOWER POLICY

The Company has in place a 'Whistle Blower Policy' to provide Vigil Mechanism to the employees including Directors of the Company to report genuine concerns or grievances about unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct or Ethics Policy. The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of business operations.

The said mechanism also provides for adequate safeguards against victimisation of persons who use such mechanism. The provisions of this Policy are in line with the provisions of Section 177(9) of the Act read the Rules made thereunder and Regulation 22 of the Listing Regulations. The Audit Committee, on quarterly basis, reviews the functioning of the Whistle Blower/ Vigil Mechanism. The Company's Whistle Blower Policy is available on the website of the Company at https://cdn.signatureglobal.in/documents/Whistle-Blower-Policy-Yw8xuyl6MVI3Nw2ySzAXIA.pdf.

During the period under review, the Company has not received any complaint under the Whistle Blower Policy of the Company.

MEETINGS OF THE BOARD OF DIRECTORS AND COMMITTEE(S)

The Board met 7 (Seven) times during the year ended 31st March, 2026. The number of meetings of the Board and various Committees of the Board including attendance, composition etc, as required under the Listing Regulations, are set out in the Corporate Governance Report which forms part of Annual Report. The intervening gap between the meetings was within the time limit prescribed under the provisions of Section 173 of the Act and Listing Regulations.

In accordance with the provisions of Schedule IV of the Act and applicable provisions of the Listing Regulations, a separate meeting of the Independent Directors of the Company was held on 24th March, 2026 without the presence of Non-Independent Directors and members of the Management.

The Board has constituted the following Committees with adequate delegation of powers and authorities:

I. Audit Committee

II. Nomination and Remuneration Committee

III. Stakeholders' Relationship Committee

IV. Corporate Social Responsibility Committee

V. Risk Management Committee

VI. Environmental, Social and Governance Committee (constituted on 7th November, 2025)

VII. Banking and Finance Committee

VIII. Project Committee

IX. Debenture Committee

Out of the aforesaid Committees, the details of the composition of the Committees, their terms of reference, attendance of Directors at meetings of the Committees and other requisite details as required under the Listing Regulations are provided in the Corporate Governance Report which forms part of the Annual Report.

SECRETARIAL STANDARDS

The Secretarial Standards i.e. SS-1 and SS-2 issued by the Institute of Company Secretaries of India (ICSI) relating to meetings of the Board of Directors and General Meetings, respectively have been duly complied with by the Company.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the provisions of Section 134(5) of the Companies Act, 2013, the Directors hereby confirm that:

a. in the preparation of the annual accounts for the financial year ended 31st March, 2026, the applicable Accounting Standards have been followed along with proper explanation and there are no material departures from the same;

b. 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 31st March, 2026 and of the profit of the Company for the year ended on that date;

c. they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d. they have prepared the annual accounts of the Company on a going concern basis;

e. they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively; and

f. they have devised proper system to ensure compliance with the provisions of all applicable laws and such systems were adequate and operating effectively.

BUSINESS RESPONSIBILITY AND SUSTAINABILITY REPORT (BRSR)

Pursuant to Regulation 34(2)(f) of the Listing Regulations, top 1000 listed entities based on the average market capitalization are required to prepare BRSR as a part of Annual Report and top 500 listed entities based on the average market capitalization are also required to mandatorily undertake assessment or assurance of the BRSR Core, as per the specified glide path.

Since your Company is covered in the top 500 Listed Companies as per the average market capitalization as on 31st December 2024, the Board appointed PIERAG Consulting LLP as Assurance Provider to undertake the Reasonable Assurance on identified sustainability information (BRSR Core) for the Financial Year 2025-26.

The BRSR for the Financial Year 2025-26 along with Reasonable Assurance Report on BRSR Core, as stipulated under the said Regulation, is annexed separately forming part of the Annual Report.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

In terms of Regulation 34(2)(e) of the Listing Regulations, the Management Discussion and Analysis Report for the year under review is annexed separately forming part of the Annual Report.

CORPORATE GOVERNANCE

The Company is committed to adhere to the best corporate governance practices. The separate section on Corporate Governance and a Certificate from the Practicing Company Secretary regarding compliance of the conditions of Corporate Governance as stipulated under Listing Regulations forms part of the Annual Report.

CORPORATE SOCIAL RESPONSIBILITY (CSR)

The Company has a Board approved Corporate Social Responsibility Policy ("CSR Policy") which outlines the Company's philosophy and responsibility and lays down the guidelines and mechanism for undertaking socially impactful programs towards welfare and sustainable development of the community around the area of its operations. The CSR Policy of the Company is available on the website of the Company and the weblink is: https://cdn.signatureglobal.in/documents/CSR-Policy-BdtqOK-V9w130UCnlpwIiQ.pdf

Pursuant to Section 134(3)(o) of the Act read with Rule 8 of the Companies (Corporate Social Responsibility) Rules, 2014, as amended, the Annual Report on CSR activities of the Company undertaken during the year under review, including salient features of Company's CSR Policy forms part of this Report as **Annexure III**.

STATUTORY AUDITORS

Pursuant to the provisions of Section 139 of the Act read with Rules made thereunder, M/s Walker Chandiok & Co LLP, Chartered Accountants (FRN: 001076N/N500013) were appointed as the Statutory Auditors of the Company in the 23rd Annual General Meeting (AGM) of the Company held on 30th September, 2022 to hold office for a period of 4 (four) years till the conclusion of ensuing 27th AGM. The second term of M/s. Walker Chandiok & Co. LLP will expire at the ensuing AGM.

After the closure of Financial Year 2025-26, the Board of Directors at its Meeting held on 13th May, 2026 approved the appointment of M/s. S. N. Dhawan & Co LLP, Chartered Accountants (FRN: 000050N/N500045) as Statutory Auditors of the Company, to hold office for first term of 5 (five) consecutive years from the conclusion of ensuing 27th AGM till the conclusion of 32nd AGM, subject to approval of Members of the Company. Accordingly, resolution seeking members' approval for the appointment of M/s. S. N. Dhawan & Co LLP, Chartered Accountants as Statutory Auditors of the Company is included in the Notice convening the 27th AGM.

The Auditors' Reports as received from M/s Walker Chandiok & Co LLP, Chartered Accountants, do not contain any qualification, reservation, adverse remark or disclaimer of opinion. The Notes to the Financial Statements (including the Consolidated Financial Statements) referred to in the Auditors' Report are self-explanatory and do not call for any further comments.

SECRETARIAL AUDITORS

Pursuant to the provisions of Section 204 of the Act read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 24A and other applicable provisions of the Listing Regulations, Members of the Company at their 26th Annual General Meeting held on 23rd September, 2025, had approved the appointment of M/s Deepak Sharma & Associates, Company Secretaries (FCS No.: 6309, C.P. No.: 6898), as Secretarial Auditors of the Company for a period of 5 (five) consecutive years, from Financial Year 2025-26 to Financial Year 2029-30. The Secretarial Audit Report for the Financial Year ended 31st March, 2026 is annexed at **Annexure IV**. The said report does not contain any qualification, reservation, adverse remark or disclaimer.

All material subsidiaries of the Company have also undergone Secretarial Audit as required under Section 204 of the Act and Regulation 24A of the Listing Regulations. Accordingly, the Secretarial Audit Reports for the financial year 2025-26 of the material subsidiary companies, issued by M/s Deepak Sharma & Associates, Company Secretaries, are annexed at **Annexure-V(a) and V(b)**. The said reports are self-explanatory and do not contain any qualification, reservation, adverse remark or disclaimer.

INTERNAL AUDITORS

Pursuant to the provisions of Section 138 of the Act read with Rules made thereunder, the Board, on the recommendation of the Audit Committee (AC), has approved the appointment of M/s. Jain Jindal & Co., Chartered Accountants (FRN: 025817N), as Internal Auditor of the Company for the financial year 2025-26.

Internal Audit Reports are discussed with the management and are also reviewed by the AC on quarterly basis. During the year under review, the Internal Auditors carried out their functions as per the scope of work assigned and their reports were placed at the meetings of the AC.

COST AUDITORS

Pursuant to the provisions of Section 148 of the Companies Act, 2013 read with Rules made thereunder, the Board, on the recommendation of the Audit Committee (AC), at its Meeting held on 7th August, 2025, has approved the appointment of M/s Goyal, Goyal and Associates, Cost Accountants (FRN: 000100) as Cost Auditor of the Company for the financial year 2025-26 and the necessary resolution for ratification of the remuneration payable to the cost auditors was approved by the members of the Company in the 26th AGM.

In accordance with the provisions of Section 148(1) of the Act, read with the Companies (Cost Records and Audit) Rules, 2014, maintenance of cost records is required by the Company and accordingly such records are made and maintained by the Company.

The Cost Audit Report for the Financial Year 2025-26 as issued by M/s Goyal, Goyal and Associates, Cost Accountants, does not contain any reservation or qualification or observation or suggestion.

As per the provisions of Section 148 of the Act read with the Companies (Audit and Auditors) Rules, 2014, the Board, on the recommendation of the AC, at its Meeting held on 6th August, 2026, has approved the appointment of M/s. Goyal, Goyal and Associates, Cost Accountants (FRN: 000100) as the Cost Auditor of the Company for the Financial Year 2026-27 and approved subject to the ratification by the members of the Company, the remuneration payable to Cost Auditors. Accordingly, resolution seeking members' ratification for the remuneration payable to M/s Goyal, Goyal and Associates, Cost Accountants for the Financial Year 2026-27 is included in the Notice convening the 27th AGM.

DETAILS IN RESPECT OF FRAUD REPORTED BY AUDITOR UNDER SECTION 143 (12) OTHER THAN THOSE WHICH ARE REPORTABLE TO THE CENTRAL GOVERNMENT

There was no fraud reported in the Company during the Financial Year ended 31st March, 2026. This is also being supported by the reports of the auditors of the Company as no fraud has been reported in their audit report under Section 143 (12) of the Companies Act, 2013 for the Financial Year ended 31st March, 2026.

PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS

The Company is engaged in the business of providing infrastructural facilities viz., real estate development as defined under Schedule VI read with section 186(11) of the Act. Hence, the provisions of section 186 of the Act, are not applicable to the Company except sub-section (1) of the said section.

The details of the loan, guarantee and investment made by the Company are given under Notes 5 and 14 of the Standalone Financials Statements of the Company for the Financial Year ended 31st March, 2026.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES PURSUANT TO SECTION 188 (1) OF THE COMPANIES ACT, 2013

The Company has robust processes and procedures for identification and monitoring related party(ies) and related party transactions.

During the year under review, the Board of Directors, on recommendation of the Audit Committee, reviewed and updated the 'Policy on Materiality of Related Party Transactions' in order to align the same with the amendments in the Listing Regulations and implementation of Industry Standards on 'Minimum Information to be provided to the Audit Committee and Shareholders for approval of Related Party Transactions' and to give effect to other incidental changes.

During the Financial Year under review, the Company has entered into various transactions with its related parties. All related party transactions are undertaken in compliance with the applicable provisions of the Act and Listing Regulations. The requisite details/ information including the information required to be placed in pursuance to the SEBI Circular on Industry Standards on "Minimum information to be provided to the Audit Committee and Shareholders for approval of Related Party Transactions", if applicable, were placed before the Audit Committee.

The detailed disclosure on related party transactions as per IND AS-24 containing names of related parties and details of the transactions entered into with them have been provided under Note No. 37 of the Standalone Financial Statements of the Company.

There were no related party transactions entered into by the Company with Directors, KMPs or other related parties which may have a potential conflict with the interest of the Company.

All Related Party Transactions were carried out on an arm's length basis and the approval of Board of Directors has been taken in case of the Related Party Transactions that are not in the ordinary course of business. The disclosure of related party transactions as required under Section 134(3)(h) of the Act in Form AOC-2 is attached as **Annexure VI**.

No Material Related Party Transactions were entered into by the Company during the Financial Year under review.

POLICY ON DIRECTOR'S APPOINTMENT AND REMUNERATION

Pursuant to Section 134(3)(e) and Section 178(3) of the Act, the NRC of the Board had fixed the criteria for nominating a person on the Board which inter alia include desired size and composition of the Board and age limit, qualification/ experience, areas of expertise and independence of individual.

Pursuant to the provisions of Section 178 of the Act and Regulation 19 read with Para A of Part D of Schedule II of the Listing Regulations, the Board of Directors, on the recommendation of NRC of the Company, had framed Nomination and Remuneration Policy for Nomination and Appointment of Directors, Senior Management Personnel and payment of remuneration to Directors, Key Managerial Personnel and Senior Management Personnel and other employees of the Company. The Board, on the recommendation of the NRC, approves the appointment of Senior Management Personnel from time to time including the remuneration payable to them in whatever form. The NRC has also developed the criteria for determining the qualifications, positive attributes and independence of Directors and for remuneration to Executive Directors of the Company. The Nomination and Remuneration Policy of the Company is available on Company's website at https://cdn.signatureglobal.in/documents/Nomination-and-Remuneration-Policy--G1i2qya4DJyIsjf868HNw.pdf

DISCLOSURE UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has zero tolerance towards Sexual Harassment of Women at Workplace and values the dignity of individuals and is committed to provide an environment, which is free of discrimination, intimidation and abuse.

As per the requirement of The Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013 ('POSH Act') and Rules made there under, the Company has adopted a Sexual Harassment Policy for women to ensure healthy working environment without fear of prejudice, gender bias and sexual harassment and complying with the other applicable provisions of the POSH Act.

As per the requirement of the POSH Act and Rules made thereunder, the Company constituted an Internal Complaints Committee (ICC) to redress the complaints received regarding sexual harassment. During the year under review, the Company has not received any complaint pertaining to sexual harassment.

COMPLIANCE WITH THE PROVISIONS OF THE MATERNITY BENEFIT ACT, 1961

The Company has complied with the provisions relating to the Maternity Benefit Act, 1961 and extending all statutory benefits to eligible women employees. The Company remains committed to fostering an inclusive and supportive work environment that upholds the rights and welfare of its women employees in accordance with applicable laws.

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

The information on conservation of energy, technology absorption and foreign exchange earnings and outgo stipulated under Section 134(3)(m) of the Act, read with Rule 8 of the Companies (Accounts) Rules, 2014 is detailed in **Annexure VII** to this Board's Report.

OTHER INFORMATION

During the year under review:

- There has been no issue of equity shares with differential rights as to dividend, voting or otherwise;
- There has been no issue of shares (including sweat equity shares) to employees of the Company under any scheme;

- No buyback of shares has been undertaken;
- None of the Directors have received any remuneration or commission (except the sitting fees by the Independent Directors) from any subsidiary of the Company;
- The equity shares of the Company have not been suspended from trading by the SEBI and/ or Stock Exchanges;
- No significant and material order was passed by the regulators or courts or tribunals impacting the going concern status and your Company's future operations; and
- There are no applications made or any proceeding pending against the Company under Insolvency and Bankruptcy Code, 2016 during the financial year.

ACKNOWLEDGEMENT

The Board of Directors wish to place on record their sincere appreciation to all the employees for their dedication and commitment. Their hard work and unstinted efforts enabled the Company to sustain its performance and consolidate its sectoral leadership.

The Board of Directors would like to express their sincere appreciation for assistance and co-operation received from vendors and stakeholders, including financial institutions, banks, Central and State Government authorities, customers and other business associates, who continued to extend their valuable support during the year under review. It will be the Company's endeavour to nurture these relationships in strengthening business sustainability.

For and on behalf of the Board of Directors
Signatureglobal (India) Limited

Pradeep Kumar Aggarwal
Chairman

Place: Gurugram
Date: 6th August, 2026

FORM AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)
Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

PART "A": SUBSIDIARIES

Reporting period for the subsidiary concerned, if different from the holding company's reporting period: No

Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries: There is no foreign subsidiary

Amount (in ₹ million)

S. No.	1	2	3	4	5	6	7	8	9	10	11	12
Name of Subsidiary	**Signature Builders Limited**	**Signatureglobal Developers Limited**	**JMK Holdings Limited**	**Signature Infrabuild Limited**	**Fantabulous Town Developers Limited**	**Maa Vaishno Net-tech Limited**	**Indeed Fincap Private Limited**	**Sternal Buildcon Limited**	**Forever Buildtech Limited**	**Rose Building Solutions Limited**	**Signatureglobal Homes Limited**	**Signatureglobal Business Park Limited**
The date since when subsidiary was acquired	8-Jun-15	07-Oct-14	18-Dec-15	1-Jul-16	25-Jun-16	25-Jul-16	24-Mar-09	24-Jul-17	20-May-17	11-Dec-17	31-Mar-18	30-Apr-19
Share capital	249.90	130.00	30.00	50.00	20.00	20.00	26.98	70.00	120.00	40.00	30.00	350.00
Reserves & surplus	398.90	716.00	(54.89)	229.38	116.66	(98.65)	173.17	(225.81)	(224.42)	(122.16)	2,053.08	(1,233.96)
Total assets	13,129.92	2,463.30	7,879.90	6,113.69	625.55	123.78	301.80	10,509.22	6,044.70	2,073.61	14,924.71	39,608.08
Total Liabilities	12,481.12	1,617.30	7,904.79	5,834.31	488.89	202.43	101.65	10,665.03	6,149.12	2,155.77	12,841.63	40,492.04
Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Turnover	25.81	5,495.47	1,705.42	4,750.85	48.54	0.17	113.61	5,274.80	267.80	1,398.99	3,105.13	1,027.24
Profit before taxation	218.18	1,001.70	133.19	711.92	25.70	(8.10)	13.50	95.50	(213.56)	180.41	202.07	(627.30)
Provision for taxation	56.36	254.59	34.23	198.10	6.48	0.01	3.87	59.57	(43.68)	46.04	60.14	(151.24)
Profit after taxation	161.82	747.11	98.96	513.82	19.22	(8.11)	9.63	35.93	(169.88)	134.37	141.93	(476.06)
Proposed Dividend	-	-	-	-	-	-	-	-	-	-	-	-
Extent of shareholding (%)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Names of subsidiaries which are yet to commence operations: Nil

Names of subsidiaries which have been liquidated or sold during the year: Gurugram Commercity Limited was subsidiary till 29 March 2026

PART "B": ASSOCIATES AND JOINT VENTURES

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

	Amount (in ₹ million)
Name of Associate /**Joint Ventures**	Gurugram Commercity Limited
Latest audited Balance Sheet Date	8-May-26
Date on which the Associate or Joint Venture was associated or acquired	30-Mar-26
Shares of Associate/Joint Ventures held by the company on the year end	
i. No.	81,430,269
ii. Amount of Investment in Associates/Joint Venture	1,134.07
iii. Extent of Holding %	50%
Description of how there is significant influence	Shareholding is more than 20%
Reason why the associate/joint venture is not consolidated	Consolidated
Networth attributable to Shareholding as per latest audited Balance Sheet	6,559.21
Profit / Loss for the year	168.88
i. Considered in Consolidation	169.24
ii. Not Considered in Consolidation	(0.36)

Names of associates or joint ventures which are yet to commence operations: NA

Names of associates or joint ventures which have been liquidated or sold during the year: NA

For and on behalf of the Board of Directors
Signatureglobal (India) Limited

Ravi Aggarwal
Managing Director
DIN-00203856

Pradeep Kumar Aggarwal
Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13th May, 2026

ANNEXURE - II

INFORMATION AS REQUIRED PURSUANT TO SECTION 197(12) OF THE COMPANIES ACT, 2013 READ WITH RULE 5(1) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014

(i) The ratio of the remuneration of each Director to the median remuneration of the employees of the Company for the financial year 2025-26:

The ratio of remuneration of each of the four Whole-time Directors/ Managing Directors i.e. (i) Mr. Pradeep Kumar Aggarwal, Chairman and Whole-time Director, (ii) Mr. Lalit Kumar Aggarwal, Vice Chairman and Whole-time Director, (iii) Mr. Ravi Aggarwal, Managing Director and (iv) Mr. Devender Aggarwal, Joint Managing Director, was 2658% to the Median Remuneration of the employees.

All Independent Directors were paid only sitting fees for attending meetings of the Board/Committees/meeting of Independent Directors, the details of which are given in the Corporate Governance Report forming part of the Annual Report.

(ii) The percentage increase in remuneration of each director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year:

There was no increase / decrease in the remuneration of the aforesaid four WTDs/MDs during the financial year ended 31st March, 2026. The increase in remuneration of Chief Financial Officer, Chief Executive Officer and Company Secretary in the financial year 2025-26 is given below:

Sl. No.	Name	Designation	% increase/ decrease of remuneration in FY 2026 as compared to FY 2025
1	Mr. Rajat Kathuria	Chief Executive Officer	11
2	Mr. Sanjeev Kumar Sharma	Chief Financial Officer	7
3	Mr. M R Bothra	Company Secretary	15

(iii) The percentage increase in the median remuneration of employees in the financial year 2025-26: 7.62%

(iv) The number of permanent employees on the rolls of the Company as on March 31, 2026: 516

(v) Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year i.e. 2025-26 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:

The average percentile increase in the salaries of employees other than managerial personnel in the F.Y. 2025-26 was 18.69% and there was no increase in managerial remuneration during the said financial year.

(vi) It is hereby affirmed that the remuneration is as per Remuneration Policy of the Company.

For and on behalf of the Board of Directors
Signatureglobal (India) Limited

Place: Gurugram
Date: 6th August, 2026

Pradeep Kumar Aggarwal
Chairman

ANNEXURE - III

THE ANNUAL REPORT ON CSR ACTIVITIES FOR THE FINANCIAL YEAR 2025-26

1. Brief outline on CSR Policy of the Company:

The Company has adopted the CSR Policy to spend CSR expenses on activities prescribed under Schedule VII of the Companies Act, 2013 (the Act). The Company is committed towards making visible and tangible contribution in the areas of promotion of education and healthcare to vulnerable and marginalized communities, animal welfare and enhancing environmental sustainable initiatives.

2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Mr. Pradeep Kumar Aggarwal	Chairman/Executive	3	3
2.	Mr. Lalit Kumar Aggarwal	Member / Executive	3	3
3.	Mr. Chandra Wadhwa*	Member/Independent	-	N.A.
4.	Mr. Kundan Mal Agarwal**	Member/Independent	3	3

* Mr. Chandra Wadhwa, Independent Director was appointed as Member of the CSR Committee effective 9th March, 2026.

** Consequent to the sad demise on 18th February, 2026, Mr. Kundan Mal Agarwal, Independent Director ceased to be a Member of the CSR Committee.

3. Provide the web-link(s) where Composition of CSR Committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the Company:

a. Composition of CSR Committee: https://www.signatureglobal.in/corporategovernance

b. CSR Policy: https://cdn.signatureglobal.in/documents/CSR-Policy-BdtqOK-V9w130UCnlpwIiQ.pdf

c. CSR projects approved by the board: https://cdn.signatureglobal.in/documents/CSR-PROJECTS-FY-2025-26-WEBSITE-new-K8UwcQWZw5P2XEpFNMTomg.pdf

4. Provide the executive summary along with web-link(s) of Impact Assessment of CSR Projects carried out in pursuance of sub-rule (3) of rule 8, if applicable:

Since the Company doesn't have average CSR obligation of ten crore rupees or more as required under sub-section (5) of section 135 of the Act, in the three immediately preceding financial years, Rule 8(3) of the Companies (Corporate Social Responsibility Policy) Rules, 2014 is not applicable to the Company.

5. (a) Average net profit of the Company as per sub-section (5) of section 135:

Not Applicable. The average net profit of the Company for last three years is negative.

(b) Two percent of average net profit of the Company as per sub-section (5) of section 135:

Two percent of average net profit will be ₹ 0 (Nil) as there was average net loss.

(c) Surplus arising out of the CSR Projects or programmes or activities of the previous financial years: Nil

(d) Amount required to be set-off for the financial year, if any: Nil

(e) Total CSR obligation for the financial year [(b)+(c)-(d)]: Nil

6. (a) **Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project):**
₹ 2,31,91,400/- (Rupees Two Crores Thirty-One Lakhs Ninety-One Thousand and Four Hundred Only)

(b) **Amount spent in Administrative Overheads:** Nil

(c) **Amount spent on Impact Assessment, if applicable:** Nil

(d) **Total amount spent for the Financial Year [(a)+(b)+(c)]:** ₹ 2,31,91,400/- (Rupees Two Crores Thirty-One Lakhs Ninety-One Thousand and Four Hundred Only)

(e) **CSR amount spent or unspent for the Financial Year:**

Total Amount Spent for the Financial Year (in ₹)	Amount Unspent (in ₹)				
	Total Amount transferred to Unspent CSR Account as per sub-section (6) of section 135.		Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
2,31,91,400	-	-	-	-	-

(f) **Excess amount for set-off, if any:**

Sl. No.	Particular	Amount (in ₹)
(1)	(2)	(3)
i.	Two percent of average net profit of the Company as per sub-section (5) of section 135	0
ii.	Total amount spent for the Financial Year	2,31,91,400
iii.	Excess amount spent for the Financial Year [(ii)-(i)]	2,31,91,400
iv.	Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years, if any	0
v.	Amount available for set off in succeeding Financial Years [(iii)-(iv)]	2,31,91,400

7. **Details of Unspent Corporate Social Responsibility amount for the preceding three Financial Years:**
Not Applicable

8. **Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: Yes/No:** No

9. **Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per subsection (5) of section 135:** Not Applicable

For and on behalf of the Board of Directors
Signatureglobal (India) Limited

Place: Gurugram
Date: 6th August, 2026

Ravi Aggarwal
Managing Director

Pradeep Kumar Aggarwal
Chairman CSR Committee

ANNEXURE - IV

FORM No. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2026

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule 9 of athe Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members
SIGNATUREGLOBAL (INDIA) LIMITED
13th Floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Connaught Place,
New Delhi- 110001

We have conducted the Secretarial Audit of the Compliance of applicable statutory provisions and the adherence to good corporate governance practice by **SIGNATUREGLOBAL (INDIA) 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, Minutes 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, the explanations and clarifications given to us and representation made by the Management, we hereby report that in our opinion, the Company has, during the audit period covering the Financial Year ended **31st March, 2026**, 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:

1. We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on **31st March, 2026**, 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 (FEMA) and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;

   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, 2018; **Not Applicable**

      d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021:

      e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;

      f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 2025 regarding the Companies Act and dealing with client;

      g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **Not Applicable**

      h) The Securities and Exchange Board of India (Buy-back of Securities) Regulations, 2018; **Not Applicable**

      i) The Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993;

      j) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations");

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

i. Secretarial Standards issued by the Institute of Company Secretaries of India ('ICSI').

ii. The Listing Agreements entered into by the Company with National Stock Exchange of India Limited and BSE Limited.

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

2. As per the information, explanations and clarifications given to us and the representations made by the Management, we further report that, having regard to the compliance system prevailing in the Company and on examination of the relevant documents and records in pursuance thereof, on test-check basis, the Company has complied with following Acts, Laws and Regulations applicable specifically to the Company:

   a) The Real Estate (Regulation and Development) Act, 2016

   b) The Haryana Apartment Ownership Act, 1983 and the Haryana Apartment Ownership Rules, 1987

   c) The Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976

   d) The Haryana Shehri Vikas Pradhikaran Act, 1977

   e) The National Building Code of India, 2016

   f) The Haryana Fire and Emergency Services Act, 2022

   g) The Electricity Act, 2003 and the Haryana Electricity Reform Act, 1997 (“HERA”)

We 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 audit period were carried out in compliance with the provisions of the Act and Listing Regulations. During the audit period, due to sad demise on 18th February 2026, Mr. Kundan Mal Agarwal (DIN-00043115) ceased to be an Independent Director of the Company.

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 by complying with prescribed procedure where the meetings are called with less than seven days’ notice), 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.

All decisions at Board and Committee meetings are carried out unanimously as recorded in the minutes of the meetings of the Board of Directors and Committees of the Board, as the case may be. We further report that 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.

We further report that during the audit period:

a. the Nomination and Remuneration Committee at its meeting held on 15th May, 2025 has approved the grant of 8,50,000 (Eight Lakhs Fifty Thousand Only) stock options under the Signatureglobal Employee Stock Option Plan 2024 to the eligible employees of the Company and its subsidiaries.

b. On 20th June, 2025, the Company has acquired the balance 15.41% equity shareholding i.e. 4,15,600 equity shares of ₹ 10/- each, of Indeed Fincap Private Limited (Indeed), a subsidiary Company. Accordingly, Indeed became a wholly owned subsidiary of the Company with effect from 20th June, 2025.

c. Resolutions for (i) Increase in the Borrowing Limits of the Company under Section 180(1)(c) of the Act; (ii) Creation of charges on moveable and immoveable properties of the Company, both present and future, in respect of borrowing under Section 180(1)(a) of the Act; (iii) Raising of funds by issuance of Secured Listed Redeemable Non-Convertible Debentures (NCDs) and (iv) Alteration of Articles of Association of the Company for insertion of Article 98A w.r.t appointment of Nominee Director, upon the request of the Debenture Trustee as per Regulation 15(1)(e) of the SEBI (Debenture Trustee) Regulations, 1993, were approved with requisite majority, by the members through postal ballot on 1st August, 2025.

d. On 16th October, 2025, the Debenture Committee has allotted 87,500 11% Rated, Listed, Secured, Redeemable Non-Convertible Debentures (NCDs) of face value of ₹ 1,00,000/- (Rupees One Lakh Only) each aggregating to ₹ 8,75,00,00,000/- on private placement basis. The said NCDs are listed on the debt market segment of BSE Limited w.e.f. 17th October, 2025.

e. Pursuant to the Securities Subscription and Purchase Agreement entered amongst the Company, Gurugram Commercity Limited (“GCL”) and Millennia Realtors Private Limited (“RMZ”), the Company on 30th March, 2026 completed the transfer and sale of 35,69,731 (Thirty-Five Lakhs Sixty-Nine Thousand Seven Hundred and Thirty-One) equity shares of face value of ₹ 10/- each held by the Company in GCL to RMZ at a price of ~₹ 158.84/- per equity share (rounded off), aggregating to a total consideration of ~₹ 56.70 crores; and GCL allotted 7,78,60,538 (Seven Crore Seventy-Eight Lakhs Sixty Thousand Five Hundred and Thirty-Eight) equity shares to RMZ for ~₹ 1,236.77 Crores. Accordingly, GCL ceased to be a subsidiary of the Company and became a 50:50 joint venture of the Company and the RMZ, with effect from 30th March, 2026.

For **DEEPAK SHARMA & ASSOCIATES**
COMPANY SECRETARIES

(DEEPAK PARASAR SHARMA)
FCS No.: 6309
C.P. No.: 6898
UDIN: F006309H001031366
Peer Review Certificate No. 7539/2025
Unique Identification No. S2010DE130100

Place: Delhi
Date: 06.08.2026

This report is to be read with our letter of even date which is annexed as '**Annexure A**' and forms an integral part of this report.

Annexure A

To,
The Members
SIGNATUREGLOBAL (INDIA) LIMITED
13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road,
Connaught Place, New Delhi- 110001

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

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We 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 check basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

4. Where ever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test check basis.

6. The Secretarial Audit Report is neither an assurance as to future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **DEEPAK SHARMA & ASSOCIATES**
COMPANY SECRETARIES

(DEEPAK PARASAR SHARMA)
FCS No.: 6309
C.P. No.: 6898
UDIN: F006309H001031366
Peer Review Certificate No. 7539/2025
Unique Identification No. S2010DE130100

Place: Delhi
Date: 06.08.2026

ANNEXURE - V(a)

FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2026

[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]

To,
The Members
SIGNATUREGLOBAL DEVELOPERS LIMITED
(Formerly known as "Signatureglobal Developers Private Limited")
13th Floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Connaught Place,
New Delhi-110001

Dear Sir(s),
We have conducted the Secretarial Audit of the Compliance of applicable statutory provisions and the adherence to good corporate governance practices by **SIGNATUREGLOBAL 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, the explanations and clarifications given to us and the representations made by the Management, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on **31st March, 2026**, 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:

1. We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on **31st March, 2026**, according to the provisions of:

   i. The Companies Act, 2013 (the Act) and the rules made there under.

   ii. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under; **Not Applicable.**

   iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;

   iv. The Foreign Exchange Management Act, 1999 (FEMA) and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **Not applicable.**

   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; **Not Applicable**

      b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; **Not Applicable**

      c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **Not Applicable**

      d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; **Not Applicable**

      e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021; **Not Applicable**

      f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 2025 regarding the Act and dealing with client; **Not Applicable**

      g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **Not Applicable**

      h) The Securities and Exchange Board of India (Buy-Back of Securities) Regulations, 2018; **Not Applicable**

      i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015; **Not Applicable**

We have also examined compliance with the Secretarial Standards issued by the Institute of Company Secretaries of India with respect to board and general meetings. During the period under review, the Company has complied with the provisions of the Act, rules, regulations, guidelines, standards, etc. mentioned above.

2. As per the information, explanations and clarifications given to us and the representations made by the Management, we further report that, having regard to the compliance system prevailing in the Company and on examination of the relevant documents and records in pursuance thereof, on test-check basis, the Company has complied with the following Acts, Laws and Regulations applicable specifically to the Company:

    a) The Real Estate (Regulation and Development) Act, 2016

    b) The Haryana Apartment Ownership Act, 1983 and the Haryana Apartment Ownership Rules, 1987

    c) The Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976

    d) The Haryana Shehri Vikas Pradhikaran Act, 1977

    e) The National Building Code of India, 2016

    f) The Haryana Fire and Emergency Services Act, 2022

    g) The Electricity Act, 2003 and the Haryana Electricity Reform Act, 1997

We further report that

The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the audit period were carried out in compliance with the provisions of the Act. The following changes were made during the audit period:

a. Ms. Vedanshi Aggarwal (DIN- 11192038) was appointed as an additional Director of the Company on 21st July, 2025 and regularized as Director of the Company in the Annual General meeting of the Company held on 18th September, 2025.

b. Mr. Kundan Mal Agarwal (DIN- 00043115) was appointed as an Additional Director of the Company on 5th August, 2025 and regularized as Director of the Company in the Annual General meeting of the Company held on 18th September, 2025.

c. Mr. Kundan Mal Agarwal (DIN- 00043115), has ceased as an Independent Director of the Company w.e.f. 18th February, 2026 due to the sad demise.

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 by complying with prescribed procedure where the meetings are called with less than seven days' notice), 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.

Majority decision is carried through in meetings of the Board and committees of the Board. Further during the course of audit, we have not come across the views of dissenting members recorded as part of the minutes.

We further report that 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.

We further report that during the audit period the Company has altered its Memorandum of Association for the purpose of Conversion of the Company from Private Limited to Public Limited and had also adopted new set of Articles of Association which was duly approved by the members of the Company at their Extra-Ordinary General meeting held on 16th May, 2025. The Company has received the fresh Certificate of Incorporation consequent upon the Conversion from Private Limited to Public Limited from the Registrar of Companies, NCT of Delhi and Haryana on 20th June, 2025.

For **DEEPAK SHARMA & ASSOCIATES**
COMPANY SECRETARIES

(DEEPAK PARASAR SHARMA)
FCS No.: 6309
C.P. No.: 6898
UDIN: F006309H001014877
Peer Review Certificate No. 7539/2025
Unique Identification No. S2010DE130100

Place: Delhi
Date: 04.08.2026

This report is to be read with our letter of even date which is annexed as '**Annexure A**' and forms an integral part of this report.

Annexure A

To,
The Members
SIGNATUREGLOBAL DEVELOPERS LIMITED
(Formerly known as "Signatureglobal Developers Private Limited")
13th Floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Connaught Place,
New Delhi-110001

Our 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. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We 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 secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.

4. Where ever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.

6. The Secretarial Audit report is neither an assurance as to future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

For **DEEPAK SHARMA & ASSOCIATES**
COMPANY SECRETARIES

(DEEPAK PARASAR SHARMA)
FCS No.: 6309
C.P. No.: 6898
UDIN: F006309H001014877
Peer Review Certificate No. 7539/2025
Unique Identification No. S2010DE130100

Place: Delhi
Date: 04.08.2026

ANNEXURE - V(b)

FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2026

[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]

To,
The Members
SIGNATUREGLOBAL HOMES LIMITED
(Formerly known as "Signatureglobal Homes Private Limited")
13th Floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Connaught Place,
New Delhi-110001

Dear Sir(s),

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate governance practices by **SIGNATUREGLOBAL HOMES 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, the explanations and clarifications given to us and the representations made by the Management, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on **31st March, 2026**, 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:

1. We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on **31st March, 2026**, according to the provisions of:

   i. The Companies Act, 2013 (the Act) and the rules made there under.

   ii. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under; **Not Applicable.**

   iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;

   iv. The Foreign Exchange Management Act, 1999 (FEMA) and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **Not applicable.**

   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; **Not Applicable**

      b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; **Not Applicable**

      c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **Not Applicable**

      d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; **Not Applicable**

      e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021; **Not Applicable**

      f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 2025 regarding the Act and dealing with client; **Not Applicable**

      g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **Not Applicable**

      h) The Securities and Exchange Board of India (Buy-Back of Securities) Regulations, 2018; **Not Applicable**

      i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015; **Not Applicable**

   We have also examined compliance with the Secretarial Standards issued by the Institute of Company Secretaries of India with respect to board and general meetings. During the period under review, the Company has complied with the provisions of the Act, rules, regulations, guidelines, standards, etc. mentioned above.

2. As per the information, explanations and clarifications given to us and the representations made by the Management, we further report that, having regard to the compliance system prevailing in the Company and on examination of the relevant documents and records in pursuance thereof, on test-check basis, the Company has complied with the following Acts, Laws and Regulations applicable specifically to the Company:

   a) The Real Estate (Regulation and Development) Act, 2016

   b) The Haryana Apartment Ownership Act, 1983 and the Haryana Apartment Ownership Rules, 1987

   c) The Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976

   d) The Haryana Shehri Vikas Pradhikaran Act, 1977

   e) The National Building Code of India, 2016

   f) The Haryana Fire and Emergency Services Act, 2022

   g) The Electricity Act, 2003 and the Haryana Electricity Reform Act, 1997

We further report that

The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the audit period were carried out in compliance with the provisions of the Act. The following changes were made during the audit period:

a. Ms. Nidhi Aggarwal (DIN-10159483) was appointed as an Additional Director on the Board of the Company w.e.f. 2nd February, 2026.

b. Mr. Kundan Mal Agarwal (DIN- 00043115), has ceased as an Independent Director of the Company w.e.f. 18th February, 2026 due to the sad demise.

c. Ms. Bharti Aggarwal (DIN-10179435) resigned from the post of Director w.e.f. 24th March, 2026.

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 by complying with prescribed procedure where the meetings are called with less than seven days' notice), 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.

Majority decision is carried through in meetings of the Board and committees of the Board. Further during the course of audit, we have not come across the views of dissenting members recorded as part of the minutes.

We further report that 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.

We further report that during the audit period the Company has altered its Memorandum of Association for the purpose of Conversion of the Company from Private Limited to Public Limited and had also adopted new set of Articles of Association which was duly approved by the members of the Company at their Extra-Ordinary General Meeting held on 18th June, 2025. The Company has received the fresh Certificate of Incorporation consequent upon the Conversion from Private Limited to Public Limited from the Registrar of Companies, NCT of Delhi and Haryana on 30th June, 2025.

For **DEEPAK SHARMA & ASSOCIATES**
COMPANY SECRETARIES

(DEEPAK PARASAR SHARMA)
FCS No.: 6309
C.P. No.: 6898
UDIN: F006309H001014954
Peer Review Certificate No. 7539/2025
Unique Identification No. S2010DE130100

Place: Delhi
Date: 04.08.2026

This report is to be read with our letter of even date which is annexed as '**Annexure A**' and forms an integral part of this report.

Annexure A

To,
The Members
SIGNATUREGLOBAL HOMES LIMITED
(Formerly known as "Signatureglobal Homes Private Limited")
13th Floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Connaught Place,
New Delhi-110001

Our 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. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We 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 secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.

4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations and standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.

6. The Secretarial Audit report is neither an assurance as to future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **DEEPAK SHARMA & ASSOCIATES**
COMPANY SECRETARIES

(DEEPAK PARASAR SHARMA)
FCS No.: 6309
C.P. No.: 6898
UDIN: F006309H001014954
Peer Review Certificate No. 7539/2025
Unique Identification No. S2010DE130100

Place: Delhi
Date: 04.08.2026

ANNEXURE - VI

Form AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

DISCLOSURE OF PARTICULARS OF CONTRACTS/ARRANGEMENTS ENTERED INTO BY THE COMPANY WITH RELATED PARTIES REFERRED TO IN SUB-SECTION (1) OF SECTION 188 OF THE COMPANIES ACT, 2013 INCLUDING CERTAIN ARMS LENGTH TRANSACTIONS UNDER THIRD PROVISO THERETO

1 Details of contracts or arrangements or transactions not at arm's length basis

Sr. No.	Name(s) of the related party & nature of relationship	Nature of contracts/ arrangements/ transaction	Duration of the contracts/ arrangements/ Transaction	Salient terms of the contracts or arrangements or transaction including the value, if any	Justification for entering into such contracts or arrangements or transactions	Date of approval by the Board	Amount paid as advances, if any	Date on which the special resolution was passed in General meeting as required under first proviso to section 188
Nil								

2 Details of material contracts or arrangements or transactions at arm's length basis

Sr. No.	Name(s) of the related party & nature of relationship	Nature of contracts/ arrangements/ transaction	Duration of the contracts/ arrangements/ Transaction	Salient terms of the contracts or arrangements or transaction including the value, if any (₹ in Lakhs)	Date of approval by the Board	Amount paid as advances, if any
Nil						

For and on behalf of the Board of Directors
Signatureglobal (India) Limited

Place: Gurugram
Date: 6th August, 2026

Pradeep Kumar Aggarwal
Chairman

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE OUTGO

The disclosure to be made under sub section (3) (m) of Section 134 of the Companies Act 2013 read with Rule (8) (3) of the Companies (Accounts) Rules, 2014 by the Company are explained as under:

(A) CONSERVATION OF ENERGY

I. THE STEPS TAKEN OR IMPACT ON CONSERVATION OF ENERGY.

All projects launched by Signature Global during FY 2025 - 2026 are either certified by the Indian Green Building Council ("IGBC"), in accordance with the IGBC green homes rating system or have received EDGE certification in the Group Housing segment.

The Company's efforts towards sustainability have been recognized with several awards, including the India Property Awards 2025 - Developer of the Year 2025 -Sustainable Development - Signature Global - Signature Global (India) Limited, Harit Bharat Project Awards – Residential - Signature Global Cloverdale SPR, 17th Realty+ Conclave & Excellence Awards 2025 Most Environment-Friendly Residential Project - Signature Global Titanium SPR, GRI Awards India 2025 - Sustainability Highlight of the Year: Signature Global Titanium SPR.

At Signature Global, we are committed to conservation and the sustainable use of energy across our projects. As part of this commitment, we implement a range of energy-efficient and environmentally responsible initiatives, including the installation of solar panels, solar LED streetlights, and energy-efficient LED lighting systems. To improve building performance and reduce energy consumption, we utilize heat-reflective paints on terraces and high-performance Low-E (low emissivity) glazing on building façades, enhancing thermal insulation and reducing cooling loads.

We also prioritize the use of low VOC (Volatile Organic Compounds) paints to promote healthier indoor environments and GreenPro-certified products to ensure the adoption of sustainable, resource-efficient, and environmentally preferred building materials. Additionally, we incorporate fly ash in bricks and concrete, encouraging the use of recycled materials and reducing the consumption of natural resources.

Our projects are designed to maximize natural daylight and ventilation, thereby reducing dependence on artificial lighting and mechanical cooling systems. We also focus on deploying energy-efficient building services and equipment in common areas to optimize energy performance.

These measures are integral to Signature Global's green building strategy, reflecting our commitment to environmental stewardship, resource conservation, and the creation of healthier, more sustainable living spaces for our communities.

II. THE STEPS TAKEN BY THE COMPANY FOR UTILISING ALTERNATE SOURCES OF ENERGY.

Signature Global's use of solar streetlights and solar panels during and after construction demonstrates a proactive shift toward renewable energy, with plans to further purchase renewable energy aligning with global sustainability trends.

III. THE CAPITAL INVESTMENT ON ENERGY CONSERVATION EQUIPMENT.

Nil

(B) TECHNOLOGY ABSORPTION

I. THE EFFORTS MADE TOWARDS TECHNOLOGY ABSORPTION.

Successfully implemented cutting-edge systems like SAP (world class renowned ERP system), Salesforce (world class CRM system), Q-Cop (Quality Management), Procol (Tendering/ Procurement), MSP (Microsoft Project – Project Scheduling), Tekla, PLM Bandhoo, ACC (Autodesk Construction Cloud- Cloud based Data management Platform), and Visilean (Construction Management – Tracking Platform) as a part of our digital journey. We are also using Microsoft Power BI for reports and dashboard generation. We have also started procurement of GreenPro Certified Products. These initiatives not only drive operational excellence but also ensure scalability, compliance, and exceptional value for stakeholders.

II. THE BENEFITS DERIVED LIKE PRODUCT IMPROVEMENT, COST REDUCTION, PRODUCT DEVELOPMENT OR IMPORT SUBSTITUTION.

- Visilean and MSP (Microsoft Project) improve construction scheduling and real-time tracking, minimizing delays, rework, and cost overruns.
- SAP (ERP) streamlines core business processes like finance, procurement, and inventory—reducing manual effort, enhancing compliance, and cutting operational costs.
- Salesforce (CRM) improves customer engagement, automates service workflows, and increases sales efficiency—enhancing overall customer experience and stakeholder value.
- Qcop (Quality Management) ensures standardized quality checks across projects, reducing defects and maintaining construction standards.
- Procol (Tendering/Procurement) increases procurement efficiency, enables competitive vendor sourcing, reduces costs, and supports local vendors—contributing to import substitution.
- ACC (Autodesk Construction Cloud) enables centralized, cloud-based data access and team collaboration—driving faster decision-making and product development.
- Power BI provides real-time dashboards and reports, helping leadership make informed, data-driven decisions that reduce costs and improve project outcomes.
- In process for Implementation of a Project Lifecycle Management tool called PLM Bandhoo- is a cloud-based SaaS platform that automates budgeting, procurement, and billing workflows , which will integrate and streamline processes across project life cycle.
- In process for introducing Precast Technology which uses Factory-manufactured concrete components that enable faster construction, improved quality control, and reduced on-site labor.
- We have prioritized the adoption of GreenPro-certified products to promote sustainability, reduce environmental impact, and ensure the use of eco-friendly materials that meet recognized green building standards.
- We have introduced Tuned Mass Dampers (TMDs) in our projects to minimize structural vibrations, enhance occupant comfort, and improve building performance under wind and seismic loads.
- We are leveraging Tekla platform to enhance structural detailing, improve design accuracy, optimize material utilization, and streamline coordination between design and construction teams.

III. IN CASE OF IMPORTED TECHNOLOGY (IMPORTED DURING THE LAST THREE YEARS RECKONED FROM THE BEGINNING OF THE FINANCIAL YEAR).

(a) THE DETAILS OF TECHNOLOGY IMPORTED:

ALUMINUM TECHNOLOGY: Aluminum shuttering is a fast-paced construction technique which offers strength and durability to a building by use of aluminum formworks. It is much quicker than the traditional beam, column, and brick construction.

(b) THE YEAR OF IMPORT: From Financial Year 2019-20 to 2022-23

(c) WHETHER THE TECHNOLOGY BEEN FULLY ABSORBED: Yes

(d) IF NOT FULLY ABSORBED, AREAS WHERE ABSORPTION HAS NOT TAKEN PLACE, AND THE REASONS THEREOF: NA

IV. THE EXPENDITURE INCURRED ON RESEARCH AND DEVELOPMENT.

NIL

(C) FOREIGN EXCHANGE EARNINGS AND OUTGO

The details of foreign exchange earnings & outgo during the year are as follows:

Foreign exchange Earnings	Nil
Foreign exchange Outgo	₹ 107.48 mn

For and on behalf of the Board of Directors
Signatureglobal (India) Limited

Place: Gurugram
Date: 6th August, 2026

Pradeep Kumar Aggarwal
Chairman

Report on Corporate Governance

Pursuant to the requirements specified in Regulation 34(3) read with Schedule V of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the Listing Regulations), the details of status of Corporate Governance compliances by the Company are as follows:

1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

The philosophy of Corporate Governance at Signatureglobal (India) Limited ("the Company") incubates an organization whose processes, policies and procedures are in place to create transparent rules, with checks and balances that guides the Board of Directors and the management team to align the interests of all stakeholders. This philosophy with appropriate principles lays a solid foundation to consolidate trust amongst the various stakeholders which helps align the Company's vision with business integrity.

The Company is in compliance with the corporate governance norms and disclosure requirements as specified under Listing Regulations during the Financial Year ended on 31st March, 2026.

2. BOARD OF DIRECTORS

The Company is functioning under the overall supervision of the Board of Directors ("Board"). The Board, which is at the core of the corporate governance system of the Company, has ultimate responsibility for the management, general affairs, direction, performance and long-term success of the business. The Board is committed towards ensuring that sound principles of corporate governance are followed at all levels within the organization, not just form but in substance. The Board plays a crucial role in overseeing how the management serves the short and long-term interests of all stakeholders.

a) Composition:

The Board of Directors of the Company has an optimum balance of Executive and Non-Executive Directors, representing a blend of professionalism, knowledge and experience. The composition of the Board is in compliance with Regulation 17 of the Listing Regulations.

Mr. Pradeep Kumar Aggarwal is Chairman & Whole-time Director of the Company. Since the Chairman is a Promoter and Whole-time Director, the Company needs to appoint at least 50% of the total number of Directors as Independent Directors. The Board, as on date has four Executive Promoter Directors and four Non-Executive Independent Directors (including one Woman Independent Director).

Consequent to the sad demise on 18th February, 2026, Mr. Kundan Mal Agarwal (DIN: 00043115) ceased to be an Independent Director of the Company.

In compliance with Regulation 17 of the Listing Regulations, pursuant to the recommendation of Nomination and Remuneration Committee, the Board of Directors approved the appointment of Mr. Bharat Bhushan (DIN: 03199591), as an Additional Director in the category of Non-Executive Independent Director of the Company, not liable to retire by rotation, for a first term of 5 (five) consecutive years w.e.f. 13th May, 2026. Further, the Members of the Company also approved the appointment of Mr. Bhushan as an Independent Director of the Company w.e.f. 13th May, 2026, through Special Resolution passed by way of Postal Ballot on 28th June, 2026.

b) Board Meetings:

The Meetings of the Board and its Committees are scheduled well in advance. The Board meets at least once a quarter to review, inter alia, the quarterly performance and financial results.

During the Financial Year 2025-26, 7 (Seven) Board Meetings were held on 15th May, 2025, 25th June, 2025, 7th August, 2025, 7th November, 2025, 3rd February, 2026, 14th February, 2026 and 29th March, 2026. The requisite quorum was present at all the meetings.

The maximum time gap between any two consecutive meetings was not more than 120 days.

c) The name and category of the Directors, attendance of each director at the Board meetings and last Annual General Meeting and number of other Directorships and Board Committees in which he/she is a member or Chairperson across various Companies as on 31st March, 2026 are given hereunder:

Name of Director and DIN	Category of Directorship	No. of Board Meetings Attended out of total seven meetings	Attendance at the last AGM	No. of Other Directorships*	Other Committee Memberships**		Directorship in other listed entity (Category of Directorship)
					Member	Chairman	
A. Executive Directors							
Promoters							
Mr. Pradeep Kumar Aggarwal DIN: 00050045	Chairman and Executive Director	7	Yes	Nil	Nil	Nil	Nil
Mr. Lalit Kumar Aggarwal DIN: 00203664	Vice Chairman and Executive Director	6	Yes	8	Nil	Nil	Nil
Mr. Ravi Aggarwal DIN: 00203856	Managing Director	6	Yes	8	Nil	Nil	Nil
Mr. Devender Aggarwal DIN: 00161465	Joint Managing Director	5	Yes	7	Nil	Nil	Nil
B. Non- Executive Directors							
Mr. Chandra Wadhwa DIN: 00764576	Independent Director	7	Yes	3	Nil	Nil	Nil
Ms. Lata Pillai DIN: 02271155	Independent Director	7	No	1	1	Nil	1. India Infradebt Limited (Non-Executive Independent Director)
Mr. Venkatesan Narayanan DIN: 00765294	Independent Director	7	Yes	1	Nil	Nil	Nil

* Only Indian Public Limited Companies (excluding Signatureglobal (India) Limited) whether listed or not are included.

** Pursuant to Regulation 26 of the Listing Regulations, Membership/ Chairmanship of only Audit and Stakeholders' Relationship Committee(s) of public limited companies (excluding Signatureglobal (India) Limited) have been considered.

Consequent to the sad demise on 18th February, 2026, Mr. Kundan Mal Agarwal ceased to be an Independent Director of the Company. He attended 6 (six) out of 6 (six) Board meetings held during his tenure and the 26th Annual General Meeting (AGM) of the Company held on 23rd September 2025.

Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal are related to each other as they are brothers. No other director is related to any other Director on the Board.

The necessary disclosures regarding maximum number of directorships, Independent Directorship and Committee positions have been made by the directors and the same are summarized hereunder:

- None of the directors of the company holds Directorships in more than ten public limited companies in compliance of Section 165 of Companies Act, 2013 ('the Act').
- None of the directors of the company holds Directorships in more than seven listed entities in compliance of Regulation 17A (1) of the Listing Regulations.
- Managing/Whole Time Directors of the Company do not hold any Independent Directorship in any listed entity and is in compliance of Regulation 17A (2) of the Listing Regulations.

- None of the directors of the Company, is a member in more than ten committees or acts as a chairperson of more than five committees across all listed entities in which he/she is a director, in compliance of Regulation 26 (1) of the Listing Regulations.
- Every director of the Company, at the beginning of the financial year has disclosed his/her directorships and committee positions in other companies. During the year, they have also disclosed the changes in their directorship/ committee position whenever there was any change.
- As on 31st March, 2026, none of Non- Executive Independent Directors hold any equity shares/ convertible instruments in the Company.

d) Familiarization Programmes for Independent Directors:

In accordance with the provisions of Regulation 25(7) of the Listing Regulations, the Company familiarizes its Independent Directors with the Company's business, strategy and operations, their roles, rights, responsibilities in the Company, the nature of the industry in which the Company operates, the business model of the Company. Further, periodic presentations are made at the Board and Committee meetings, on business updates and regulatory changes in relevant laws. Upon appointment, the Independent Directors were issued a letter of appointment setting out in detail the terms of appointment including their roles, functions, responsibilities and their fiduciary duties as an Independent Director of the Company.

Environmental, Social and Governance (ESG) training has been imparted to Directors in order to deepen the understanding of Environmental, Social and Governance matters empowering leadership to make informed decisions that align business growth with the Company's sustainability goals.

Details regarding familiarisation programmes imparted to Independent Directors has been disclosed on the given weblink https://cdn.signatureglobal.in/documents/Familiarisation-Programme-for-IDs-SGIL-UQmimzxyYgwPFv_6jN2LNQ.pdf.

e) Separate Meeting of the Independent Directors:

During the financial year under review, pursuant to the provisions of Schedule IV of the Act and Regulation 25 of the Listing Regulations, a separate meeting of the Independent Directors of the Company was held on 24th March, 2026, inter alia, to discuss, review and assess:

- the performance of Non-Independent Directors and the Board as a whole;
- the performance of the Chairperson of the Company, taking into account the views of the Executive Directors and Non-Executive Directors; and
- the quality, quantity and timeliness of flow of information between the Company management and the Board that is necessary for the Board to effectively and reasonably perform their duties.

All the Independent Directors were present at the said meeting.

f) Confirmation regarding independence of Independent Directors:

In terms of Regulation 25(8) of Listing Regulations, the Independent Directors have submitted declarations that they meet the criteria of Independence as per Regulation 16(1)(b) of the Listing Regulations and confirmed that they are not aware of any circumstance or situation which exists or may reasonably be anticipated that could impair or impact their ability to discharge their duties. Based on the declarations received from the Independent Directors and after due assessment thereof, in the opinion of the Board, all the Independent Directors of the Company meet the criteria of independence as required under Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulations and that they are independent of the management. The maximum tenure of Independent Directors is in accordance with the Act.

g) Appointment of Independent Directors of the Company on the Board of its unlisted material subsidiary companies:

Pursuant to the requirement of Regulation 24(1) of the Listing Regulations, the Company is in compliance pertaining to appointment of Independent Directors in its unlisted material subsidiary companies.

h) Detailed reasons for resignation of Independent Directors:

None of the Independent Directors resigned during the year.

i) Board Evaluation:

Pursuant to the provisions of Section 178 of the Act and Part D to Schedule II of the Listing Regulations, the Company has devised a process and criteria for performance evaluation, as approved by the Nomination and Remuneration Committee (the NRC). The Board has carried out an Annual Evaluation of its own performance, performance of the Board Committees and of the Individual Directors (including the Independent Directors) on criteria identified by the NRC.

The evaluation process for financial year 2025-26 was conducted through structured and customized questionnaires keeping in view the industry in which Company operates.

The factors on which the evaluation of Independent Directors was carried out includes contribution at the meeting, preparedness of meetings, attendance, quality of inputs, leadership skills, competence, ability to bring in different perspectives, independent judgement, knowledge, etc.

j) Board Skills, Capabilities and Competencies:

The Board of Directors consists of eminent individuals of diverse skills, experience and expertise in various areas. The list of core skills/expertise/competencies identified by the Board as required in the context of the Company's business to function effectively and those actually available with the Board are as follows:

Name of Director(s)	Leadership	Financial Expertise	Business Strategy	Governance and Risk Management	Industry Expertise	Legal and Compliance
Mr. Pradeep Kumar Aggarwal	√	√	√	√	√	√
Mr. Lalit Kumar Aggarwal	√	√	√	√	√	√
Mr. Ravi Aggarwal	√	√	√	√	√	√
Mr. Devender Aggarwal	√	√	√	√	√	√
Mr. Bharat Bhushan*	√	√	√	√	√	√
Mr. Chandra Wadhwa	√	√	√	√	-	√
Mr. Kundan Mal Agarwal**	√	√	√	√	-	√
Ms. Lata Pillai	√	√	√	√	√	√
Mr. Venkatesan Narayanan	√	√	√	√	-	√

*Mr. Bharat Bhushan was appointed as an Independent Director of the Company w.e.f 13th May, 2026.

** Consequent to the sad demise on 18th February, 2026, Mr. Kundan Mal Agarwal ceased to be an Independent Director of the Company.

k) Information placed before the Board:

During the year, all the relevant information as stipulated in Part A of Schedule II of Listing Regulations were placed before the Board. Agenda of the meetings and detailed notes on agenda items are sent to the Board members in advance enabling them to take the informed decisions.

l) Review of Compliance Report:

Pursuant to the Regulation 17 (3) of the Listing Regulations, the periodical reports/ certificates submitted by the various Heads of Departments/ Authorised Persons of the Company with regards to compliance of laws applicable to the Company as well as steps taken by the management to rectify the instances of non-compliances, if any, were presented before the Board.

m) Directors and Officers Insurance Policy:

Pursuant to the provisions of Regulation 25 of the Listing Regulations, the Company has undertaken a Directors and Officers (D&O) Insurance Policy for all directors including Independent Directors, Key Managerial Personnel and other employees of the Company for safeguarding from any liability arising due to professional/ other obligations as covered under the said Policy.

3. COMMITTEES OF THE BOARD

The Board Committees play a crucial role in the governance structure of the Company and have been constituted with suitable composition to deal with specific areas/activities as mandated by applicable Rules and Regulations. Each Committee of the Board is guided by its terms of reference which defines the scope, powers and responsibilities of the Committee.

The Chairperson of each Committee briefs the Board on significant discussions at the respective committee meetings. During the year under review, all recommendations made by the various Committees were accepted by the Board. The minutes of the meetings of all Committees of the Board were placed before the Board for noting.

I. AUDIT COMMITTEE

The Audit Committee of the Company meets with the requirements of Section 177 of the Act and Regulation 18 read with Part C of Schedule II of the Listing Regulations.

Members of the Audit Committee are financially literate and possess financial / accounting expertise /exposure.

Terms of Reference

The Audit Committee has the following terms of reference:

- oversight of financial reporting process and the disclosure of financial information relating the Company to ensure that the financial statements are correct, sufficient and credible;
- recommendation to the Board of Directors of the Company for appointment, re-appointment, replacement, remuneration and terms of appointment of auditors of the Company and the fixation of the audit fee;
- approval of payment to statutory auditors for any other services rendered by the statutory auditors;
- formulation of a policy on related party transactions, which shall include materiality of related party transactions;
- examining and reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval, with particular reference to:
    - 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;
    - changes, if any, in accounting policies and practices and reasons for the same;
    - major accounting entries involving estimates based on the exercise of judgment by management;
    - significant adjustments made in the financial statements arising out of audit findings;
    - compliance with listing and other legal requirements relating to financial statements;
    - disclosure of any related party transactions; and
    - modified opinion(s) in the draft audit report.
- reviewing, with the management, the quarterly, half-yearly and annual financial statements before submission to the Board for approval;
- 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 utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;
- reviewing and monitoring the auditor's independence and performance, and effectiveness of audit process;
- approval or any subsequent modification of transactions of the Company with related parties and omnibus approval for related party transactions proposed to be entered into by the Company, subject to the conditions as may be prescribed;
- reviewing, at least on a quarterly basis, the details of related party transactions entered into by the Company pursuant to each of the omnibus approvals given;
- scrutiny of inter-corporate loans and investments;
- valuation of undertakings or assets of the Company, wherever it is necessary;
- evaluation of internal financial controls and risk management systems;
- reviewing, with the management, performance of statutory and internal auditors, and adequacy of the internal control systems;
- 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;
- discussion with internal auditors of any significant findings and follow-up thereon;
- 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 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;
- looking into the reasons for substantial defaults in the payment to depositors, debentureholders, shareholders (in case of non-payment of declared dividends) and creditors;

- reviewing the functioning of the whistle blower mechanism;
- monitoring the end use of funds raised through public offers and related matters;
- overseeing the vigil mechanism established by the Company, with the chairman of the Audit Committee directly hearing grievances of victimization of employees and directors, who used vigil mechanism to report genuine concerns in appropriate and exceptional cases;
- approval of appointment of chief financial officer (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;
- reviewing the utilization of loans and/or advances from/investment by the holding company in the subsidiary exceeding ₹1,000,000,000 or 10% of the asset size of the subsidiary, whichever is lower including existing loans/ advances/ investments existing as on the date of coming into force of this provision;
- considering and commenting on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders; and
- carrying out any other functions required to be carried out by the Audit Committee as may be decided by the Board and/or as provided under the Companies Act, 2013, or any other applicable law, as and when amended from time to time.

Composition, Meeting(s) and Attendance

The Audit Committee of the Company comprises of 3 (three) Directors including majority of Independent Directors.

The composition of the Audit Committee is as follows:

S. No.	Name of the Members	Category	Designation
1.	Mr. Chandra Wadhwa*	Non-Executive Independent Director	Chairman
2.	Mr. Ravi Aggarwal	Managing Director	Member
3.	Mr. Venkatesan Narayanan*	Non-Executive Independent Director	Member
4.	Mr. Kundan Mal Agarwal**	Non-Executive Independent Director	Chairman

* W.e.f. 9th March, 2026, Mr. Chandra Wadhwa, Independent Director was appointed as Chairman of the Audit Committee and Mr. Venkatesan Narayanan, Independent Director was appointed as the Member of the Audit Committee.

**Consequent to the sad demise on 18th February, 2026, Mr. Kundan Mal Agarwal ceased to be the Chairman and Member of the Committee.

During the year ended 31st March, 2026, the Committee met 7 (Seven) times and all the members attended all the meetings. The gap between two meetings did not exceed 120 days. The requisite quorum was present for the said meetings.

The attendance record for the aforesaid meetings of the Audit Committee during the Financial year 2025-26 are given below:

S. No.	Name of the Members	No. of Meetings held during tenure	No. of Meetings Attended
1.	Mr. Chandra Wadhwa	7	7
2.	Mr. Ravi Aggarwal	7	7
3.	Mr. Venkatesan Narayanan	1	1
4.	Mr. Kundan Mal Agarwal	6	6

The Company Secretary acts as the Secretary to the Audit Committee.

Minutes of each of the meetings of the Audit Committee are placed before the Board at its subsequent meetings.

The Chief Financial Officer of the Company, representatives of Statutory Auditors, Internal Auditors of the Company, and other senior officers/ consultants/ experts of different fields, whenever required, attended the meetings as invitees.

II. NOMINATION AND REMUNERATION COMMITTEE

The Nomination and Remuneration Committee (NRC) of the Company functions according to its terms of reference, its objectives, authority, responsibilities, reporting and evaluation functions in accordance with Section 178 of the Act and Regulation 19 read with Para A of Part D of Schedule II of the Listing Regulations.

Terms of Reference

The NRC has the following terms of reference:

- formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors of the Company (the "Board" or "Board of Directors") a policy relating to the remuneration of the directors, key managerial personnel and other employees ("Remuneration Policy");
- for every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:
  - use the services of an external agencies, if required
  - consider candidates from a wide range of backgrounds, having due regard to diversity; and
  - consider the time commitments of the candidates.
- formulation of criteria for evaluation of performance of independent directors and the Board;
- devising a policy on Board diversity;
- identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal and carrying out evaluation of every director's performance (including independent director);
- whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors;
- recommend to the Board, all remuneration, in whatever form, payable to senior management;
- the Nomination and Remuneration Committee, while formulating the Remuneration Policy, should ensure that:
  - the level and composition of remuneration be reasonable and sufficient to attract, retain and motivate directors of the quality required to run the Company successfully;
  - relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
  - remuneration to directors, key managerial personnel and senior management involves a balance between fixed and incentive pay reflecting short and long term performance objectives appropriate to the working of the Company and its goals.
- perform such functions as are required to be performed by the Nomination and Remuneration Committee under the Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, as amended, including the following:
  - administering the employee stock option plans of the Company, as may be required;
  - determining the eligibility of employees, to participate under the employee stock option plans of the Company;
  - granting options to eligible employees and determining the date of grant;
  - determining the number of options to be granted to an employee;
  - determining the exercise price under the employee stock option plans of the Company; and
  - construing and interpreting the employee stock option plans of the Company and any agreements defining the rights and obligations of the Company and eligible employees under the employee stock option plans of the Company, and prescribing, amending and/or rescinding rules and regulations relating to the administration of the employee stock option plans of the Company.
- frame suitable policies, procedures and systems to ensure that there is no violation of securities laws, as amended from time to time, including:

- the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; and
- the Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices Relating to the Securities Market) Regulations, 2003, by the trust, the Company and its employees, as applicable; and

- carrying out any other activities as may be delegated by the Board of Directors and functions required to be carried out by the Nomination and Remuneration Committee as provided under the Companies Act, 2013, the SEBI Listing Regulations or any other applicable law, as and when amended from time to time.

The NRC has been designated as the Compensation Committee in accordance with Regulation 5(1) of the SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 for the purposes of administration of the 'Signatureglobal Employee Stock Option Plan 2024'.

The Nomination and Remuneration Policy is available at the website of the Company and the weblink for the same is https://cdn.signatureglobal.in/documents/Nomination-and-Remuneration-Policy--G1i2qya4DJyIsjf868HNw.pdf.

Composition, Meeting(s) and Attendance

The NRC of the Company comprises of 4 (four) Directors including majority of Independent Directors.

The composition of the NRC is as follows:

S. No.	Name of the Members	Category	Designation
1.	Mr. Chandra Wadhwa	Non-Executive Independent Director	Chairman
2.	Mr. Pradeep Kumar Aggarwal	Chairman and Executive Director	Member
3.	Ms. Lata Pillai*	Non-Executive Independent Director	Member
4.	Mr. Venkatesan Narayanan	Non-Executive Independent Director	Member
5.	Mr. Kundan Mal Agarwal**	Non-Executive Independent Director	Member

* Ms. Lata Pillai was appointed as the Member of the Committee w.e.f 9th March, 2026

**Consequent to the sad demise on 18th February, 2026, Mr. Kundan Mal Agarwal ceased to be a Member of the Committee.

During the year ended 31st March, 2026, the Committee met 4 (four) times. The requisite quorum was present in the said meetings.

The attendance record for the aforesaid meetings of the NRC during the Financial Year 2025-26 are given below:

S. No.	Name of the Members	No. of Meetings held during tenure	No. of Meetings Attended
1.	Mr. Chandra Wadhwa	4	4
2.	Mr. Pradeep Kumar Aggarwal	4	4
3.	Ms. Lata Pillai	0	N.A.
4.	Mr. Venkatesan Narayanan	4	4
5.	Mr. Kundan Mal Agarwal	4	4

The Company Secretary acts as the Secretary to the NRC.

Minutes of each of the meetings of the NRC are placed before the Board at its subsequent meetings.

III. STAKEHOLDERS' RELATIONSHIP COMMITTEE

To look into the various aspect of interest of shareholders and debentureholders, the Board of the Company has constituted Stakeholders' Relationship Committee (SRC), which is in line with the requirements of Section 178(5) of the Act and Regulation 20 read with Para B of Part D of Schedule II of the Listing Regulations.

Composition, Meeting(s) and Attendance

The SRC of the Company comprises of 3 (three) Directors. The Chairman of the SRC is an Independent Director.

The composition of the SRC is as follows:

S. No.	Name of the Members	Category	Designation
1.	Mr. Chandra Wadhwa	Non-Executive Independent Director	Chairman
2.	Mr. Pradeep Kumar Aggarwal	Chairman and Executive Director	Member
3.	Mr. Ravi Aggarwal	Managing Director	Member

During the year ended 31st March, 2026, the Committee met once. The requisite quorum was present for the said meeting.

The attendance record for the aforesaid meeting of the SRC during the Financial year 2025-26 is given below:

S. No.	Name of the Members	No. of Meeting held during tenure	No. of Meeting Attended
1.	Mr. Chandra Wadhwa	1	1
2.	Mr. Pradeep Kumar Aggarwal	1	1
3.	Mr. Ravi Aggarwal	1	1

The Company Secretary acts as the Secretary to the SRC.

Minutes of each of the meeting of the SRC is placed before the Board at its subsequent meeting.

Compliance Officer

Mr. M R Bothra is the Company Secretary and Compliance Officer of the Company.

Investor Grievance Redressal

The number of complaints received and resolved to the satisfaction of investors during the year under review are as under:

S. No.	Particulars	Number of Complaints
1.	Complaints pending at beginning	0
2.	Complaints received during the financial year	1
3.	Complaints resolved during the financial year	1
4.	Complaints pending as on 31st March, 2026	0

Online Dispute Resolution Portal ('ODR Portal')

A mechanism to streamline and strengthen the existing dispute resolution in the Indian Securities Market, SEBI vide Master Circular No. SEBI/HO/OIAE/OIAE_IAD-3/P/CIR/2023/195 dated July 31, 2023 (updated as on December 20, 2023 as amended from time to time), introduced the ODR Portal. This mechanism enhanced the degree of regulatory supervision by SEBI over disputes between aggrieved parties and the ODR order is binding on both the parties to the dispute.

Pursuant to above-mentioned circulars, the aggrieved party can initiate the mechanism through the ODR portal, after exercising the primary options to resolve the issue directly with the Company and through the SCORES platform.

IV. RISK MANAGEMENT COMMITTEE

Pursuant to the provisions of Regulation 21 read with Para C of Part D of Schedule II of the Listing Regulations, the Board had constituted the Risk Management Committee (RMC) to frame, implement and monitor the risk management plan for the Company. The RMC assists the Board in fulfilling its oversight responsibility with respect to Risk Management.

Terms of Reference

The RMC has the following terms of reference:

- To formulate a detailed risk management policy which shall include:
  - A framework for identification of internal and external risks specifically faced by the Company including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.
  - Measures for risk mitigation including systems and processes for internal control of identified risks.
  - Business continuity plan.
- To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;
- To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;

- To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;
- To keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken;
- To review the appointment, removal and terms of remuneration of the Chief Risk Officer (if any);
- To coordinate its activities with other committees, in instances where there is any overlap with activities of such committees, as per the framework laid down by the board of directors;
- To conduct investigations into any matter within its scope of responsibility and obtain advice and assistance from outside legal, accounting or other advisers, as necessary, to perform its duties and responsibilities;
- To establish sub-committee, if required, by whatever name, delegating authorities, and responsibilities to assist in any of the activities of the Committee;
- To do such acts, deeds and things as is required to be done under any relevant laws and as it may consider appropriate for discharge of its functions.

Composition, Meeting(s) and Attendance

The RMC of the Company comprises of 9 (Nine) members, including therein 5 (Five) Directors (out of whom 2 (Two) are Independent Directors) and 4 (four) Senior Executives of the Company.

The composition of the RMC is as follows:

S. No.	Name of the Members	Category	Designation
1.	Mr. Pradeep Kumar Aggarwal	Chairman and Executive Director	Chairman
2.	Mr. Lalit Kumar Aggarwal	Vice Chairman and Executive Director	Member
3.	Mr. Ravi Aggarwal*	Managing Director	Member
4.	Mr. Chandra Wadhwa	Non-Executive Independent Director	Member
5.	Mr. Venkatesan Narayanan	Non-Executive Independent Director	Member
6.	Mr. Rajat Kathuria	Chief Executive Officer	Member
7.	Mr. Sanjay Kumar Varshney	Chief Operating Officer	Member
8.	Mr. M R Bothra	Company Secretary	Member
9.	Mr. Sanjeev Kumar Sharma**	Chief Financial Officer	Member
10.	Mr. Manish Garg**	Deputy Chief Financial Officer	Member
11.	Mr. Kundan Mal Agarwal***	Non-Executive Independent Director	Member

* Mr. Ravi Aggarwal, Managing Director of the Company, was appointed as Member of the Committee w.e.f 9th March, 2026.

** Mr. Sanjeev Kumar Sharma was appointed and Mr. Manish Garg, ceased to be a Member of the Committee w.e.f 15th May, 2025.

***Consequent to the sad demise on 18th February, 2026, Mr. Kundan Mal Agarwal ceased to be a Member of the Committee.

During the year ended 31st March, 2026, the RMC met twice. The requisite quorum was present in the said meetings. The gap between two meetings did not exceed 210 days.

The attendance record for the aforesaid meetings of the RMC during the Financial year 2025-26 are given below:

S. No.	Name of the Members	No. of Meetings held during tenure	No. of Meetings Attended
1.	Mr. Pradeep Kumar Aggarwal	2	2
2.	Mr. Lalit Kumar Aggarwal	2	2
3.	Mr. Ravi Aggarwal	1	1
4.	Mr. Chandra Wadhwa	2	2
5.	Mr. Venkatesan Narayanan	2	2
6.	Mr. Rajat Kathuria	2	2
7.	Mr. Sanjay Kumar Varshney	2	1
8.	Mr. M R Bothra	2	2
9.	Mr. Sanjeev Kumar Sharma	2	2
10.	Mr. Manish Garg	0	N.A.
11.	Mr. Kundan Mal Agarwal	1	1

Minutes of each of the meetings of the RMC are placed before the Board at its subsequent meetings.

4. SENIOR MANAGEMENT PERSONNEL

Particulars of Senior Management Personnel (SMP) as on 31st March, 2026 and the changes in SMPs during the financial year 2025-26 are as follows:

S. No	Name	Designation
1.	Mr. Rajat Kathuria	Chief Executive Officer
2.	Mr. Sanjay Kumar Varshney	Chief Operating Officer
3.	Mr. M R Bothra	Company Secretary
4.	Mr. Sanjeev Kumar Sharma	Chief Financial Officer
5.	Mr. Manish Garg	Deputy Chief Financial Officer
6.	Mr. Varun Mehta	Group President – Operations
7.	Mr. Satyendra Pati Tripathi	Chief Information Officer
8.	Mr. Rohan Chopra	Chief Human Resource Officer
9.	Mr. Jayanta Barua	Head MARCOM
10.	Mr. Pradeep Gaur	President – Sales
11.	Mr. Sandeep Kumar Mittal	President – Sales
12.	Mr. Mubashir Hussain	Senior Vice President - Sales
13.	Mr. Guneet Singh Sodhi	Senior Vice President – CRM
14.	Mr. Sapan Madan	Senior Vice President - Sales
15.	Mr. Vidush Arya	Vice President – Corporate Strategy
16.	Mr. Saurabh Jolly	Vice President – Project Management Office
17.	Mr. Amit Kaicker	Chief Business Officer — Sales & Marketing (Appointed as SMP w.e.f 15th May, 2025)
18.	Mr. Varun Oberoi	President – CRM (Appointed as SMP w.e.f 15th May, 2025)
19.	Mr. Rajiv Kumar	Senior President – Sales (ceased to be SMP w.e.f 13th May, 2025)
20.	Mr. Sapan Bebarta	President – Legal (ceased to be the SMP w.e.f 5th November, 2025)

5. DIRECTORS' REMUNERATION

As per the Nomination and Remuneration policy, the remuneration paid to the Executive Directors is recommended by the NRC and approved by the Board, subject to approval by shareholders at the general meeting and such other authorities, if any. The terms and conditions of the employment of Executive Directors are governed by the shareholders' approval taken in that regard. The remuneration is determined after considering various factors such as qualification, experience, expertise, prevailing industry standards and the financial position of the Company.

i) Executive Directors

The remuneration paid to Executive Directors is commensurate with their respective roles and responsibilities. Remuneration paid to Executive Directors, subject to limits prescribed under Part II, Section I of Schedule V to the Companies Act, 2013, generally consists of fixed salary and perquisites in accordance with the policies of the Company. The details of remuneration paid to Executive Directors during the Financial Year 2025-26 are given below:

(Amount in ₹)

Name of Directors	Salary	Perquisites*	Total
Mr. Pradeep Kumar Aggarwal	2,40,00,000	39,600	2,40,39,600
Mr. Lalit Kumar Aggarwal	2,40,00,000	39,600	2,40,39,600
Mr. Ravi Aggarwal	2,40,00,000	39,600	2,40,39,600
Mr. Devender Aggarwal	2,40,00,000	39,600	2,40,39,600

*The value of perquisites has been determined in accordance with the provisions of the Income-tax Act, 1961 and the Rules made thereunder.

The service contract, notice period, retirement benefits, severance fees etc. are not applicable as per the terms and conditions of appointment of the above Directors.

ii) Non-executive Directors

The Non-Executive Independent Directors were paid a sitting fee for the meeting(s) attended by them. The sitting fees for attending the Board meeting was ₹ 75,000/- per Board meeting and the sitting fee for attending the Committee meetings / meeting of Independent Directors was ₹ 25,000/- per Committee meeting / meeting of Independent Directors. The remuneration paid to the Non-Executive Independent Directors during the Financial Year 2025-26 is as follows:

(Amount in ₹)

S. No.	Name of Directors	Sitting fees
1.	Mr. Chandra Wadhwa	9,25,000
2.	Mr. Kundan Mal Agarwal	8,00,000
3.	Ms. Lata Pillai	5,50,000
4.	Mr. Venkatesan Narayanan	7,25,000

During financial year 2025-26, there were no other pecuniary relationships or transactions between the Company and its Independent Directors.

No stock options was granted to any Independent Director.

6. GENERAL BODY MEETINGS

I. The details as to the timings, date and venue of the last three Annual General Meetings (AGM) of the Company are as under:

AGM	Financial Year	Date	Time	Location
26th AGM	2024-25	23rd September, 2025	4:15 P.M.	Through Video Conferencing ("VC")/ Other Audio Visual Means ("OAVM")
25th AGM	2023-24	28th September, 2024	3:00 P.M.	Through Video Conferencing ("VC")/ Other Audio Visual Means ("OAVM")
24th AGM	2022-23	7th September, 2023	10:30 A.M.	13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi 110001

II. Special Resolutions passed at the Annual General Meetings held during the last three financial years are given below:

Date of AGM	Particulars of Special Resolutions
23rd September, 2025	1. To approve the re-appointment of Mr. Kundan Mal Agarwal (DIN: 00043115) as an Independent Director of the Company for the second term. 2. To approve the revision in remuneration of Mr. Pradeep Kumar Aggarwal (DIN: 00050045), Chairman and Whole Time Director of the Company. 3. To approve the revision in remuneration of Mr. Lalit Kumar Aggarwal (DIN: 00203664), Vice Chairman and Whole Time Director of the Company. 4. To approve the revision in remuneration of Mr. Ravi Aggarwal (DIN: 00203856), Managing Director of the Company. 5. To approve the revision in remuneration of Mr. Devender Aggarwal (DIN: 00161465), Joint Managing Director and Whole Time Director of the Company.

Date of AGM	Particulars of Special Resolutions
28th September, 2024	1. Approval of Signatureglobal Employee Stock Option Plan 2024 ("the ESOP Plan").
	2. Approval of grant of ESOP to the employees of the subsidiary companies etc. under Signatureglobal Employee Stock Option Plan 2024 ("the ESOP Plan").
	3. Approval of the payment of remuneration to Executive Directors who are Promoters or Members of the Promoter Group in excess of threshold limits as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
7th September, 2023	1. Continuation of holding of directorship by Mr. Kundan Mal Agarwal (DIN: 00043115) as Independent Director of the Company.

III. During the Financial Year 2025-26, following special resolutions were passed by way of postal ballot:

Date of passing the Resolution	Particulars of Special Resolution		Voting Pattern	
			Percentage of Votes in favour	Percentage of Votes against
1st August, 2025	1.	To approve increase in the borrowing limit of the Company under Section 180(1)(c) of the Companies Act, 2013	91.3991	8.6009
	2.	To approve the creation of charges on the movable and immovable properties of the Company, both present and future, in respect of borrowing under Section 180(1)(a) of the Companies Act, 2013	91.4284	8.5716
	3.	To approve raising of funds by issuance of Secured Listed Redeemable Non-Convertible Debentures (NCDs)	99.9060	0.0940
	4.	To alter the Articles of Association of the Company	99.9996	0.0004

Procedure for Postal Ballot

In accordance with the provisions of Sections 108 and 110 of the Act read with the Companies (Management and Administration) Rules, 2014 (the "Rules"), Secretarial Standard on General Meetings (the "SS-2") issued by the Institute of Company Secretaries of India, Regulation 44 of the Listing Regulations and General Circular No. 14/2020 dated 8th April, 2020, General Circular No.17/2020 dated 13th April, 2020 and subsequent Circulars issued in this regard, the latest being General Circular No. 09/2024 dated 19th September, 2024, issued by the Ministry of Corporate Affairs, the Company had dispatched the Postal Ballot Notice on 2nd July, 2025, only through electronic mode to all the Members whose e-mail addresses were registered with the Company/ Depositories as on cut-off date, for seeking approval of Members of the Company through Postal Ballot by way of remote e-Voting. The Company had engaged the services of National Securities Depository Limited to provide remote e-Voting facility to all its Members.

The remote e-Voting period commenced at 9.00 AM. (IST) on Thursday, the 3rd July, 2025 and ended at 5.00 PM. (IST) on Friday, the 1st August, 2025.

The Board of Directors of the Company appointed Mr. Deepak Kukreja, Partner, DMK Associates, Practicing Company Secretaries as Scrutinizer and Mrs. Monika Kohli, Partner, DMK Associates, Practicing Company Secretaries as alternate Scrutinizer to scrutinise the Postal Ballot through remote e-Voting process in a fair and transparent manner. Postal Ballot Voting Results along with the Scrutiniser's Report dated 2nd August, 2025 was intimated to the Stock Exchange(s) where the equity shares of the Company are listed i.e, National Stock Exchange of India Limited and BSE Limited on 2nd August, 2025.

IV. No Special Resolution is proposed to be passed through Postal Ballot as on the date of this Report. However, the Company may consider passing the Resolutions through Postal Ballot as and when required, in compliance with all the applicable provisions.

7. MEANS OF COMMUNICATION

The Company recognizes communication as a key element to the overall Corporate Governance framework, and therefore emphasizes on prompt, continuous, efficient and relevant communication to all external constituencies.

Financial Results: The Quarterly, Half Yearly and Annual Results are regularly submitted to the National Stock Exchange of India Limited ('NSE') and BSE Limited ('BSE') within the time limit and are also updated on the Company's Website at https://www.signatureglobal.in/. The quarterly/half yearly/yearly results are published in the Financial Express and Jansatta newspapers.

Earnings Calls and Investor Presentations: The Company's earnings calls with analysts and investors are held after announcement of financial results. The audio recording and the transcript of the earnings call are posted on the Company's website and intimated to the stock exchanges. Presentations made to the investors are filed with the stock exchanges and uploaded on the Company's website at https://www.signatureglobal.in/disclosures.

Official Press Releases & Corporate Announcements: Official press releases, corporate announcements and other material information are submitted to the Stock Exchanges and media. All other periodical filings like Shareholding Pattern, Integrated Filing (Governance), Integrated Filing (Finance) etc. are filed electronically on NEAPS and BSE Listing Centre and are also uploaded on the Company's website at https://www.signatureglobal.in/disclosures, as required under the Listing Regulations.

Website: Members can also access Company's policies, Board and Committee composition, financial information, shareholding information, etc. in the Investor Section of the Company's website.

8. GENERAL SHAREHOLDERS INFORMATION

(a)	**Annual General Meeting**	Thursday, the 24th September, 2026 at 4:15 P.M.
	Date, Time and Venue	Through Video Conferencing/Other Audio Visual Means (OAVM) (Deemed Venue for Meeting: Registered office at 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi 110001)
(b)	**Financial Year**	The financial year of the Company starts on April 01 and ends on March 31 of the following year.
(c)	**Dividend Payment Date**	No dividend is proposed to be paid for the Financial Year ended 31st March, 2026.
(d)	**Listing on Stock Exchanges**	Equity Shares of the Company are listed on following Stock Exchanges: National Stock Exchange of India Limited (NSE), Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Mumbai – 400 051 BSE Limited (BSE), Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Non-Convertible Debentures (NCDs) issued by the Company on private placement basis are listed on the debt market segment of BSE Limited (BSE), Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Annual listing fee for equity shares for the Financial Year 2026-27 has been paid to NSE and BSE and the listing fee for NCDs has been paid to BSE.

(e) Registrars and Share Transfer Agent (RTA):

M/s. MUFG Intime India Private Limited
(Formerly known as Link Intime India Private Limited)
Address: C-101, Embassy 247, L.B.S. Marg,
Vikhroli (West), Mumbai – 400083
Phone: +91 8108116767
Email ID: investor.helpdesk@in.mpms.mufg.com

Shareholders Request: https://web.in.mpms.mufg.com/helpdesk/Service_Request.html

Additionally, shareholders are encouraged to register and track their requests through the SWAYAM portal: https://swayam.in.mpms.mufg.com

(f) Debenture Trustee:

Vstra ITCL (India) Limited
Address: The Qube, 2nd floor, A wing Hasan Pada Road,
Mittal Industrial Estate Marol,
Andheri (East) Mumbai 400 059
Tel: +91 022-69300045
Email: itclcomplianceofficer@vistra.com

(g) Share Transfer System:

Pursuant to Regulation 40 of Listing Regulations, the requests for effecting transfer of securities shall not be processed unless the securities are held in the dematerialised form with respective Depositories i.e. National Securities Depository Limited or Central Depository Services (India) Limited. Transfer of equity shares in electronic form are effected through the depositories without any involvement of the Company.

(h) Distribution of Shareholding:

Distribution of shareholding as on 31st March, 2026:

Sr. No	Shareholding of Nominal Shares	Shareholders	% of total	Total Shares	% of total
1	1 - 5000	21472	99.2604	1006268	0.7162
2	5001 - 10000	32	0.1479	247740	0.1763
3	10001 - 20000	28	0.1294	393863	0.2803
4	20001 - 30000	11	0.0509	271641	0.1933
5	30001 - 40000	3	0.0139	100632	0.0716
6	40001 - 50000	10	0.0462	452737	0.3222
7	50001 - 100000	14	0.0647	957200	0.6812
8	100001& Above	62	0.2866	137080610	97.5589
	Total	**21632**	**100**	**140510691**	**100**

(i) Dematerialization of shares and liquidity

The Company's shares are compulsorily traded in dematerialized form and are available for dematerialization with both the depositories i.e. National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL). The members can hold the Company's shares with any of the depository participants, registered with the depositories. As on 31st March 2026, 100% of the Company's Equity Shares are in dematerialised form.

The Equity shares of the Company are regularly traded on the Stock Exchanges i.e. on BSE and NSE.

Non-Convertible Debentures issued by the Company are listed on Debt Market Segment of BSE Limited.

(j) The Company has no outstanding Global Depository Receipts (GDRs) or American Depository Receipts (ADRs) or warrants or any convertible instruments, hence there is no likely impact on equity.

(k) Commodity price risk or foreign exchange risk and hedging activities

There is no material commodity price risk or foreign exchange risk. There was no hedging activity during the financial year ended 31st March, 2026.

(l) Plant Locations

The Company does not have any manufacturing or processing plants. The Company has its various projects spread across NCT of Delhi.

(m) Address for correspondence

Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place,
New Delhi 110001, India
Tel: +91 11 4928 1700

Corporate Office: Unit No.101, Ground Floor, Tower-A, Signature Tower, South City-1, Gurugram,
Haryana 122 001, India
Tel: +91 124 4398 011
Email Address: investors@signatureglobal.in

(n) Credit Ratings obtained by the Company during the financial year ended March 31, 2026: The Non-Convertible Debentures issued by the Company were assigned CARE A+ rating with Stable Outlook by CARE Ratings Limited on 30th July, 2025. The said rating was reaffirmed by CARE Ratings Limited on 23rd September, 2025.

9. OTHER DISCLOSURES PURSUANT TO SCHEDULE V (C) (10) OF THE LISTING REGULATIONS:

(a) During the year under review, there were no materially significant related party transaction which may have potential conflict with the interests of the Company at large.

(b) The Company's equity shares have been listed on September 27, 2023. Since the listing date, there were no penalties or strictures imposed on the Company by SEBI, Stock Exchange or any statutory authority on any matter related to capital market.

(c) The Company's Whistle Blower/ Vigil Mechanism Policy is in line with the provisions of the Section 177 of the Act and as per Regulation 22 of the Listing Regulations. This Policy establishes a vigil mechanism for Directors and employees to report genuine concerns regarding unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct. The said mechanism also provides for adequate safeguards against victimisation of persons who use such mechanism and makes provision for direct access to the chairperson of the Audit Committee in appropriate or exceptional cases. During the financial year 2025-26, no personnel was denied access to the Audit Committee.

The said Whistle-Blower Policy is available on the website of the Company at https://cdn.signatureglobal.in/documents/Whistle-Blower-Policy-Yw8xuyl6MVI3Nw2ySzAXIA.pdf.

(d) The Company complied with all the mandatory requirements of Regulations 17 to 27, clauses (b) to (i) of sub-regulation (2) of Regulation 46 of the Listing Regulations for the financial year ended March 31, 2026 and are disclosed in this report.

(e) The Company adopted a Policy for Determining Material Subsidiaries of the Company, pursuant to Regulation 16(1)(c) of the Listing Regulations. This policy is available on the Company's website at https://cdn.signatureglobal.in/documents/7--Policy-on-Material-subsidiary-7th-Aug--2025-tA5TIVGJcXbuJloYoz-QvQ.pdf.

(f) Pursuant to Regulation 23 of the Listing Regulations, the Board of Directors formulated a Policy on Related Party Transactions which can be accessed from the Company's website at https://cdn.signatureglobal.in/documents/1--Policy-on-RPT-7th-Aug-2025-dztR8N_ECCChq_0dLppv9g.pdf. This policy deals with the review and approval of related party transactions.

(g) There was neither any preferential allotment nor any Qualified Institutional Placement (QIP) made during the financial year ended 31st March, 2026.

(h) A certificate from CS Deepak Kukreja (C.P. No. 8265), Partner, M/s DMK Associates, Practicing Company Secretaries, certifying that none of the Director have been debarred or disqualified from being appointed or continuing as Director of the Company by SEBI or Ministry of Corporate Affairs or any such other statutory authority is annexed to this report.

(i) The details of total fees for all services paid by the Company and its subsidiaries during the year 2025-26, on a consolidated basis, to the Statutory Auditors and all entities in the network firm / network entity of which the Statutory Auditor is a part, are as follows:

Type of service	Amount/ ₹ in Lakhs
	FY 2025-26
Audit fees	145.00
Certification and other fees	16.94
Out of pocket expenses	8.61
Total (Excluding taxes)	**170.55**

(j) During the year, the Company has not received any complaint under The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

(k) The details of loans and advances in the nature of loans to firms/companies in which directors are interested, are disclosed in the financial statements.

(l) The requisite details of material subsidiaries of the Company during the year, including the date and place of incorporation and the name and date of appointment of the statutory auditors of the subsidiaries are given below:

Sr. No	Name of material subsidiaries	Date of incorporation	Place of incorporation	Name of the statutory auditors	Date of appointment of the statutory auditors
1	Signatureglobal Homes Limited	11th April, 2008	Delhi	M/s Walker Chandiok & Co LLP, Chartered Accountants	26th October, 2020
2	Signatureglobal Developers Limited	10th September, 2012	Delhi	M/s. Suri & Sudhir, Chartered Accountants	28th September, 2024

(m) The Company has complied with the discretionary requirements as specified in Part E of Schedule II pertaining to having unmodified audit opinion report and reporting of Internal Auditors directly to the Audit Committee.

(n) There are no outstanding shares of the Company in the Demat Suspense Account/Unclaimed Suspense Account as at the end of financial year.

(o) The Company has not entered into any agreement as referred in clause 5A of paragraph A of Part A of Schedule III of the Listing Regulations.

10. DECLARATION BY CEO

The Board has approved a 'Code of Conduct and Business Ethics' (Code) for all Board members and Senior Management. All the members of the Board and Senior Management Personnel have affirmed the compliance of the same. A copy of the Code is available on the website of the Company viz. https://cdn.signatureglobal.in/documents/Code-of-conduct-RPAOO5Ckbf-U-ptLYvFuhQ.pdf.

A declaration from Mr. Rajat Kathuria, CEO of the Company, affirming Compliance of the Code of Conduct by the members of the Board and Senior Management is annexed to this Report.

11. CEO AND CFO CERTIFICATION (COMPLIANCE CERTIFICATE)

As required under Regulation 17(8) read with Part B of Schedule II of the Listing Regulations, a Compliance Certificate duly signed by Mr. Rajat Kathuria, CEO and Mr. Sanjeev Kumar Sharma, CFO of the Company was placed before the Board of Directors along with the Annual Financial Statements for the year ended 31st March, 2026 at its meeting held on 13th May, 2026. The said Certificate is annexed to this Report.

12. SECRETARIAL AUDIT AND SECRETARIAL COMPLIANCE REPORT

In terms of Regulation 24A of the Listing Regulations, Secretarial Audit Report for the Financial Year ended 31st March, 2026 has been issued by M/s Deepak Sharma & Associates (C.P. No. 6898), Practicing Company Secretaries. The aforesaid Secretarial Audit Report forms part of the Board's Report. The Annual Secretarial Compliance Report for financial year 2025-26 in compliance with Regulation 24A of the Listing Regulations issued by M/s Deepak Sharma & Associates (C.P. No. 6898), Practicing Company Secretaries was duly submitted to the Stock Exchanges and the same is available on the website of the Company at https://www.signatureglobal.in/disclosures.

13. COMPLIANCE CERTIFICATE FROM PRACTICING COMPANY SECRETARY

A compliance certificate issued by CS Deepak Kukreja (C.P. No. 8265), Partner, M/s DMK Associates, Practicing Company Secretaries, regarding compliance of conditions of Corporate Governance is attached.

Certificate of Non-Disqualification of Directors

(Pursuant to Regulation 34(3) and Schedule V, Para C, Clause (10)(i) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members
SIGNATUREGLOBAL (INDIA) LIMITED
(CIN: L70100DL2000PLC104787)
13th Floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Connaught Place,
New Delhi -110001

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **SIGNATUREGLOBAL (INDIA) LIMITED** (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V, Para-C, Clause 10(i) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications [including Directors Identification Number (DIN) status] at the portal of Ministry of Corporate Affairs **('MCA')** at www.mca.gov.in as considered necessary and explanations furnished to us by the Company and its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ended on 31st March, 2026 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, MCA, or any such other Statutory Authority.

List of Directors as on March 31, 2026

Sr. No.	Name of Director	DIN	Date of Appointment in Company
1	MR. PRADEEP KUMAR AGGARWAL	00050045	02/11/2017
2	MR. LALIT KUMAR AGGARWAL	00203664	15/02/2022
3	MR. RAVI AGGARWAL	00203856	05/11/2015
4	MR. DEVENDER AGGARWAL	00161465	15/02/2022
5	MR. CHANDRA WADHWA	00764576	15/02/2022
6	MS. LATA PILLAI	02271155	15/03/2022
7	MR. VENKATESAN NARAYANAN	00765294	15/03/2022

Note: Due to sad demise on 18th February, 2026, Mr. Kundan Mal Agarwal (DIN: 00043115) ceased to be an Independent Director of the Company. Mr. Bharat Bhushan (DIN: 03199591) was appointed by the Board of Directors as an Independent Director of the Company with effect from 13th May, 2026 which was duly approved by the Shareholders through a Special Resolution passed by way of Postal Ballot on 28th June, 2026.

Ensuring the eligibility 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 **DMK ASSOCIATES**
COMPANY SECRETARIES

DEEPAK KUKREJA
PHD, FCS, LLB., ACIS (UK), IP.
PARTNER
CP No 8265
FCS No. 4140
Peer Review No. 6896/2025

Date: 06.08.2026
Place: New Delhi
UDIN: F004140H001035456

Declaration by the Chief Executive Officer regarding Compliance with the code of conduct of board of directors and senior management

I, Rajat Kathuria, Chief Executive Officer of the Company, do hereby confirm that all the Board Members and Senior Management Personnel of the Company have complied with the Company's Code of Conduct and Business Ethics for the Financial Year ended 31st March, 2026.

For **Signatureglobal (India) Limited**

Place: Gurugram
Date: 6th August, 2026

Rajat Kathuria
Chief Executive Officer

CEO & CFO Certificate

To,
The Board of Directors
Signatureglobal (India) Ltd.
13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, New Delhi - 110001

Subject: Compliance Certificate pursuant to the Regulation 17(8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir(s)/ Madam,

This is to certify that:

A. We have reviewed the financial statements and the cash flow statement (both standalone and consolidated) for the year ended 31st March, 2026 and that to the best of our knowledge and belief:

   i. these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

   ii. these statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations;

B. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's code of conduct.

C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the audit committee that there have been no deficiencies in the design or operation of such internal controls, of which we are aware.

D. We have been indicated to the auditors and the Audit committee

   i. There have been no significant changes in internal control over financial reporting during the year;

   ii. There have been no significant changes in accounting policies during the year; and

   iii. There have been no instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

Date: 13.05.2026
Place: Gurugram

Rajat Kathuria
Chief Executive Officer

Sanjeev Kumar Sharma
Chief Financial Officer

Certificate on Compliance of Corporate Governance

(Pursuant to Paragraph E of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members
SIGNATUREGLOBAL (INDIA) LIMITED
CIN: L70100DL2000PLC104787
13th Floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Connaught Place,
New Delhi - 110001

We have examined the compliance of the conditions of Corporate Governance by **SIGNATUREGLOBAL (INDIA) LIMITED** ("**the Company**") for the period commencing from 1st April, 2025 till 31st March, 2026, as stipulated under Regulations 17 to 27, clauses (b) to (i) and (t) of sub regulation (2) of Regulation 46 and paragraph C, D and E of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI Listing Regulations**").

The compliance of the conditions of Corporate Governance is the responsibility of the Management of the Company. Our examination was limited to the review of procedures and implementation thereof, as 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 the explanations given to us, and the representations made by the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the SEBI Listing Regulations for the period under review.

We further state that such compliance 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 **DMK ASSOCIATES**
COMPANY SECRETARIES

DEEPAK KUKREJA
PHD, FCS, LLB., ACIS (UK), IP.
PARTNER
CP No 8265
FCS No. 4140
Peer Review No. 6896/2025

Date: 06.08.2026
Place: New Delhi
UDIN: F004140H001035467

Business Responsibility & Sustainability Reporting (BRSR)

EXECUTIVE SUMMARY

Signatureglobal (India) Limited's BRSR for FY 2025-26 presents the Company's ESG performance across Environmental, Social, and Governance dimensions, aligned with SEBI's BRSR framework, NGRBC principles, GRI standards and UN SDGs. The report is prepared on a consolidated basis covering SGIL, its 12 Subsidiaries and 1 Joint Venture.

1,365 Employees	**~19,650** Site Workers	**29** Project Sites	**12** Subsidiaries and **1** Joint Venture
₹ 25,958.65 Mn Consol. Turnover	**₹ 17,942.89 Mn** Consol. Net Worth	**14.28%** Women on Board	**2** States

ENVIRONMENT Rooftop solar, rainwater harvesting, STPs, and dual plumbing reduce resource dependency. PPC cement and local sources cut carbon emissions. EDGE & IGBC certifications and SBTi-aligned targets underpin the decarbonisation roadmap.	**GOVERNANCE** 7 Board members with ESG Committee chaired by Vice Chairman of the Board. Whistle Blower Policy, Code of Conduct, POSH and ISO 27001-aligned cybersecurity. All shareholder complaints resolved during the year.
SOCIAL ISO 45001-compliant safety culture across 29 sites. Zero-tolerance human rights policy with contractor sensitization. 1,166 customer complaints received and fully resolved. CSR focused on education, healthcare, and community welfare.	18 material ESG topics identified spanning regulatory compliance, GHG emissions, energy, water, waste, H&S, data privacy, supply chain, and community development with defined mitigation and financial implications.

NGRBC ALIGNMENT

Disclosures cover all nine NGRBC principles:

· Ethics & Transparency (P1)

· Sustainable Products (P2)

· Employee Wellbeing (P3)

· Stakeholder Responsiveness (P4)

· Human Rights (P5)

· Environment (P6)

· Policy Advocacy (P7)

· Inclusive Growth (P8)

· Consumer Value (P9)

INTRODUCTION

ABOUT THIS REPORT

This Business Responsibility and Sustainability Report (BRSR) outlines Signatureglobal (India) Limited's performance on Environmental, Social and Governance (ESG) aspects for the financial year 2025–26. Aligned with the SEBI-mandated BRSR framework and the National Guidelines on Responsible Business Conduct (NGRBC), the report highlights our ongoing efforts toward sustainable development, responsible corporate governance, and value creation for all stakeholders.

It includes disclosures across general, management, and principle-wise performance parameters, in line with evolving expectations from investors, regulators, and the broader ecosystem.

VISION MISSION STATEMENT

To lead with sustainability by building energy-efficient and eco-friendly spaces, fostering inclusive and thriving communities, and upholding the highest standards of transparency, accountability, and governance to inspire trust and create lasting value for all stakeholders.

OPERATIONAL FOOTPRINT AND MARKET PRESENCE

Signatureglobal (India) Limited operates predominantly in the Delhi-NCR region, one of India's fastest-growing urban corridors. With a strong focus on mid-market and premium segment residential housing, the Group also develops select commercial and retail spaces.

ESG COMPLIANCE AND REPORTING PRACTICES

While this report adheres to the format mandated by SEBI under the BRSR guidelines, we have ensured alignment with internationally recognised ESG frameworks to enhance transparency and benchmark our performance globally.

- **GRI (Global Reporting Initiative):** Used as a reference to structure and expand environmental and social disclosures.
- **UN SDGs (United Nation’s Sustainable Development Goals):** Mapped against Signatureglobal (India) Limited's CSR and community development initiatives.

Commitment to Responsible and Sustainable Growth

At Signatureglobal (India) Limited, sustainability is a core business principle, not a standalone initiative. We are committed to minimizing our environmental footprint through energy-efficient buildings, responsible for material sourcing, and integrated waste and water management.

Robust governance mechanisms, inclusive workplace policies, and a proactive approach to stakeholder engagement underpin our ethical business conduct. We aim to generate long-term, shared value for investors, customers, employees, suppliers, and the communities in which we operate.

This report reflects our commitment and showcases our progress and accountability as a responsible real estate developer.

SECTION A: GENERAL DISCLOSURES

At Signatureglobal (India) Limited, we are driven by a vision to make quality living accessible while redefining real estate through innovation, trust, and sustainability. Leveraging our expertise in affordable, mid-income, and premium housing, we are committed to delivering thoughtfully designed spaces that create long-term value for our customers and stakeholders. Sustainability is deeply embedded in our approach, guiding us to develop eco-friendly, energy-efficient homes and adopt responsible construction practices that reduce environmental impact. By integrating global standards, transparent governance, and customer-centric solutions into every project, we strive to build vibrant communities that foster well-being, inspire belonging, and contribute to a more resilient and sustainable future.

I. Details of the Listed Entity

1.	**Corporate Identity Number (CIN) of the Listed Entity**	L70100DL2000PLC104787
2.	**Name of the Listed Entity**	Signatureglobal (India) Limited ('SGIL' or 'the Company')
3.	**Year of incorporation**	2000
4.	**Registered office address**	13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, Delhi - 110001
5.	**Corporate address**	Unit No.101, Ground Floor, Tower-A, Signature Tower, South City-1, Gurugram, Haryana-122001
6.	**E-mail**	cs@signatureglobal.in
7.	**Telephone**	0124-4398099
8.	**Website**	https://www.signatureglobal.in
9.	**Financial year for which reporting is being done**	2025-26
10.	**Name of the Stock Exchange(s) where shares are listed**	BSE Limited (BSE), National Stock Exchange of India Limited (NSE)
11.	**Paid-up Capital**	₹ 14,05,10,691
12.	**Name and contact details (telephone, email address) of the person who may be contacted in case of any queries on the BRSR report**	Mr. M R Bothra Tel: 0124-4398099 Email: bothramr@signatureglobal.in
13.	**Reporting boundary–Are the disclosures under this report made on a standalone basis (i.e. only for the entity) or on a consolidated basis (i.e. for the entity and all the entities which form a part of its consolidated financial statements, taken together).**	The disclosures under this report are made on Consolidated Basis, i.e., for SGIL, subsidiaries and Joint Venture (together referred as 'Signatureglobal (India) Limited' or the 'Group').
14.	**Name of assessment or assurance provider**	PIERAG Consulting LLP
15.	**Type of assessment or assurance obtained**	Reasonable Assurance for BRSR Core Indicators

II. Products/Services

16. Details of Business Activities *(accounting for 90% of turnover)*:

S.No.	Description of Main Activity	Description of Business Activity	% of Turnover of the entity
1	Real Estate	Real Estate activities with owned or leased property	98%

17. Products/Services sold by the entity (accounting for 90% of the entity's turnover):

S.No.	Product/Service	NIC Code	% of Total Turnover contributed
1	Revenue from the sale of real estate properties	681	98%

III. Operations

18. Number of locations where plants and/or operations/offices of the entity are situated:

Location	Number of Plants	Number of Offices	Total
National	29*	2	31
International	0	0	0

*As of FY 2025–26, Signatureglobal (India) Limited has a total of 29 active project sites in Haryana - 27 under construction and 2 recently launched spread across key urban clusters in the state. The Company's operations are consolidated into two office locations, which also houses its 12 subsidiary entities and 1 Joint Venture. The Group does not maintain any international offices or project at present.

19. Markets served by the entity:

a. Number of locations

Locations	Number
National (No. of States)	2*
International (No. of countries)	0

*All our construction sites are located across Haryana and Uttar Pradesh, with our corporate office based in Haryana.

b. What is the contribution of exports as a percentage of the total turnover of the entity?

Not Applicable.

c. A brief on types of customers

In our core residential business, our customers are primarily individuals and families, with a historical focus on the affordable and mid-income housing segments in the Delhi-NCR region. As we expand into premium and luxury housing, our customer base increasingly includes high-net-worth individuals (HNIs) and professionals.

In our commercial vertical comprising shop-cum-office (SCO) plots, retail highstreets, and office developments—our customers include business owners, entrepreneurs, and institutional investors seeking commercial assets and retail spaces in the National Capital Region.

IV. Employees

20. Details as at the end of Financial Year:

a. Employees and Workers (including differently abled):

S. No.	Particulars	Total (A)	Male		Female	
			No. (B)	% (B/A)	No. (C)	% (C/A)
		EMPLOYEES				
1	Permanent (D)	1365	1200	87.91%	165	12.09%
2	Other than Permanent (E)	0	0	0%	0	0%
3	**Total employees (D + E)**	**1365**	**1200**	**87.91%**	**165**	**12.09%**
		WORKERS*				
1	Permanent (F)	Not Applicable				
2	Other than Permanent (G)					
3	**Total workers (F + G)**					

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited. Approximately 19,650 workers at our construction sites were present as of FY 2025-26

b. Differently abled Employees and workers:

S. No.	Particulars	Total (A)	Male		Female	
			No. (B)	% (B/A)	No. (C)	% (C/A)
		DIFFERENTLY ABLED EMPLOYEES				
1	Permanent (D)	0	0	0%	0	0%
2	Other than Permanent (E)	0	0	0%	0	0%
3	**Total differently abled employees (D + E)**	**0**	**0**	**0%**	**0**	**0%**
		DIFFERENTLY ABLED WORKERS*				
1	Permanent (F)	Not Applicable				
2	Other than Permanent (G)					
3	**Total differently abled workers (F + G)**					

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

21. Participation / Inclusion / Representation of Women:

	Total (A)	No. and percentage of Females	
		No. (B)	% (B/A)
Board of Directors	7	1	14.28%
Key Management Personnel*	8	0	0%

*Includes four Whole Time Directors, who are also included in the Board of Directors.

22. Turnover rate for permanent employees and workers

(Disclose trends for the past 3 years)

	FY 2025-26 (Turnover rate in current FY)			FY 2024-25 (Turnover rate in previous FY)			FY 2023-24 (Turnover rate in the year prior to the previous FY)		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Permanent Employees	28.92%	54.55%	31.87%	17.39%	23.33%	18.08%	23.13%	35%	24.27%
Permanent Workers*	Not Applicable								

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

V. Holding, Subsidiary and Associate Companies (Including Joint Ventures)

23. (a) Names of holding/subsidiary/associate companies/joint ventures

S. No.	Name of the holding/subsidiary/associate companies/joint ventures (A)	Indicate whether holding/ Subsidiary/ Associate/Joint Venture	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
1.	Fantabulous Town Developers Limited	Subsidiary	100	Yes
2.	Forever Buildtech Limited	Subsidiary	100	Yes
3.	Indeed Fincap Private Limited	Subsidiary	100	Yes
4.	JMK Holdings Limited	Subsidiary	100	Yes
5.	Maa Vaishno Net - Tech Limited	Subsidiary	100	Yes
6.	Rose Building Solutions Limited	Subsidiary	100	Yes
7.	Signature Builders Limited	Subsidiary	100	Yes
8.	Signatureglobal Business Park Limited	Subsidiary	100	Yes
9.	Signatureglobal Developers Limited	Subsidiary	100	Yes
10.	Signatureglobal Homes Limited	Subsidiary	100	Yes
11.	Signature Infrabuild Limited	Subsidiary	100	Yes
12.	Sternal Buildcon Limited	Subsidiary	100	Yes
13.	Gurugram Commercity Limited *	Joint Venture	50	Yes

*Gurugram Commercity Limited ceased to be a subsidiary and has become a Joint Venture effective from 30th March, 2026.

VI. CSR Details

24. (i) Whether CSR is applicable as per section 135 of Companies Act, 2013: (Yes/No)

Yes, the provisions of Section 135 of the Companies Act, 2013 and the Companies (Corporate Social Responsibility Policy) Rules, 2014, apply to the Company. However, during the financial year 2025-26, the company was not required to spend towards CSR activities as per applicable provisions. The Company has voluntarily spent an amount of ₹ 2,31,91,400 on CSR activities during the Financial Year 2025-26.

		Standalone (FY 2025-26)	Consolidated (FY 2025-26)
(ii)	Turnover (in ₹ millions)	13,808.54	25,958.65
(iii)	Net worth (in ₹ millions)	9,317.76	17,942.89

VII. Transparency and Disclosures Compliances

25. Complaints /Grievances on any of the principles (Principles 1 to 9) under the National Guidelines on Responsible Business Conduct:

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in Place (Yes/No) (If yes, then provide web-link for grievance redress policy)	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
		Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks
Communities	Yes, a formal mechanism exists to engage with community leaders and address concerns proactively*	0	Not Applicable	The company has not received any community complaints to date and remains committed to ongoing stakeholder engagement.	0	Not Applicable	The company has not received any community complaints to date and remains committed to ongoing stakeholder engagement.
Investors (other than shareholders)	Yes*	0	0	The company has not received any complaints from its Debenture holder.	Not Applicable	Not Applicable	The Company does not have investors other than its shareholders
Shareholders	Yes*	1	0	All complaints were resolved during the year to the satisfaction of shareholders.	2	0	All complaints were resolved during the year to the satisfaction of shareholders.

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in Place (Yes/No) (If yes, then provide web-link for grievance redress policy)	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
		Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks
Employees and workers	Yes*	118	60	The Company remains committed to the timely and fair resolution of employee grievances through its formal grievance redressal mechanism.	0	0	-
Customers	Yes*	1166	0	All customer issues were resolved during the year to their satisfaction	1142	0	All customer complaints were resolved during the year to their satisfaction
Value Chain Partners	Yes*	0	0	-	0	0	-
Others (please specify)	-	-	-	-	-	-	-

*The Group has established a comprehensive Grievance Redressal Mechanism through a range of policies and procedures. These include a well-defined Whistle-Blower Policy/Vigil Mechanism (https://cdn.signatureglobal.in/documents/Whistle-Blower-Policy-sLXMigBePhKYzSkxU-5n3w.pdf), a Code of Conduct and Business Ethics (https://cdn.signatureglobal.in/documents/Code-of-conduct-and-business-ethics-js-3Kl_p4OticR2yQsMXNQ.pdf), and a Policy for Prevention of Sexual Harassment (POSH) for all women employees (also available on the Company's Intranet), enabling them to voice their concerns and grievances. Additionally, a dedicated Grievance Redress Mechanism (internally formed and governed) has been established to handle concerns raised by both internal and external stakeholders.

The Group's Secretarial Team manages grievances of the members of the Company through a dedicated portal—Online Dispute Resolution Mechanism for Members of the Group (https://cdn.signatureglobal.in/documents/ONLINE-RESOLUTION-OF-DISPUTES-TzAScLAtZuVz3odK5qSJhA.pdf) and a specific email ID (investors signatureglobal.in).

Furthermore, the Group's website features a "Customer Support" section (https://www.signatureglobal.in/contact), providing customers with multiple channels to lodge complaints or share feedback, including email, helpline number, SMS, WhatsApp, and a downloadable digital application.

26. Overview of the entity's material responsible business conduct issues.

Please indicate material responsible business conduct and sustainability issues pertaining to environmental and social matters that present a risk or an opportunity to the business, the rationale for identifying the same, and the approach to adapt or mitigate the risk along-with its financial implications, as per the following format

S. No.	Material Issue Identified	Indicate whether risk or opportunity (R/O)	Rationale for Identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
1	Regulatory Compliance	Risk	The Company operates in a highly regulated environment encompassing environmental, health and safety, labour, and construction-related requirements. Frequent regulatory changes and jurisdiction-specific obligations increase the risk of non-compliance if monitoring and implementation are not adequately strengthened. Any compliance gaps may result in penalties, legal exposure, reputational impact, and delays in project execution.	To address this risk, the Company is strengthening its compliance governance framework through dedicated legal oversight, structured regulatory tracking systems, and periodic internal compliance audits across the project lifecycle. This approach ensures proactive identification of regulatory changes and consistent adherence to statutory requirements.	Negative
2	Climate Change Adaptation	Risk	The increasing frequency and intensity of climate-related events such as extreme heat, flooding, and erratic rainfall pose significant physical risks to construction activities and built assets. These events can disrupt project schedules, escalate costs, and compromise long-term structural integrity, particularly in climate-vulnerable regions.	The Company is integrating climate-resilient design principles into project planning, including enhanced stormwater management, climate-responsive construction practices, and adoption of green infrastructure solutions. These measures aim to strengthen asset resilience and reduce long-term exposure to climate-related physical risks.	Negative
3	GHG Emissions Management	Risk	Construction activities and the extensive use of carbon-intensive materials contribute significantly to greenhouse gas emissions, exposing the Company to transition risks associated with evolving climate regulations, investor scrutiny, and stakeholder expectations for transparent carbon disclosures and credible decarbonization pathways.	The Company is advancing emissions mitigation efforts through the adoption of low-carbon construction materials such as PPC cement, increased reliance on local sourcing to reduce transportation emissions, deployment of energy-efficient technologies, and alignment with recognized green building certification frameworks and SBTi-aligned targets.	Negative

S. No.	Material Issue Identified	Indicate whether risk or opportunity (R/O)	Rationale for Identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
4	Energy Management	Opportunity	Energy efficiency improvements across projects present a strategic opportunity to reduce long-term operating costs, improve asset efficiency, and enhance the attractiveness of developments to environmentally conscious customers and ESG-focused investors.	The Company is integrating rooftop solar installations, solar-powered lighting, LED fixtures, and high-performance thermal insulation into project designs. These initiatives support energy efficiency, reduce operational emissions, and align with evolving sustainability expectations.	Positive
5	Biodiversity Conservation	Risk & Opportunity	Construction and land development activities can result in habitat disturbance and biodiversity loss, which may affect regulatory approvals and community perceptions. At the same time, proactive biodiversity management and green space integration can enhance regulatory alignment, strengthen brand reputation, and contribute to long-term asset value.	Ecological risks are being managed through biodiversity-sensitive landscaping, plantation of native species, and environmental due diligence prior to project execution, enabling ecosystem protection while enhancing the environmental value of developments.	Positive & Negative
6	Stakeholder Collaboration	Risk	Insufficient engagement with local communities, regulatory authorities, and other key stakeholders may result in opposition, reputational risks, and delays in project approvals and execution.	The Company is strengthening stakeholder engagement through dedicated committees, structured community consultations, regular information-sharing mechanisms, and effective grievance redressal systems to foster transparency, trust, and timely resolution of concerns.	Negative
7	Health and Safety	Risk	The nature of construction activities exposes workers to occupational health and safety risks. Workplace incidents may result in legal liabilities, regulatory non-compliance, operational disruptions, and adverse impacts on workforce morale.	The Company ensures strict adherence to ISO 45001 standards through regular site safety audits, mandatory use of personal protective equipment, contractor safety management, and continuous health and safety training programs across project sites.	Negative

S. No.	Material Issue Identified	Indicate whether risk or opportunity (R/O)	Rationale for Identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
8	Waste Management	Risk & Opportunity	Ineffective handling of construction and demolition waste can lead to regulatory violations, environmental impacts, and reputational risks. Conversely, structured waste management and circular practices offer opportunities for cost optimisation, resource efficiency, and enhanced sustainability performance.	The Company has adopted waste segregation protocols, engaged authorized recycling partners, and promoted reuse of inert materials to improve circularity and ensure compliance with environmental regulations.	Positive & Negative
9	Water Management	Risk & Opportunity	Increasing water stress in urban regions poses operational and regulatory challenges for construction activities. However, efficient water use and recycling practices can significantly reduce freshwater dependency and enhance long-term resilience.	Water conservation initiatives include installation of sewage treatment plants, rainwater harvesting systems, low-flow fixtures, and dual plumbing infrastructure to enable water reuse and sustainable water management.	Positive & Negative
10	Customer Satisfaction	Opportunity	Delivering positive customer experiences strengthens brand loyalty, supports market differentiation, and contributes to long-term value creation.	The Company enhances customer engagement through robust CRM systems, structured post-handover support, and timely grievance resolution aligned with defined service-level agreements.	Positive
11	Data Protection and Cybersecurity	Risk	Increasing digitalization and AI enable systems to increase risk related to cybersecurity threats, data breaches, potential business disruptions, and automated decision-making vulnerabilities.	The Company is strengthening its information security framework through ISO 27001-aligned controls, secure cloud infrastructure, and governance over AI-enabled systems. And role-based access mechanisms to protect sensitive data and ensure business continuity.	Negative
12	Business Ethics and Governance	Risk	Any governance, weaknesses or ethical lapses may undermine investor confidence, attract regulatory scrutiny, and damage corporate reputation.	Governance practices are reinforced through a comprehensive Code of Conduct, enhanced board oversight, transparent disclosures, and strong internal controls over related-party transactions.	Negative

S. No.	Material Issue Identified	Indicate whether risk or opportunity (R/O)	Rationale for Identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
13	Business Continuity Planning	Opportunity	Proactive planning for disruptions such as climate events, supply chain shocks, and operational risks strengthens organisational resilience and stakeholder confidence.	The Company is strengthening crisis management frameworks, disaster preparedness planning, and digitization of critical processes to ensure continuity during unforeseen events.	Positive
14	Workforce Development and Employee Welfare	Risk	Neglecting workforce development and welfare risks low employee morale and non-compliance with stringent labor laws. In the labor-intensive real estate sector, these factors lead to operational delays, legal penalties, and safety lapses, ultimately undermining project execution and brand reputation.	The Company invests in workforce upskilling, health and wellness initiatives, employee recognition programs, and strict compliance with labour laws and regulations to improve retention and productivity.	Negative
15	Human Rights	Risk	As a labour-intensive sector, real estate faces heightened scrutiny related to worker welfare, fair treatment, and contractor practices.	The Company promotes ethical labour practices through contractor sensitization, effective grievance redressal mechanisms, and strict enforcement of non-discrimination and equal opportunity policies.	Negative
16	Supply Chain Management	Risk	Dependence on a limited supplier base or disruptions in material availability can lead to cost escalations and project delays.	Supply chain resilience is enhanced through vendor diversification, alternative sourcing strategies, and regular supplier performance and risk assessments.	Negative
17	Local Community Development	Risk & Opportunity	Community opposition can disrupt project execution, while proactive engagement and CSR initiatives help build trust and strengthen the Company's social license to operate.	Strategic CSR initiatives focused on education, healthcare, and community development are implemented alongside continuous stakeholder engagement to mitigate social risks and foster long-term goodwill.	Positive & Negative

S. No.	Material Issue Identified	Indicate whether risk or opportunity (R/O)	Rationale for Identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
18	Green Technologies and Sustainable Construction	Opportunity	Adoption of green building practices enhances market positioning, attracts ESG-aligned capital, and generates long-term operational efficiencies.	The Company is strengthening its green construction credentials through EDGE and IGBC certifications, solar integration, and use of environmentally responsible materials.	Positive

SECTION B: MANAGEMENT AND PROCESS DISCLOSURES

This section is aimed at helping businesses demonstrate the structures, policies and processes put in place towards adopting the NGRBC Principles and Core Elements.

At Signatureglobal (India) Limited, our ESG vision is rooted in creating long-term value through responsible growth, sustainable development, and inclusive communities. Our ESG objectives are thoughtfully designed to be both progressive and practical, enabling seamless integration into our core business strategy and day-to-day operations. Through innovation, customer-centric development, and a strong commitment to environmental and social responsibility, we strive to build resilient urban ecosystems that positively impact people and the planet. Backed by a robust governance framework, we ensure transparency, accountability, ethical business conduct, and sustainable decision-making across all aspects of our operations.

This section outlines the governance structures, policies, and processes established to embed the principles of the National Guidelines on Responsible Business Conduct (NGRBC) across the organization. It highlights how the Company integrates sustainability and responsible business practices into its decision-making, internal controls, stakeholder engagement, and grievance redressal mechanisms, ensuring that long-term value creation is ethical, inclusive and environmentally responsible.

At Signatureglobal (India) Limited, sustainability governance is anchored through structured oversight at the senior management level, supported by defined policies and robust compliance frameworks. The Company is committed to aligning its operations with environmental and social priorities while maintaining high standards of transparency and accountability. Continuous engagement with stakeholders enables the identification and management of material ESG risks and opportunities, ensuring responsiveness to evolving expectations.

These systems and processes are designed to strengthen governance, promote regulatory compliance and drive alignment with national priorities and global sustainability standards.

The National Guidelines on Responsible Business Conduct (NGRBC), issued by the Ministry of Corporate Affairs, Government of India, provide a comprehensive framework comprising nine principles (P1–P9) that guide responsible and sustainable business conduct in India. These principles form the foundation of the BRSR framework and are outlined below.

NGRBC PRINCIPLES OVERVIEW

P1	Businesses should conduct and govern themselves with integrity, and in a manner that is ethical, transparent, and accountable.
P2	Businesses should provide goods and services in a manner that is sustainable and safe.
P3	Businesses should respect and promote the well-being of all employees, including those in their value chains.
P4	Businesses should respect the interests of and be responsive to all their stakeholders.
P5	Businesses should respect and promote human rights.
P6	Businesses should respect and make efforts to protect and restore the environment.
P7	Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent.
P8	Businesses should promote inclusive growth and equitable development.
P9	Businesses should engage with and provide value to their consumers in a responsible manner.

Disclosure Questions			P1	P2	P3	P4	P5	P6	P7	P8	P9
Policy and management processes											
1	a.	Whether your entity's policy/ policies cover each principle and its core elements of the NGRBCs. (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b.	Has the policy been approved by the Board? (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Wherever necessary, the policies were placed before the Board or the Management for consideration, and the requisite approvals were duly obtained.								
	c.	Web Link of the Policies, if available	The policies mandated under the Companies Act, 2013, and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 have been made available on the Company's website and can be accessed using the following link: https://www.signatureglobal.in/corporategovernance. All other internal policies are hosted on the Company's Intranet and are not publicly accessible.								
2		Whether the entity has translated the policy into procedures. (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3		Do the enlisted policies extend to your value chain partners? (Yes/No)	Yes, the Company's Supplier Code of Conduct, which applies to upstream value chain partners, outlines key expectations related to human rights, environmental protection, health and safety standards, working conditions, and ethical business practices. Additionally, all value chain partners are informed about the relevant policies and procedures applicable to them, which are either made accessible through the Company's website or included within the contractual agreements entered with them.								
4		Name of the national and international codes/certifications/ labels/standards (e.g. Forest Stewardship Council, Fairtrade, Rainforest Alliance, Trustea) standards (e.g. SA 8000, OHSAS, ISO, BIS) adopted by your entity and mapped to each principle.	-	ISO 14001: 2015, IGBC	ISO 45001: 2018, ISO 31000: 2018	-	-	ISO 14001: 2015, IGBC	-	-	ISO 9001: 2015, ISO 14001: 2015, ISO/IEC 27001: 2022, IGBC
5		Specific commitments, goals and targets set by the entity with defined timelines, if any.	Signatureglobal (India) Limited has adopted a phased ESG roadmap with time-bound commitments structured across three financial years, underpinned by policies on Net-Zero, Climate Change, Energy, Biodiversity, Sustainable Procurement, Waste Management, and ESG Governance. FY 2025 - 26: The Company formally committed to the Science Based Targets initiative (SBTi) and initiated the development of emission-reduction pathways aligned with a 1.5°C scenario. The Company strengthened ESG governance, established functional ESG ownership across business units, and initiated KPI-based ESG performance monitoring. FY 2026 - 27: The Company had its near-term emission-reduction targets covering Scope 1, Scope 2 and material Scope 3 emissions validated by the Science Based Targets initiative (SBTi). Green building considerations aligned with IGBC and LEED pathways are being integrated into new and ongoing projects, while climate-risk related disclosures are being progressively aligned with IFRS S2. FY 2027 -28 : The Company intends to operationalise its approved SBTi targets and demonstrate measurable year-on-year GHG reductions against the FY 2024–25 baseline, supported by project-level ESG performance scorecards and periodic management review. FY 2030 and Beyond : The Company will continue to advance its ESG roadmap through measurable emissions reduction, strengthened ESG performance and the progressive integration of sustainability considerations across its development portfolio.								

Disclosure Questions		P1	P2	P3	P4	P5	P6	P7	P8	P9
6	Performance of the entity against the specific commitments, goals and targets along with reasons in case the same are not met.	In FY 2025–26, the Company made substantive progress against its first-year ESG roadmap commitments. The SBTi commitment was formally initiated and the internal assessment for developing science-aligned emission reduction pathways commenced, drawing on the GHG baseline established in FY 2024–25. ESG governance structures were operationalized with defined roles, oversight responsibilities, and functional ESG points of contact across business units. Data systems for tracking environmental performance at the project level covering energy, water, and waste were strengthened during the year, improving the reliability and auditability of sustainability disclosures. The ESG Committee, constituted in the prior year, became fully operational and began its review of ESG performance. Green building certifications under EDGE and IGBC were sustained and expanded across the active project portfolio, and the Company continued to embed sustainable construction practices including low-carbon material selection and passive design into its project delivery processes. No material deviations from the FY 2025–26 roadmap commitments were recorded during the year. Work on FY 2026–27 milestones, including SBTi roadmap and IFRS S2 aligned climate risk disclosures, is already underway.								
Governance, leadership and oversight										
7	Statement by director responsible for the business responsibility report, highlighting ESG related challenges, targets and achievements *(listed entity has flexibility regarding the placement of this disclosure)*	Fiscal Year 2025–26 has marked a pivotal transition for our organization: the evolution from strategic intent to systemic implementation. While the previous year was dedicated to establishing our ESG architecture—defined by rigorous materiality assessments and the formalization of our policy frameworks—this year has been defined by integration. We are no longer simply reporting on ESG; we are embedding these principles into the very fabric of our operational DNA. Our leadership in the Delhi-NCR real estate sector is now intrinsically linked to our performance in green construction and resource stewardship. By expanding our EDGE and IGBC certified portfolios, we are not just meeting industry benchmarks; we are redefining them. Our commitment to the Science Based Targets initiative (SBTi) this year signals a fundamental shift toward a science-aligned decarbonization trajectory, ensuring our growth remains decoupled from our environmental footprint. As we look toward the horizon, our focus expands beyond our immediate operations. The next frontier of decarbonization lies within our supply chain. We recognize that true sustainability requires deep collaboration—standardizing ESG expectations for our partners and reimagining how we source the core materials of our trade. Sustainability is not a peripheral metric; it is the ultimate measure of our organizational resilience and credibility. Transparency is the bedrock of trust. Through the structured oversight of our ESG Committee, we have institutionalized a culture of accountability. By improving data rigor and moving toward independent assurance, we ensure that our disclosures are as robust as our physical developments. We are building for the future, ensuring that every square foot we develop contributes to a more sustainable and equitable world.								

Disclosure Questions		P1	P2	P3	P4	P5	P6	P7	P8	P9
8	Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy (ies).	Mr. Sanjay Kumar Varshney Chief Operating Officer								
9	Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability related issues? (Yes/ No). If yes, provide details.	Yes. The Company has a specified ESG committee responsible for sustainability-related decision-making. As part of its corporate governance framework, the Company has constituted an Environmental, Social and Governance (ESG) Committee, which oversees the formulation, implementation, and monitoring of ESG policies, initiatives, and performance across the organization. The ESG Committee works in coordination with relevant board-level and management committees to ensure integration of ESG considerations into business strategy, risk management, and compliance processes. The Constitution of the ESG Committee is as follows: Mr. Lalit Kumar Aggarwal: Chairman Mr. Ravi Aggarwal: Member Mr. Chandra Wadhwa: Member Mr. Sanjay Kumar Varshney: Member								

10 Details of Review of NGRBCs by the Company:

Subject for Review	Indicate whether review was undertaken by Director/Committee of the Board/ Any other Committee									Frequency (Annually/ Half yearly/ Quarterly/ Any other – please specify)								
	P1	P2	P3	P4	P5	P6	P7	P8	P9	P1	P2	P3	P4	P5	P6	P7	P8	P9
Performance against above policies and follow up action	Yes, by the Board of Directors, Key Managerial Personnel, and other designated personnel from different departments, depending upon the respective responsibilities.									At least on an annual basis, and as needed.								
Compliance with statutory requirements of relevance to the principles, and rectification of any non-compliances																		

11	**Has the entity carried out independent assessment/evaluation of the working of its policies by an external agency? (Yes/No). If yes, provide the name of the agency.**	No, currently, the Group is conducting an internal assessment/evaluation of its policies. However, in due course, the Group might also get these reviewed in terms of the efficient working of these by an external agency.

12 **If answer to question (1) above is "No" i.e. not all Principles are covered by a policy, reasons to be stated:**

Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
The entity does not consider the principles material to its business (Yes/No)	Not Applicable								
The entity is not at a stage where it is in a position to formulate and implement the policies on specified principles (Yes/No)									
The entity does not have the financial or/human and technical resources available for the task (Yes/No)									
It is planned to be done in the next financial year (Yes/No)									
Any other reason (please specify)									

SECTION C: PRINCIPLE WISE PERFORMANCE DISCLOSURE

This section is aimed at helping entities demonstrate their performance in integrating the Principles and Core Elements with key processes and decisions. The information sought is categorized as "Essential" and "Leadership". While the essential indicators are expected to be disclosed by every entity that is mandated to file this report, the leadership indicators may be voluntarily disclosed by entities which aspire to progress to a higher level in their quest to be socially, environmentally and ethically responsible.

PRINCIPLE 1: BUSINESSES SHOULD CONDUCT AND GOVERN THEMSELVES WITH INTEGRITY, AND IN A MANNER THAT IS ETHICAL, TRANSPARENT AND ACCOUNTABLE

At Signatureglobal (India) Limited, integrity is not limited to regulatory compliance but is embedded as a core principle guiding all business operations. We are committed to fostering an organisational culture rooted in transparency, accountability, and ethical conduct, enabling employees to act with confidence while addressing potential concerns responsibly.

During FY 2025-26, the Company strengthened its Business Integrity framework through structured training programmes conducted across all levels of governance, including the Board of Directors, Key Managerial Personnel (KMPs), and employees. These initiatives were designed to reinforce ethical awareness, promote proactive compliance, and embed our values of integrity and responsibility in day-to-day decision-making.

The Company's Code of Conduct and Business Ethics, applicable to Directors and Senior Management, provides comprehensive guidance on managing conflicts of interest, preventing bribery and corruption, and ensuring accountability. During the reporting period, no instances of bribery, corruption, or conflict of interest were reported. A robust whistle-blower mechanism and well-defined policies are in place to enable early detection and response, while safeguarding stakeholder interests and reinforcing trust.

In line with our commitment to responsible business practices, ethical awareness programmes were also extended to external stakeholders through value chain training sessions covering environmental management, health and safety, and fire safety practices. These initiatives support the adoption of responsible standards beyond our direct operations.

Our Business Integrity framework is anchored in three core pillars: Prevention, Detection, and Response ensuring that risks are proactively managed, and appropriate actions are undertaken in a timely and transparent manner. Through these sustained efforts, the Company continues to strengthen governance standards, protect its reputation, and enhance stakeholder confidence.

These initiatives are aligned with the following United Nations Sustainable Development Goals (SDGs)

Aligned with:

SDG 16 – Peace, Justice and Strong Institutions
SDG 8 – Decent Work and Economic Growth
SDG 12 – Responsible Consumption and Production

Essential Indicators

1. Percentage coverage by training and awareness programmes on any of the principles during the financial year:

Segment	Total No. of Training and awareness Programmes held	Topics/Principles Covered Under the training and its Impact	%age of persons in respective category covered by the awareness programmes
Board of Directors	8	• Programmes are being organized on regular basis on various topics about the Business Development, Project Updates, operations of the Company, regulatory updates, Familiarization Programmes and other matters. • Environmental, social and governance Training • Risk Management and Risk Mitigation including ESG matters	100%

Segment	Total No. of Training and awareness Programmes held	Topics/Principles Covered Under the training and its Impact	%age of persons in respective category covered by the awareness programmes
Key Managerial Personnel	8	• Business Development and Projects Updates • Insider Trading and Determination of Material events under Regulation 30 of SEBI Listing Regulations • Risk Management and Risk Mitigation including ESG matters • Cybersecurity and Data privacy • Environmental, social and governance Training and update on Environmental, social and governance Goals, and other matters	100%
Employees other than BoD & KMPs	192*	• HR Induction • Monthly Corporate Induction • Risk Management • Information Security • Microsoft 365 & MS Teams Adoption • Sales Excellence • Sales Training • Customer Delight • Customer Handling Skills & Effective Communication • Product Knowledge • CRM - On-the-Job Training (CRM-OJT) • Corporate Etiquette & Professional Grooming • Workplace Safety & Site Safety Awareness • Labour Management & Work Allocation • Scaffold Awareness Program • Professional Etiquette to Build Lasting Relationship • CRM – How to Handle De-escalation and Complaint Management • Corporate Sales – Project Pitch Training • F&A - Work Life Balance • CSR -Professional Development & Grooming • Building Ownership Accountability and Responsibility • ESG Training • POSH Training	100%
Workers**	Not Applicable		

*These trainings also focused extensive coverage of Safety Training, Risk Management, and Emergency Preparedness.

**The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

2. Details of fines/penalties/punishment/award/compounding fees/settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/law enforcement agencies / judicial institutions, in the financial year, in the following format (Note: the entity shall make disclosures on the basis of materiality as specified in Regulation 30 of SEBI (Listing Obligations and Disclosure Obligations) Regulations, 2015 and as disclosed on an entity's website):

Monetary					
	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Amount (In INR)	Brief of the Case	Has an appeal been preferred? (Yes/No)
Penalty/Fine	During the current financial year, no fines, penalties, punishments, compounding fees, awards, or settlement amounts were paid by the Company, its directors, or Key Managerial Personnel in connection with any proceedings before regulatory authorities, law enforcement agencies, or judicial institutions. The Company continues to remain fully committed to compliance with all applicable laws and regulations and will proactively strengthen its governance and compliance mechanisms to ensure that no fines, penalties, punishments, compounding fees, or settlements arise in the future for the entity or its Directors and KMPs.				
Settlement					
Compounding fee					

Non-Monetary				
	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Brief of the Case	Has an appeal been preferred? (Yes/No)
Imprisonment	Not Applicable			
Punishment	Not Applicable			

3. Of the instances disclosed in Question 2 above, details of the Appeal/Revision preferred in cases where monetary or non-monetary action has been appealed.

Case Details	Name of the regulatory/enforcement agencies/judicial institutions
Not Applicable	

4. Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief and if available, provide a web link to the policy.

Yes, Signatureglobal (India) Limited remains steadfast in its commitment to conducting business with the highest levels of integrity, ethics and moral responsibility. The Company will continue to strictly prohibit bribery and corruption in any form. All directors, employees, contractors, and temporary staff are governed by the Anti-Corruption and Bribery Policy, which is accessible on the Group's Intranet. Regular training sessions on this policy will be conducted to ensure ongoing awareness and compliance. The Company's Whistle Blower mechanism will remain a key channel for employees, directors, and third parties to report any suspected unethical practices, including those related to bribery and corruption, as per the Whistle Blower Policy/ Vigil Mechanism of the Company, for timely and appropriate corrective action.

Web-link: https://cdn.signatureglobal.in/documents/Code-of-conduct-and-business-ethics-js-3Kl_p4OticR2yQsMXNQ.pdf

5. Number of Directors/KMPs/employees/workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/corruption:

	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Directors	-	-
KMPs	-	-
Employees	-	-
Workers*	Not Applicable	

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

6. Details of complaints with regard to conflict of interest:

	FY 2025-26 (Current Financial Year)		FY 2024-25 (Previous Financial Year)	
	Number	Remarks	Number	Remarks
Number of complaints received in relation to issues of Conflict of Interest of the Directors	No complaints were received.		No complaints were received.	
Number of complaints received in relation to issues of Conflict of Interest of the KMPs				

7. Provide details of any corrective action taken or underway on issues related to fines/ penalties/ action taken by regulators/law enforcement agencies/judicial institutions, on cases of corruption and conflicts of interest.

Not Applicable, as there were no cases of corruption and conflict of interest which were reported during the year.

8. Number of days of accounts payables ((Accounts payable × 365) / Cost of goods/services procured) in the following format:

	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Number of days of accounts payables*	304.75	176.94

* The figure reported as Accounts Payable includes External Development Charges (EDC) Payable and Internal Development Charges (IDC) Payable.

9. Open-ness of business

Provide details of concentration of purchases and sales with trading houses, dealers, and related parties along-with loans and advances & investments, with related parties, in the following format:

Parameter	Metrics		FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Concentration of Purchases	a.	Purchases from trading houses as % of total purchases	0	0
	b.	Number of trading houses where purchases are made from	0	0
	c.	Purchases from top 10 trading houses as % of total purchases from trading houses	0	0
Concentration of Sales	a.	Sales to dealers/distributors as % of total sales	2.1%	0.50%
	b.	Number of dealers/distributors to whom sales are made	25	12
	c.	Sales to top 10 dealers/distributors as % of total sales to dealers/distributors	81%	95%
Share of RPTs in	a.	Purchases (Purchases with related parties/Total Purchases)	0.21%	0.00%
	b.	Sales (Sales to related parties/Total Sales)	0.60%	0.65%
	c.	Loans & advances (Loans & advances given to related parties/Total loans & advances)	8.12%	31.00%
	d.	Investments (Investments in related parties/Total Investments made)	99.99%	1.79%

Leadership Indicators

1. Awareness programmes conducted for value chain partners on any of the principles during the financial year:

Total number of awareness programmes held	Topics /principles covered under the training	% age of value chain partners covered (by value of business done with such partners) under the awareness programmes *
263	Health, Safety and Security	100%
147	Fire Safety – Mock Drill	100%
510	Work at height	100%
353	Electrical Safety	100%
122	Crisis Management	100%
139	Environment Management	100%
130	Hazard Identification and Risk Assessment (HIRA)	100%
1176	Other Skill Development Trainings	100%
190	Permit to Work	100%
387	Material Handling and Resource Utilization	100%

*This comprises training given to workers employed by the contractors/vendors.

2. Does the entity have processes in place to avoid/manage conflict of interests involving members of the Board? (Yes/No) If Yes, provide details of the same.

Yes, the Group has processes in place to avoid/manage conflicts of interest involving members of the Board of Directors and Senior Management. The Group has a detailed 'Code of Conduct and Business Ethics' for its Board of Directors and Senior Management, which includes detailed guidelines and mechanisms for avoiding conflicts of interest and for disclosing any such situations that may trigger a potential conflict. Further, an annual declaration is also received from the Board of Directors and Senior Management with respect to adherence to the same.

The Policy is available on the Group's website: https://cdn.signatureglobal.in/documents/Code-of-conduct-and-business-ethics-js-3Kl_p4OticR2yQsMXNQ.pdf

PRINCIPLE 2: BUSINESSES SHOULD PROVIDE GOODS AND SERVICES IN A MANNER THAT IS SUSTAINABLE AND SAFE

At Signatureglobal (India) Limited, innovation and sustainability are integral to our approach to responsible development. We continuously strive to integrate environmentally conscious practices into our construction processes through the adoption of resource-efficient materials, waste minimization, and sustainable sourcing frameworks.

Our operations reflect a strong commitment to circularity and resource efficiency, including 100% of reuse of C&D Waste. While Extended Producer Responsibility (EPR) is not applicable to the Company, e-waste is managed and disposed of through authorized dismantlers in compliance with applicable regulatory requirements.

We are strengthening our sustainable procurement practices through a structured framework comprising a Supplier Code of Conduct, Sustainable Procurement Policy, and Supplier Management systems. Sustainability considerations are increasingly being embedded into supplier engagements and contracts, reinforcing responsible practices across the value chain.

While we continue to enhance our capabilities in environmental performance assessment, including plans to undertake Life Cycle Assessments (LCAs), our focus remains on adopting innovative, low-impact construction practices and improving data-driven sustainability management.

Through these initiatives, we aim to reduce our environmental footprint, drive operational efficiency, and contribute to the development of sustainable, future-ready communities.

These initiatives are aligned with the following United Nations Sustainable Development Goals (SDGs):

Aligned with:

- **SDG 3 –** Good Health and Well-being
- **SDG 6 –** Clean Water and Sanitation
- **SDG 7 –** Affordable and Clean Energy
- **SDG 8 –** Decent Work and Economic Growth
- **SDG 9 –** Industry, Innovation and Infrastructure
- **SDG 11 –** Sustainable Cities and Communities
- **SDG 12 –** Responsible Consumption and Production
- **SDG 13 –** Climate Action

Essential Indicators

1. Percentage of R&D and capital expenditure (capex) investments in specific technologies to improve the environmental and social impacts of product and processes to total R&D and capex investments made by the entity, respectively.

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year	Details of improvements in environmental and social impacts
R&D	Nil*	Nil*	
Capex			

*Going forward, Signatureglobal (India) Limited aims to explore and integrate specific technologies that enhance the environmental and social performance of its products and processes. The Company will continue to evaluate opportunities for R&D and capital investments in areas such as renewable energy, energy efficiency, and sustainable construction methods, with a focus on long-term value creation and positive environmental outcomes. As part of this effort, we will also strengthen internal mechanisms to track and report such investments in a more structured and transparent manner.

2. a. Does the entity have procedures in place for sustainable sourcing? (Yes/No)

Yes, The Company has adopted a Sustainable Procurement Policy, which establishes a structured framework for responsible and sustainable sourcing across its operations. The policy integrates environmental, social, and governance (ESG) considerations into procurement decisions, including supplier ESG risk assessment, use of environmentally responsible materials, incorporation of ESG clauses in contracts, and ongoing supplier engagement and monitoring. The policy applies to all procurement activities across projects and functions.

2 b. If yes, what percentage of inputs were sourced sustainably?

Building on the policy framework instituted in the previous reporting period, the Company has advanced the operationalization of its sustainable sourcing agenda during the year. Key developments include the mapping of priority procurement categories, engagement with key suppliers to assess data availability and sustainability credentials, and the design of internal data capture protocols to enable quantitative tracking of sustainably sourced inputs. These measures represent a structured progression from policy articulation toward measurable performance. The Company expects to commence formal measurement and phased disclosure of the percentage of inputs sourced sustainably from the forthcoming financial year, with baseline data for priority categories, expanding coverage progressively as supplier-level data systems mature.

3. Describe the processes in place to safely reclaim your products for reusing, recycling and disposing at the end of life, for (a) Plastics (including packaging) (b) E-waste (c) Hazardous waste and (d) other waste.

As a real estate developer, Signatureglobal (India) Limited operates in a sector characterized by long project lifecycles, where the reuse or recycling of completed developments typically falls outside the operational scope. However, structured waste management systems are in place to address waste generated during the operation and maintenance phases of buildings. These systems ensure materials are reused, recycled, or disposed of in full compliance with applicable regulatory requirements.

Furthermore, non-performing assets such as obsolete or damaged hardware are systematically identified and sent to government-authorized e-waste dismantlers and recyclers, in adherence to the E-Waste (Management) Rules, 2016. All disposals are duly documented, with certificates of receipt obtained to ensure traceability and regulatory compliance.

4. Whether Extended Producer Responsibility (EPR) is applicable to the entity's activities (Yes/No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards? If not, provide steps taken to address the same.

EPR is not applicable to the Group's activities.

Leadership Indicators

1. Has the entity conducted Life Cycle Perspective/Assessments (LCA) for any of its products (for manufacturing industry) or for its services (for service industry)? If yes, provide details in the following format?

No, the Company has not conducted a Life Cycle Assessment (LCA) for its products.

NIC Code	Name of Product/ Service	% of total Turnover contributed	Boundary for which the Life Cycle Perspective/ Assessment was conducted	Whether conducted by independent external agency (Yes/No)	Results communicated in public domain (Yes/No) If yes, provide the web-link
Not Applicable					

2. If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products/services, as identified in the Life Cycle Perspective/Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same.

Name of Product/Service	Description of the risk/concern	Action Taken
Not Applicable		

3. Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service industry).

Indicate input material	Recycled or re-used input material to total material	
	FY 2025 -26 (Current Financial Year)	FY 2024–25 (Previous Financial Year)
Aluminum Form Work	85.27%	78.6%
Steel Scrap (Binding Material)	0.21%	0.3%
Use of Concrete Waste (C&D Waste)	100%	0.35%

Signatureglobal (India) Limited is committed to advancing its circular economy initiatives by formalizing systems for tracking the reuse of materials such as aluminium formwork and construction and demolition (C&D) waste across its project sites. Going forward, the Group aims to move beyond qualitative assessments and implement structured mechanisms for material traceability and measurement. This will enable more accurate reporting and strengthen its approach to responsible resource utilization in the years ahead.

4. Of the products and packaging reclaimed at end of life of products, amount (in metric tonnes) reused, recycled, and safely disposed, as per the following format:

	FY 2025 -26 (Current Financial Year)			FY 2024 – 25 (Previous Financial Year)		
	Re-Used	Recycled	Safely Disposed	Re-Used	Recycled	Safely Disposed
Plastics (including packaging)	As the Group is engaged in the business of real estate development, the reclamation of products and packaging materials at the end of their lifecycle is not applicable.					
E-waste						
Hazardous Waste						
Other Waste						

5. **Reclaimed products and their packaging materials (as percentage of products sold) for each product category.**

Indicate product category	Reclaimed products and their packaging materials as % of total products sold in respective category
As the Group is engaged in the business of real estate development, the reclamation of products and packaging materials at the end of their lifecycle is not applicable.	

PRINCIPLE 3: BUSINESSES SHOULD RESPECT AND PROMOTE THE WELL-BEING OF ALL EMPLOYEES, INCLUDING THOSE IN THEIR VALUE CHAINS

Signatureglobal (India) Limited places employee well-being at the forefront of its operations, fostering a safe, inclusive, and development-oriented workplace. During FY 2025–26, 100% of permanent employees were covered under health and accident insurance schemes, and all eligible female employees availed maternity benefits in line with statutory requirements.

Health and safety remain a key priority for the Group, with all project sites certified under ISO 45001:2018. The Company promotes a strong safety culture through structured processes such as Hazard Identification and Risk Assessment (HIRA), routine inspections, regular safety audits, and systematic incident reporting and tracking.

The Company continues to focus on continuous learning, employee well-being, and inclusive workplace practices. As of 31st March 2026, Signatureglobal (India) Limited employed 1365 employees and conducts regular skill enhancement and health and safety training programmes across functions and locations through structured learning platforms. A well-defined performance management framework is in place, with all eligible employees covered under formal performance review processes, which continued to be implemented during FY 2025–26.

A formal Grievance Redressal Mechanism, supported by digital tools such as the Amber platform, along with an Equal Opportunity Policy, underpins the Company's commitment to transparency, fairness, and inclusivity. Looking ahead, the Company intends to further strengthen employee transition and career development support by introducing structured policies to facilitate role transitions and long-term career progression.

Workplace accessibility is being enhanced in compliance with the Rights of Persons with Disabilities Act, 2016. Contractors are required to adhere to all applicable statutory requirements, and value chain partners are expected to follow safe and responsible practices in line with the Group's Supplier Code of Conduct and Environmental & Social Policy.

These initiatives are aligned with the following United Nations Sustainable Development Goals (SDGs):

Aligned with:

- **SDG 3 –** Good Health and Well-being
- **SDG 4 –** Quality Education
- **SDG 5 –** Gender Equality
- **SDG 8 –** Decent Work and Economic Growth
- **SDG 10 –** Reduced Inequalities
- **SDG 16 –** Peace, Justice and Strong Institutions

Essential Indicators

1. a. **Details of measures for the well-being of employees:**

Category	Total (A)	% of employees covered by									
		Health Insurance		Accident Insurance		Maternity Benefits		Paternity Benefits		Day Care facilities	
		Number (B)	% (B/A)	Number (C)	% (C/A)	Number (D)	% (D/A)	Number (E)	% (E/A)	Number (F)	% (F/A)
Permanent Employees											
Male	1200	1112	92.67%	1200	100%	0	0%	1200	100%	0	0%
Female	165	135	81.82%	165	100%	165	100%	0	0%	0	0%
Total	**1365**	**1247**	**91.35%**	**1365**	**100%**	**165**	**12.09%**	**1200**	**87.91%**	**0**	**0%**
Other than Permanent Employees											
Male	Not Applicable										
Female											
Total											

Note: The Company provides 100% insurance coverage to all employees. However, in certain cases, some individuals opt out of the coverage due to existing personal insurance arrangements.

b. **Details of measures for the well-being of workers*:**

Category	% of workers covered by										
	Total (A)	Health insurance		Accident insurance		Maternity benefits		Paternity Benefits		Day Care facilities	
		Number (B)	% (B/A)	Number (C)	% (C/A)	Number (D)	% (D/A)	Number (E)	% (E/A)	Number (F)	% (F/A)
Permanent workers											
Male	Not Applicable										
Female											
Total											
Other than Permanent workers											
Male	Not Applicable										
Female											
Total											

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

c. **Spending on measures towards well-being of employees and workers (including permanent and other than permanent) in the following format-**

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Cost incurred on well- being measured as a % of total revenue of the company	0.0585%	0.12%

2. Details of retirement benefits, for Current FY and Previous Financial Year.

Benefits	FY 2025-26 (Current Financial Year)			FY 2024-25 (Previous Financial Year)		
	No. of employees covered as a % of total employees	No. of workers covered as a % of total workers	Deducted and deposited with the authority (Y/N/N.A.)	No. of employees covered as a % of total employees	No. of workers covered as a % of total workers	Deducted and deposited with the authority (Y/N/N.A.)
PF	100%	Not Applicable	Yes	100%	Not Applicable	Yes
Gratuity*	100%	Not Applicable	Yes	100%	Not Applicable	Yes
ESI**	1%	Not Applicable	Yes	1%	Not Applicable	Yes
Others – please specify	-	-	-	-	-	-

*Employees who have completed 5 years of tenure are entitled for Gratuity benefits.

**Applicable to employees as per the threshold limit prescribed under the Employees State Insurance Act, 1948.

3. Accessibility of workplaces

Are the premises/offices of the entity accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016? If not, whether any steps are being taken by the entity in this regard.

Currently, there are no differently abled employees on rolls; however, Signatureglobal (India) Limited remains committed to ensuring accessibility across its workplaces in accordance with the Rights of Persons with Disabilities Act, 2016, to foster an inclusive work environment. Signatureglobal (India) Limited's office premises are equipped with ramp, lifts and step-free access across all floors, making the building accessible to differently abled individuals.

4. Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016?

If so, provide a web- link to the policy.

Yes, Signatureglobal (India) Limited has implemented an Equal Opportunity Policy in accordance with the Rights of Persons with Disabilities Act, 2016. The policy is accessible to all employees via the Company's intranet and is also embedded within the Code of Conduct for employees.

5. Return to work and Retention rates of permanent employees and workers that took parental leave.

Gender	Permanent employees		Permanent workers*	
	Return to work rate	Retention rate	Return to work rate	Retention rate
Male	100%	100%	Not Applicable	
Female	100%	100%		
Total	**100%**	**100%**		

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

6. Is there a mechanism available to receive and redress grievances for the following categories of employees and workers? If yes, give details of the mechanism in brief.

	Yes/No (If Yes, then give details of the mechanism in brief)
Permanent Workers*	Not Applicable
Other than Permanent Workers*	
Permanent Employees	Yes, Signatureglobal (India) Limited is committed to providing a safe and supportive work environment for its employees. To facilitate the reporting of any suspected or actual misconduct, the organization has implemented the following mechanisms: • Whistle Blower Policy/Vigil Mechanism • POSH (Prevention of Sexual Harassment) Policy • Grievance Redressal Policy • Amber – a smart AI-based grievance redressal assistant that helps identify "People to Meet" cases • D&I Policy Additionally, a Grievance Redressal Mechanism is in place to address concerns raised by both internal stakeholders (employees) and external stakeholders (including contractors). Employees may also escalate their grievances to their respective Heads of Department (HODs) or the Chief Human Resources Officer (CHRO) as needed.
Other than Permanent Employees	Not Applicable

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

7. Membership of employees and worker in association(s) or Unions recognized by the listed entity:

Category	FY 2025-26 (Current Financial Year)			FY 2024-25 (Previous Financial Year)		
	Total employees/ workers in respective category (A)	No. of employees/ workers in respective category, who are part of association(s) or Union (B)	% (B/A)	Total employees/ workers in respective category (C)	No. of employees/ workers in respective category, who are part of association(s) or Union(D)	% (D/C)
Total Permanent Employees	**1365**	**0**	**0%**	**1283**	**0**	**0%**
Male	1200	0	0%	1133	0	0%
Female	165	0	0%	150	0	0%
Total Permanent Workers*	Not Applicable					
Male						
Female						

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

8. Details of training given to employees and workers:

Category	FY 2025-26 (Current Financial Year)					FY 2024-25 (Previous Financial Year)				
	Total (A)	On Health and safety measures		On Skill upgradation		Total (D)	On Health and safety measures		On Skill upgradation	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (E)	% (E/D)	No. (F)	% (F/D)
Employees										
Male	1200	826	68.83%	1070	89.17%	1133	270	24%	1133	100%
Female	165	105	63.64%	140	84.85%	150	0	0%	150	100%
Total	**1365**	**931**	**68.20%**	**1210**	**88.64%**	**1283**	**270**	**21%**	**1283**	**100%**
Workers*										
Male	Not Applicable									
Female										
Total										

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

9. Details of performance and career development reviews of employees and worker:

Category	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Total (A)	No. (B)	% (B/A)	Total (C)	No. (D)	% (D/C)
Employees						
Male	1200	961	80.08%	1133	889	78%
Female	165	109	66.06%	150	98	65%
Total	**1365**	**1070**	**78.39%**	**1283**	**987**	**77%**
Workers*						
Male	Not Applicable					
Female						
Total						

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

10. Health and safety management system:

a. Whether an occupational health and safety management system has been implemented by the entity? (Yes/ No). If yes, the coverage such system?

Yes, Signatureglobal (India) Limited is certified under ISO 45001:2018 for its Occupational Health and Safety (OHS) Management System, which encompasses all its project sites and operational activities.

b. What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity?

The Group follows a structured and proactive approach to identify work-related hazards and assess risks across both routine and non-routine activities, with the objective of minimizing the likelihood of workplace injuries and incidents. Key processes include:

Hazard Identification and Risk Assessment (HIRA):

A formal HIRA framework is implemented to systematically identify and evaluate workplace hazards by assessing their likelihood, frequency, and severity, along with potential impacts such as injuries or material damage. Comprehensive risk assessments are carried out for all routine and non-routine activities across functions and locations. For each significant risk identified, appropriate control and mitigation measures are defined and implemented in line with the Group's corporate safety strategy.

Daily Site Inspection Checklists:

Project site teams conduct daily safety inspections using standardized checklists to ensure adherence to prescribed safety protocols and to promptly identify and address potential hazards.

Random Site Inspections:

Unannounced inspections are carried out by Cluster Safety Heads to reinforce continuous compliance with safety requirements. These surprise checks promote accountability and help sustain a culture of vigilance across project sites.

External Audits:

The Group undertakes periodic third-party safety audits as part of its commitment to achieving a 'Zero Harm' objective. These audits support continuous improvement of safety systems, benchmarking against industry best practices, and strengthening a resilient safety framework across all construction sites.

Qualitative and Quantitative Safety Data Analysis:

Safety MIS and related data are regularly reviewed and analyzed to identify trends, gaps and areas for improvement. The insights support the development of preventive and corrective action plans aimed at reducing safety violations and incidents while strengthening the overall safety culture among employees, workers and contractual personnel.

Incident Investigations and Shared Learnings:

All safety incidents and violations are thoroughly investigated to determine root causes. Corrective and preventive actions are implemented accordingly, and key learnings are shared with teams and relevant stakeholders to support continuous improvement, collective learning and proactive risk mitigation.

c. **Whether you have processes for workers to report the work related hazards and to remove themselves from such risks. (Y/N)**

Yes, defined processes are in place that allow contractors to report work-related hazards and to remove themselves from such risks.

d. **Do the employees/worker of the entity have access to non-occupational medical and healthcare services? (Yes/No)**

Yes, employees and contractors of the Group have access to non-occupational medical and healthcare services, which include:

- Partnerships with leading hospitals to provide healthcare and medical services.
- Group medical insurance coverage for all employees.

11. Details of safety related incidents, in the following format:

Safety Incident/Number	Category*	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked)	Employees	0	0
	Workers	0.1427	0
Total recordable work-related injuries**	Employees	0	0
	Workers	4***	0
No. of fatalities	Employees	0	0
	Workers	7***	0
High consequence work-related injury or ill-health (excluding fatalities)	Employees	0	0
	Workers	0	0

* Including in the contract workforce.

**Total recordable work-related injuries exclude the number of fatalities.

***The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by the Company.

Notes: 1. Calculation Assumption: Total hours worked have been estimated assuming 8 working hours/day, 26 working days/month, and 12 months/year (2,496 hours/person/year).

2. Recordable work-related injuries were minor injuries and didn't lead to any LTIs.

12. Describe the measures taken by the entity to ensure a safe and healthy workplace.

The Group places the highest priority on the health and safety of its employees, recognizing them as its most valued asset. All project sites are certified under the ISO 45001:2018 Occupational Health and Safety Management System, reflecting the Group's commitment to maintaining safe and healthy workplaces.

In addition to the initiatives outlined under Essential Indicator No. 10, the Group has implemented the following measures to ensure a safe and healthy workplace:

- **Safety Training & Awareness:** Regular toolbox talks, safety training sessions and mock drills are conducted to enhance awareness and preparedness.
- **Safety Observance Days:** Events such as National Safety Day, Fire Service Day, World Environment Day and Swachh Bharat Abhiyan are celebrated across all project sites to foster a culture of safety and sustainability.
- **Engagement Activities:** Quarterly "Safety with Fun" initiatives are organized to promote safety through interactive engagement.
- **Personal Protective Equipment (PPE):** Mandatory and job-specific PPE is provided and strictly enforced for all workers.
- **Site Housekeeping:** Cleanliness and orderliness are maintained through routine housekeeping at all sites.
- **Checklists & Documentation:** Standardized safety formats and checklists are used to ensure compliance with safe work practices.
- **Critical Work Safety:** Special focus is placed on high-risk activities such as work at heights (e.g. use of handrails, safety nets and harnesses), electrical work and material handling.
- **Tools & Tackles:** Proper tools and tackles are used, with a focus on operational integrity.
- **Third-Party Inspections:** All lifting tools and equipment undergo mandatory third-party inspections to ensure safety compliance.
- **Risk Assessments:** Comprehensive risk assessments are carried out for all site activities to identify and mitigate potential hazards.
- **Fire Safety:** Adequate fire-fighting equipment and water sources are available at each site.
- **Emergency Preparedness:** Each site is equipped with trained safety professionals, certified first aiders, and all necessary emergency equipment.

13. Number of Complaints on the following made by employees and workers:

<table>
<tr><th rowspan="2"></th><th colspan="3">FY 2025-26
(Current Financial Year)</th><th colspan="3">FY 2024-25
(Previous Financial Year)</th></tr>
<tr><th>Filed during the year</th><th>Pending resolution at the end of year</th><th>Remarks</th><th>Filed during the year</th><th>Pending resolution at the end of year</th><th>Remarks</th></tr>
<tr><td>Working Conditions</td><td>118</td><td>60</td><td>The Company remains committed to the timely and fair resolution of employee grievances through its formal grievance redressal mechanism, wherein employees can raise and track their grievances through the Amber platform.</td><td>0</td><td>Not Applicable</td><td rowspan="2">No complaints were filed during the current financial year.</td></tr>
<tr><td>Health & Safety</td><td>0</td><td>Not Applicable</td><td>No complaints were filed during the current financial year.</td><td>0</td><td>Not Applicable</td></tr>
</table>

14. Assessments for the year:

	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Health and safety practices	100% project sites and the Head Office were subjected to internal assessments conducted by the Group. Additionally, the project sites underwent third-party evaluations focused on working conditions.
Working Conditions	

15. Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks / concerns arising from assessments of health & safety practices and working conditions.

Management continues to foster a strong safety culture, grounded in shared values and proactive practices across all workplaces.

This culture is reinforced through systems such as work-permit controls, regular training, audits, and continuous monitoring. Gaps and learnings are promptly addressed with corrective actions and tracked to closure.

In addition to core safety controls, the Company promotes holistic employee well-being through organized wellness initiatives, including yoga sessions, Zumba and physical fitness activities, access to physiotherapy support, and employee engagement programs such as painting and creative activities. These initiatives complement the Company's occupational health and safety practices by supporting physical and mental well-being in the workplace.

Leadership Indicators

1. Does the entity extend any life insurance or any compensatory package in the event of death of (A) Employees (Y/N) (B) Workers (Y/N).

Yes, the Group extends Group term life insurance in the event of death of an employee. We also have Group Personal Accident and Group Mediclaim policies for employees.

2. Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners.

Our Contractors are required to submit valid PF and ESIC registration certificates, along with a workmen compensation policy, at the commencement of each contract. Additionally, copies of attendance sheets, wage registers, and payment challans are regularly obtained as proof of compliance with statutory obligations.

3. Provide the number of employees/workers having suffered high consequence work- related injury/ill-health/ fatalities (as reported in Q11 of Essential Indicators above), who have been rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment:

	Total no. of affected employees/workers		No. of employees/workers that are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment	
	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Employees	0	0	0	0
Workers	0	0	0	0

4. Does the entity provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment? (Yes/No)

No, the Group does not currently have a formalized transition assistance policy to support continued employability or manage career transitions resulting from retirement or termination. However, on a case-by-case basis particularly where roles are critical to business continuity, such support is extended to select senior professionals based on organizational needs and individual merit.

5. Details on assessment of value chain partners:

	% of value chain partners (by value of business done with such partners) that were assessed
Health and safety practices	The general terms and conditions outlined in the Group's Supplier Code of Conduct and contractual agreements require all value chain partners to adhere to appropriate occupational health and safety standards and maintain safe working conditions. In addition, contractors operating at project sites are required to follow established safety guidelines and comply with applicable health and safety requirements to ensure responsible and safe work practices.
Working Conditions	

6. Provide details of any corrective actions taken or underway to address significant risks/concerns arising from assessments of health and safety practices and working conditions of value chain partners.

During the year, certain safety-related incidents, including major incidents, were reported and appropriately addressed in accordance with the organization's established safety protocols. Assessments of health and safety practices and working conditions, both internally and across value chain partners, were undertaken to identify potential risks and areas for improvement. Any observations arising from these assessments were reviewed, and corrective actions, where required, were implemented and tracked to closure.

PRINCIPLE 4: BUSINESSES SHOULD RESPECT THE INTERESTS OF AND BE RESPONSIVE TO ALL ITS STAKEHOLDERS

At Signatureglobal (India) Limited, long-term value creation is rooted in transparent, respectful, and consistent engagement with all stakeholders. Acknowledging the material influence stakeholders have on the Company's operations and the impact of the Company's decisions on them, a structured stakeholder engagement framework has been established to guide meaningful and continuous dialogue.

The Company's key stakeholder groups include investors and shareholders, employees, customers, suppliers and contractors, government bodies and regulatory authorities, as well as local communities, with particular attention to vulnerable and marginalized groups. Engagement is carried out through multiple channels such as formal meetings, digital platforms, awareness and capacity-building programmes, grievance redressal mechanisms, and structured feedback systems. To strengthen compliance across the value chain, the Company has implemented a contractor monitoring mechanism, including periodic reviews by two independent external consultants who evaluate and validate adherence to applicable statutory and regulatory requirements.

During FY 2025–26, Signatureglobal (India) Limited emphasized two-way engagement on key aspects including project execution, customer service, regulatory compliance, employee development, and community well-being. Insights and material issues identified through these interactions were integrated into policy formulation and the Company's ESG strategy.

In parallel, the Company implements inclusive CSR initiatives designed to address local community needs, supporting equitable and sustainable development aligned with its operational footprint.

These initiatives are aligned with the following United Nations Sustainable Development Goals (SDGs):

Aligned with:

- **SDG 5 –** Gender Equality
- **SDG 8 –** Decent Work and Economic Growth
- **SDG 10 –** Reduced Inequalities
- **SDG 11 –** Sustainable Cities and Communities
- **SDG 16 –** Peace, Justice and Strong Institutions
- **SDG 17 –** Partnerships for the Goals

Essential Indicators

1. Describe the processes for identifying key stakeholder groups of the entity.

The Company identifies individuals or groups impacted by its activities and recognizes their significance in adding value to its business chain, both presently and in the future. Accordingly, key stakeholders identified by the Company include customers, investors and shareholders, regulatory authorities and government bodies, value chain partners (suppliers, service providers and contractors), communities and employees. Signatureglobal (India) Limited acknowledges the impact of its policies, decisions, products, services, and operations on these stakeholders. Aligned with its policies, practices, and procedures, it actively engages with its stakeholders to address differences in a just, fair, equitable, and consistent manner, and implements corrective actions when necessary. The Company also collaborates with relevant stakeholders to enhance sustainable and responsible business practices.

2. List stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group.

Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/ No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/Half yearly/Quarterly/ others- please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Shareholders & Investors	No	• Annual general meetings • Regular interaction with investors/ shareholders through conferences and meetings • Periodic disclosures, including quarterly presentations • Press releases and newsletters • Corporate announcements uploaded on the Stock Exchange's websites and the Company’s website • Quarterly analyst calls • Annual report	Quarterly and as required	To inform about the Group’s current performance, latest developments and future plans.
Employees	No	• Email • Presentations, Notice Board • Training and workshops • One-to-one meeting • Real time connects through the Amber Platform	Frequently	• Ensured clear communication of Company policies, governance frameworks, and organizational structure • Provided employees with regular updates on key business developments and operational progress • Actively sought employee feedback and responded to workplace issues in a timely and structured manner

Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/ No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/Half yearly/Quarterly/ others- please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
				• Fostered a culture of open communication by enabling dialogue through formal forums as well as informal interactions • Engaged in the Great Place to Work program to benchmark workplace practices and drive continuous improvement in employee experience
Customers	No	• Email • Telephonic conversations • Personal interactions • Feedback/Surveys	As and when necessary	• Product launch awareness • Customer service delivery • Customer query and complaint resolution • Adequate information on products • Customer satisfaction and feedback • Presales (KYC, Documentation) • Collection, handover event
Value Chain Partners (Suppliers, Service Providers and Contractors)	No	• Email • Telephonic conversations, • Personal interactions	As and when necessary	• Supply of materials • To address the grievances of suppliers • Issuing of contract amendments (if any)
Regulatory Authorities and Government Bodies	No	• Electronic and formal written communications with regulatory bodies • Meetings and personal Interactions • Statutory corporate filings • Good governance	As and when necessary	• Approvals for project launches, construction purposes, etc. • Other regulatory and legal requirements
Communities	Yes	• Community meetings • Personal visits by project representatives.	As and when required	CSR initiatives

Leadership Indicators

1. **Provide the processes for consultation between stakeholders and the board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board.**

   Stakeholder consultations are carried out on a regular basis by respective functional teams, business heads, and designated Company officials. At Signatureglobal (India) Limited, continuous two-way communication is emphasized to ensure alignment between stakeholder expectations and the management's strategic priorities.

   These engagements are designed to identify and periodically reassess material economic, environmental, and social issues relevant to the Company's operations. Inputs and insights obtained through stakeholder interactions are systematically reviewed to prioritize key ESG matters. The identified initiatives are then presented to senior management for evaluation, and their feedback is incorporated into the formulation of the Company's ESG objectives, targets, and action plans.

2. **Whether stakeholder consultation is used to support the identification and management of environmental, and social topics (Yes/No). If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity.**

   Yes, the Group, in consultation with stakeholders, has identified material environmental and social topics through a structured materiality assessment. This process helped determine the issues most relevant and applicable to the Group's operations, on which appropriate actions are being taken. Furthermore, stakeholder inputs are actively incorporated into the development of the Group's policies and processes to ensure alignment with their expectations and concerns.

3. **Provide details of instances of engagement with, and actions taken to address the concerns of vulnerable/ marginalized stakeholder groups.**

   The Group extends targeted support to vulnerable and marginalized stakeholders through its CSR initiatives. Regular engagement is conducted with local communities near project sites to understand their needs and challenges. Based on the feedback received, appropriate CSR initiatives are implemented to address those concerns.

   For further details, please refer to the CSR section of the Annual Report for FY 2025-26.

PRINCIPLE 5: BUSINESSES SHOULD RESPECT AND PROMOTE HUMAN RIGHTS

At Signatureglobal (India) Limited, respect for human rights is integral to all operations and policies. The Group ensures that 100% of its employees are paid wages above the applicable statutory minimum and maintains zero tolerance for discrimination, harassment, child labour, or forced labour. During FY 2025- 26, a defined percentage of permanent employees received training on human rights–related policies, with a clear commitment to progressively expand training coverage in the coming periods.

Human rights governance is overseen by the Chief Human Resources Officer (CHRO) and supported by robust internal grievance and redressal mechanisms, including the Whistle-Blower Policy, POSH framework, and an internally constituted and governed Grievance Redressal Mechanism. No human rights–related complaints were reported during the reporting period.

The Company promotes transparency and equity in compensation practices, with women employees earning a higher median salary than their male counterparts in non-leadership roles and representing 8.86 % of total wages paid. Signatureglobal (India) Limited also complies with the Rights of Persons with Disabilities Act, 2016 and continues to enhance workplace accessibility across its offices and project sites.

Human rights standards are extended across the value chain through the Supplier Code of Conduct and Environmental & Social (E&S) Policy, with periodic compliance assessments. All project sites and offices underwent internal and external assessments for risks related to wages, harassment, forced labour, and child labour, with no material issues identified.

These initiatives are aligned with the following United Nations Sustainable Development Goals (SDGs):

Aligned with:

- **SDG 1 –** No Poverty
- **SDG 5 –** Gender Equality
- **SDG 8 –** Decent Work and Economic Growth
- **SDG 10 –** Reduced Inequalities
- **SDG 16 –** Peace, Justice and Strong Institutions

Essential Indicators

1. Employees and workers who have been provided training on human rights issues and policy(ies) of the entity, in the following format:

Category	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Total (A)	No. employees/ workers covered (B)	% (B / A)	Total (C)	No. employees/ workers covered (D)	% (D / C)
Employees						
Permanent	1365	566	41.47%	1283	468	36 %
Other than permanent	0	0	0	0	0	0%
Total Employees	**1365**	**566**	**41.47%**	**1283**	**468**	**36%**
Workers*						
Permanent	Not Applicable					
Other than permanent						
Total Workers						

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

2. Details of minimum wages paid to employees and workers, in the following format:

Category	FY 2025-26 Current Financial Year					FY 2024-25 Previous Financial Year				
	Total (A)	Equal to Minimum Wage		More than Minimum Wage		Total (D)	Equal to Minimum Wage		More than Minimum Wage	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (E)	% (E/D)	No.(F)	% (F/D)
Employees										
Permanent	1365	0	Not Applicable, as employees are paid in line with prevailing market standards, and competitive compensation is offered to attract and retain talent.	1365	100%	1283	0	Not Applicable, as employees are paid in line with prevailing market standards, and competitive compensation is offered to attract and retain talent.	1283	100%
Male	1200	0		1200	100%	1133	0		1133	100%
Female	165	0		165	100%	150	0		150	100%

Category	FY 2025-26 Current Financial Year					FY 2024-25 Previous Financial Year				
	Total (A)	Equal to Minimum Wage		More than Minimum Wage		Total (D)	Equal to Minimum Wage		More than Minimum Wage	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (E)	% (E/D)	No.(F)	% (F/D)
Other than permanent	Not Applicable									
Male										
Female										
Workers*										
Permanent	Not applicable									
Male										
Female										
Other than permanent										
Male										
Female										

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

3. Details of remuneration/salary/wages

a. Median remuneration/wages:

	Male		Female	
	Number	Median remuneration/ salary/wages of respective category	Number	Median remuneration/ salary/wages of respective category
Board of Directors (BoD)	4	2,40,39,600	0	–
Key Managerial Personnel (KMP)	4	3,20,53,805	0	–
Employees other than BoD and KMP	1192	7,77,254	165	6,14,446
Workers*	Not Applicable			

*The construction activities at our sites are outsourced. Hence, all the workers are employed by the contractors and vendors appointed by Signatureglobal (India) Limited.

b. Gross wages paid to females as % of total wages paid by the entity, in the following format:

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Gross wages paid to females as % of total wages	8.86%	8.00%

4. Do you have a focal point (Individual/Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business? (Yes/No)

Yes, the CHRO is responsible for overseeing and addressing human rights impacts arising from the Group's operations, ensuring compliance with applicable policies and regulations.

5. Describe the internal mechanisms in place to redress grievances related to human rights issues.

The Group recognizes the importance of timely and effective grievance resolution in upholding human rights and has established dedicated mechanisms through the following policies:

- Whistle Blower Policy/Vigil Mechanism
- POSH Policy
- Grievance Redressal Policy
- Diversity &Inclusion Policy

Grievances can be raised through the following channels:

- Direct discussion with Reporting Manager
- Written escalation to Head of Department via HRBP
- Further escalation to the Function Head and Group CHRO
- Online grievance submission through the Amber portal, where medium to high-risk concerns automatically trigger a People to Meet case handled by the HRBP

The Company does not tolerate any form of retaliation against an employee for raising grievance. Employees may also directly escalate concerns to their respective HOD or the Group CHRO at any stage.

6. Number of Complaints on the following made by employees and workers:

	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Sexual Harassment	0	Not Applicable	No complaints were filed during the current financial year.	0	Not Applicable	No complaints were filed during the current financial year.
Discrimination at workplace	0	Not Applicable	No complaints were filed during the current financial year.	0	Not Applicable	No complaints were filed during the current financial year.
Child Labour	0	Not Applicable	No complaints were filed during the current financial year.	0	Not Applicable	No complaints were filed during the current financial year.
Forced Labour/ Involuntary Labour	0	Not Applicable	No complaints were filed during the current financial year.	0	Not Applicable	No complaints were filed during the current financial year.
Wages	0	Not Applicable	No complaints were filed during the current financial year.	0	Not Applicable	No complaints were filed during the current financial year.
Other human rights related issues	0	Not Applicable	No complaints were filed during the current financial year.	0	Not Applicable	No complaints were filed during the current financial year.

7. Complaints filed under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, in the following format:

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Total Complaints reported under Sexual Harassment on of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH)	0	0
Complaints on POSH as a % of female employees/ workers	0%	0%
Complaints on POSH upheld	0	0

8. **Mechanisms to prevent adverse consequences to the complainant in discrimination and harassment cases.**

At Signatureglobal (India) Limited, we are committed to ensuring that complainants in cases of discrimination and harassment are fully protected against retaliation, punitive actions, or any adverse consequences for raising concerns in good faith.

Our Grievance Redressal Policy, Whistle Blower Policy/Vigil Mechanism, and POSH Policy contain specific provisions that uphold the confidentiality of complainants. These policies safeguard individuals by ensuring that all reports, records, and information exchanged during the investigation process are treated as strictly confidential, with access limited to authorized personnel as deemed appropriate by the Company.

9. **Do human rights requirements form part of your business agreements and contracts? (Yes/No)**

Yes, our Supplier's Code of Conduct, acknowledged by business partners during onboarding, incorporates key human rights principles. These requirements also emphasize respect for human rights, local cultures, customs, and values in all interactions with employees, communities, and other stakeholders.

10. **Assessments for the year:**

	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Child labour	100% of the project sites and the Head Office were assessed by the Group internally, statutory authorities and third parties.
Forced/involuntary labour	
Sexual harassment	
Discrimination at workplace	100% of the project sites and the Head Office were assessed by the Group internally.
Wages	100% of the project sites and the Head Office were assessed by the Group internally, statutory authorities and third parties.
Others- Please specify	-

11. **Provide details of any corrective actions taken or underway to address significant risks/concerns arising from the assessments at Question 10 above.**

No significant risks or concerns were identified during the assessments conducted on the aforementioned topics during the year.

Leadership Indicators

1. **Details of a business process being modified/introduced as a result of addressing human rights grievances/ complaints.**

Not Applicable, as no grievances or complaints related to human rights were received during the reporting period.

2. **Details of the scope and coverage of any Human rights due-diligence conducted.**

Signatureglobal (India) Limited routinely evaluates compliance with applicable human rights policies and regulations across its operations through internal reviews and, where necessary, third-party assessments. This proactive approach facilitates early identification of potential human rights risks or impacts, which are addressed through appropriate remedial actions and monitored to ensure effective resolution and continuous improvement.

3. **Is the premise/office of the entity accessible to differently abled visitors, as per the requirements of the Rights of Persons with Disabilities Act, 2016?**

The Group's premises and offices are largely accessible to differently abled visitors. Efforts are ongoing to enhance accessibility across all sites.

4. **Details on assessment of value chain partners:**

	% of value chain partners (by value of business done with such partners) that were assessed
Sexual Harassment	The general terms and conditions of our Supplier's Code of Conduct and contractual agreements require the Group's value chain partners to adhere to policies addressing sexual harassment, workplace discrimination, child labour, forced or involuntary labour, and fair wage practices. These partners are periodically assessed on these parameters to ensure ongoing compliance.
Discrimination at workplace	
Child Labour	
Forced Labour / Involuntary Labour	
Wages	
Others – please specify	

5. **Provide details of any corrective actions taken or underway to address significant risks/concerns arising from the assessments at Question 4 above.**

   Not Applicable. In our assessments, we did not find any significant risks/concerns with the selected significant suppliers for the assessments conducted so far.

PRINCIPLE 6: BUSINESSES SHOULD RESPECT AND MAKE EFFORTS TO PROTECT AND RESTORE THE ENVIRONMENT

At Signatureglobal (India) Limited, environmental responsibility is integrated into core business operations and decision-making processes. The Company's commitment to environmental stewardship is reflected through sustainable project design, efficient resource utilization, and robust waste minimization practices. During FY 2025–26, the Company recorded measurable progress across key environmental performance areas, including energy efficiency, greenhouse gas (GHG) emissions management, water conservation, and waste management.

While overall energy consumption increased in line with business expansion, energy intensity per unit of built-up area reduced, demonstrating continued operational efficiency. Scope 1 and Scope 2 emissions were systematically monitored, with no instances of environmental non-compliance or adverse environmental impact reported.

The Company has implemented practices for water conservation across project sites through advanced Sewage Treatment Plants (STPs) and dual plumbing systems, enabling reuse of treated water for landscaping and flushing purposes. Ambient air quality and stack emissions, including Sox, Nox, PM2.5 and PM10, are regularly monitored through accredited laboratories and were maintained within prescribed regulatory limits throughout the period.

Sustainable construction practices such as the use of high-performance glazing, solar lighting systems, and energy-efficient pumps have contributed to reducing the environmental footprint of projects and have resulted in certifications such as EDGE and recognition from the Indian Green Building Council (IGBC). Construction and Demolition waste is managed in accordance with a zero-waste approach, with reuse of concrete debris and responsible disposal of metallic scrap through authorized recyclers.

Further, the Company is strengthening supplier environmental assessments to extend environmental accountability across the value chain. These initiatives reflect a robust environmental governance framework focused on regulatory compliance, continuous performance monitoring, and proactive risk mitigation. Signatureglobal (India) Limited remains committed to aligning its operations with national environmental regulations and global climate action objectives.

These initiatives are aligned with the following United Nations Sustainable Development Goals (SDGs):

Aligned with:

- **SDG 6 –** Clean Water and Sanitation
- **SDG 7 –** Affordable and Clean Energy
- **SDG 9 –** Industry, Innovation and Infrastructure
- **SDG 11 –** Sustainable Cities and Communities
- **SDG 12 –** Responsible Consumption and Production
- **SDG 13 –** Climate Action
- **SDG 15 –** Life on Land

Essential Indicators

1. Details of total energy consumption (in Joules or multiples) and energy intensity, in the following format:

Parameter	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
From renewable sources (in Gigajoules)		
Total electricity consumption (A)	0	202.01
Total fuel consumption (B)	0	0
Energy consumption through other sources (C)	0	0
Total energy consumed from renewable sources (A+B+C)	**0**	**202.01**
From non-renewable sources (in Gigajoules)		
Total electricity consumption (D)	35,796.32	25,266.10
Total fuel consumption (E)	18,971.37	7,158.47
Energy consumption through other sources (F)	0	0
Total energy consumed from non-renewable sources (D+E+F)	**54,767.70**	**32,424.58**
Total energy consumed (A+B+C+D+E+F)	**54,767.70**	**32,626.59**
Energy intensity per rupee of turnover (Total energy consumed / Revenue from operations) (Total energy consumption in GJ/ per turnover in rupee)	0.0000021	0.00000131
Energy intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total energy consumed / Revenue from operations adjusted for PPP) * (Total energy consumed in GJ/ per turnover adjusted for PPP in rupee)	0.0000429	0.00002926
Energy intensity in terms of physical output (Total energy consumed in GJ / Square feet of area developed)	0.0012179	0.0017
Energy intensity (optional) – the relevant metric may be selected by the entity.	-	-

* The source for Purchasing Power Parity (PPP) is International Monetary Fund (IMF). The PPP rates considered is 20.34 as per the 2026 update.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. Yes, reasonable assurance has been carried out by Pierag Consulting LLP.

2. Does the entity have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India? (Y/N) If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved, provide the remedial action taken, if any.

Not applicable, as the Group does not have any sites/facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India.

3. Provide details of the following disclosures related to water, in the following format:

Parameter	FY 2025 -26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Water withdrawal by source (in kilolitres)		
(i) Surface water	-	-
(ii) Groundwater	-	101.65
(iii) Third Party Water	2,61,393.40	116,505.17
(iv) Seawater/desalinated water	-	-
(v) Others	-	7,026.102
Total volume of water withdrawal (in kilolitres) (i + ii + iii + iv + v)	**2,61,393.40**	**123,632.92**
Total volume of water consumption (in kilolitres)	**2,61,393.40**	**123,632.92**
Water intensity per rupee of turnover (Total water consumption / Revenue from operations) (Water consumed in KL/ Turnover in rupee)	0.000010	0.000005
Water intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total water consumption / Revenue from operations adjusted for PPP) *(Total water consumed in KL/ per turnover adjusted for PPP in rupee)	0.000205	0.000111
Water intensity in terms of physical output (Total Water consumed in KL / Square feet of area developed)	0.005813	0.0066
Water intensity (optional) - the relevant metric may be selected by the entity.	-	-

*The source for Purchasing Power Parity (PPP) is International Monetary Fund (IMF). The PPP rates considered is 20.34 as per the 2026 update.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. Yes, reasonable assurance has been carried out by Pierag Consulting LLP.

4. Provide the following details related to water discharged:

Parameter	FY 2025 -26 (Current Financial Year)	FY 2024 -25 (Previous Financial Year)
Water discharge by destination and level of treatment (in kilolitres)		
(i) To Surface water	-	-
- No treatment		
- With treatment – please specify level of treatment		
(ii) To Groundwater	-	-
- No treatment		
- With treatment – please specify level of treatment		
(iii) To Seawater	-	-
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(iv) Sent to third-parties	-	-
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(v) Others	-	-
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
Total water discharged (in kilolitres)	-	-

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. Yes, reasonable assurance has been carried out by Pierag Consulting LLP.

5. Has the entity implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation.

Signatureglobal (India) Limited's existing and under development residential and commercial properties have implemented the mechanism for water conservation, wherein the properties are provided with Sewage Treatment Plants (STP) with dual plumbing system. These systems are designed to ensure that wastewater is treated and recycled and used for various needs such as toilet flushing, gardening and landscape irrigation.

6. Please provide details of air emissions (other than GHG emissions) by the entity, in the following format:

Parameter	Please specify unit	FY 2025 – 26 (Current Financial Year)	FY 2024 – 25 (Previous Financial Year)
Nox	(mg/Nm³)	52.1	38.19
Sox	(mg/Nm³)	0.54	11.95
Particulate matter (PM) 2.5	(µg/Nm³)	56.97	110.75
Particulate matter (PM) 10	(µg/Nm³)	108.51	151.10
Persistent organic pollutants (POP)	-	-	-
Volatile organic compounds (VOC)	-	-	-
Hazardous air pollutants (HAP)	-	-	-
Others – please specify	-	-	-

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. No

7. Provide details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) & its intensity, in the following format:

Parameter	Unit	FY 2025–26 (Current Financial Year)	FY 2024–25 (Previous Financial Year)
Total Scope 1 emissions (Break-up of the GHG into CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, if available)	Metric tonnes of CO2 equivalent	1,410.42	478.48
Total Scope 2 emissions (Break-up of the GHG into CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, if available)	Metric tonnes of CO2 equivalent	7059.83	4806.49
Total Scope 1 and Scope 2 emission intensity per rupee of turnover (Total Scope 1 and Scope 2 GHG emissions/ Revenue from operations)	Metric tonnes of CO2 equivalent per rupee of turnover	0.00000033	0.00000021
Total Scope 1 and Scope 2 emission intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total Scope 1 and Scope 2 GHG emissions / Revenue from operations adjusted for PPP) *	Metric tonnes of CO2e per rupee of turnover adjusted for PPP	0.00000664	0.00000474
Total Scope 1 and Scope 2 emission intensity in terms of physical output (Total Emissions / Square feet of area developed (tCO2e/sqft)	Metric tonnes of CO2e per sqft	0.00018835	0.00028
Total Scope 1 and Scope 2 emission intensity (optional)– the relevant metric may be selected by the entity	-	-	-

*The source for Purchasing Power Parity (PPP) is International Monetary Fund (IMF). The PPP rates considered is 20.34 as per the 2026 update.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. Yes, reasonable assurance has been carried out by Pierag Consulting LLP.

For calculation of Scope 1 GHG emissions, we have referred to the 2006 IPCC Guidelines for National Greenhouse Gas Inventories and IPCC Sixth Assessment Report for GWP values. For calculation of scope 2 GHG emissions, the emission factors prescribed as per CO2 Baseline Database, November 2025 for the Indian Power Sector, published by Central Electricity Authority (CEA), Ministry of Power, Government of India, has been considered.

8. Does the entity have any project related to reducing Green House Gas emissions? If yes, then provide details.

Signatureglobal (India) Limited is undertaking various measures to reduce GHG emissions across its operations and integrate sustainable practices across its developments. The Company is a pioneer in developing green projects in Gurugram and focuses on incorporating green building principles into its residential developments, with several projects certified under EDGE and IGBC standards.

The Company's commitment to sustainable development has been recognized through awards such as the 17th Realty+ Conclave & Excellence Awards 2025 – Most Environment-Friendly Residential Project and the GRI Awards India 2025 - Sustainability Highlight of the Year (Signature Global Titanium SPR).

The Group continues to adopt sustainable practices such as solar-powered common-area lighting, LED lighting, energy-efficient glazing, environmentally friendly materials, and increased green cover to improve resource efficiency and minimize its overall environmental impact.

9. Provide details related to waste management by the entity, in the following format:

Parameter	FY 2025 – 26 (Current Financial Year)	FY 2024–25 (Previous Financial Year)
Total Waste generated (in metric tonnes)		
Plastic waste **(A)**	-	2.5
E-waste **(B)**	-	-
Bio-medical Waste **(C)**	0.0068	0.84
Construction and Demolition Waste **(D)**	207.30	651.49
Battery Waste **(E)**	-	0.004
Radioactive Waste **(F)**	-	-
Other Hazardous waste. Please specify, if any. **(G)** - Waste Oil, Plastic Mix Scrap	2.77	0.003
Other Non-hazardous waste generated **(H)**. Please specify, if any (Break-up by composition i.e. by materials relevant to the sector) - TMT Scrap, Aluminium Scrap, Gatta Scrap, Glass Scrap, MS Scrap, Wooden Scrap	2,214.73	612.46
Total (A+B + C + D + E + F + G + H)	**2,424.80**	**1,267.30**
Waste intensity per rupee of turnover (Total waste generated / Revenue from operations) (Total waste generate in Metric Tonnes/ per turnover in rupee)	0.00000009	0.00000005
Waste intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total waste generated / Revenue from operations adjusted for PPP) * (Total waste generate in Metric Tonnes/ per turnover in rupee adjusted for PPP)	0.00000190	0.00000114
Waste intensity in terms of physical output (Total Waste generated in metric tonnes/ Square feet of area developed)	0.00005392	0.000067

Parameter	FY 2025 – 26 (Current Financial Year)	FY 2024–25 (Previous Financial Year)
Waste intensity (optional) – the relevant metric may be selected by the entity:	-	-
For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes)		
Category of waste		
(i) Recycled	-	614.97
(ii) Re-Used	207.30	651.49
(iii) Other recovery operations	-	0.84
Total	**207.30**	**1,267.30**
For each category of waste generated, total waste disposed by nature of disposal method (in metric tonnes)		
Category of waste		
(i) Incineration	-	-
(ii) Landfilling	-	-
(iii) Other disposal operations	2,217.50	1,267.30
Total	**2,217.50**	**1,267.30**

*The source for Purchasing Power Parity (PPP) is International Monetary Fund (IMF). The PPP rates considered is 20.34 as per the 2026 update.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. Yes, reasonable assurance has been carried out by Pierag Consulting LLP.

10. Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes, and the practices adopted to manage such wastes.

Responsible waste management is a vital aspect of sustainable project development. In this regard, waste management encompasses eliminating waste where possible, minimizing it where feasible, and reusing materials that might otherwise become waste. Signatureglobal (India) Limited has adopted appropriate measures for the handling, storage, transportation, and disposal of waste across both construction and operational phases of its projects. These efforts form the foundation of the waste management practices implemented at our construction sites.

For non-hazardous waste such as metal scraps and construction debris, the maximum feasible amount is reused directly at the site. In addition, we work with authorized recyclers to ensure proper disposal and recycling of remaining materials. Hazardous waste is managed with care and disposed of through authorized third-party vendors, in line with applicable waste management regulations. This comprehensive approach of Reusing, Reducing, and Recycling not only upholds sustainability principles but also contributes to the advancement of a circular economy.

11. If the entity has operations / offices in / around ecologically sensitive areas (such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals / clearances are required, please specify details in the following format:

S. No.	Location of operations / offices	Type of operations	Whether the conditions of environmental approval / clearance are being complied with? (Y/N) If no, the reasons thereof and corrective action taken, if any.
Not Applicable, as Signatureglobal (India) Limited does not have any operations/offices in/ around ecologically sensitive areas			

12. Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current financial year:

Name and brief details of project	EIA Notification No.	Date	Whether conducted by independent external agency (Yes/ No)	Results communicated in public domain (Yes/ No)	Relevant Web link
Not applicable, as Signatureglobal (India) Limited has obtained the requisite Environmental Clearances for its sites.					

13. Is the entity compliant with the applicable environmental law / regulations / guidelines in India; such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment Protection Act and rules thereunder (Y/N). If not, provide details of all such non-compliances, in the following format:

Yes, Signatureglobal (India) Limited is compliant with the applicable environmental law/ regulations/ guidelines in India, such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment protection act and rules thereunder.

S. No.	Specify the law / regulation / guidelines which was not complied with	Provide details of the non-compliance	Any fines / penalties / action taken by regulatory agencies such as pollution control boards or by courts	Corrective action taken, if any
Not Applicable, since there is no non-compliance with the applicable environmental laws/regulations/guidelines in India.				

Leadership Indicators

1. Water withdrawal, consumption and discharge in areas of water stress (in kilolitres):

For each facility / plant located in areas of water stress, provide the following information

(i) Name of the area:	Gurugram and Ghaziabad
(ii) Nature of operations:	New Building Construction

(iii) Water withdrawal, consumption and discharge in the following format:

Parameter	FY 2025 -26 (Current Financial Year)	FY 2024 – 25 (Previous Financial Year)
Water withdrawal by source (in kilolitres)		
(i) Surface water	-	-
(ii) Groundwater	-	101.65
(iii) Third Party Water	2,61,393.40	116,505.17
(iv) Seawater/desalinated water	-	-
(v) Others	-	7,026.10
Total volume of water withdrawal (in kilolitres)	**2,61,393.40**	**123,632.92**
Total volume of water consumption (in kilolitres)	**2,61,393.40**	**123,632.92**
Water intensity per rupee of turnover (Water consumed / turnover)	0.000010	0.00000495
Water intensity (optional) – the relevant metric may be selected by the entity: (Total Water Consumed / Square feet of area developed)	0.005813	0.0066

Parameter	FY 2025 -26 (Current Financial Year)	FY 2024 – 25 (Previous Financial Year)
Water discharge by destination and level of treatment (in kilolitres)		
(i) Into Surface water	-	-
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(ii) Into Groundwater	-	-
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(iii) Into Seawater	-	-
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(iv) Sent to third parties	-	-
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(v) Others	-	-
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
Total water discharged (in kilolitres)	**-**	**-**

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. No

2. **Please provide details of total Scope 3 emissions & its intensity, in the following format:**

Parameter	Unit	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Total Scope 3 emissions (Break-up of the GHG into CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, if available)	Metric tonnes of CO2 equivalent	Scope-3 emissions are not considered by the Group at present. The Group is in the process of laying down the roadmap in the near future.	
Total Scope 3 emissions per rupee of turnover		-	-
Total Scope 3 emission intensity (optional) – the relevant metric may be selected by the entity		-	-

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. No

3. **With respect to the ecologically sensitive areas reported at Question 11 of Essential Indicators above, provide details of significant direct & indirect impact of the entity on biodiversity in such areas along with prevention and remediation activities.**

Not Applicable, as the Group does not have any operations / offices in / around ecologically sensitive areas.

4. **If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives, as per the following format:**

S. No.	Initiative undertaken	Details of the initiative (Web-link, if any, may be provided along- with summary)	Outcome of the initiative
1.	Water Efficiency Measures	Signatureglobal (India) Limited has implemented mechanisms for water conservation across its existing and under-development residential and commercial properties through the installation of Sewage Treatment Plants (STPs) supported by dual plumbing systems. This enables the treatment and reuse of wastewater for non-potable applications such as flushing and landscaping, thereby significantly reducing dependence on freshwater sources and supporting effective water conservation.	Reduces dependence on potable water and helps in water conservation.
2.	Use of environment-friendly and non-toxic materials in projects	The Company has adopted sustainable construction practices across its projects, including solar-powered lighting in common areas, energy-efficient LED lighting, powder-coated steel/ aluminum and UPVC doors and windows, and high-performance glazing. These measures enhance thermal comfort, improve natural insulation, and result in significant energy efficiency and cooling cost savings.	Reduction of carbon footprints
3.	IGBC and EDGE Certifications	Signatureglobal (India) Limited is an IGBC and EDGE-certified green building developer in its focused segment in the Delhi-NCR region, recognized for its commitment to sustainable building design, resource efficiency, and environmentally responsible development practices.	Reduction of carbon footprints.
4.	Use of Energy Efficient motors/ pumps	For most of the Company's projects, energy-efficient pumps and motors have been installed, resulting in a significant reduction in overall energy consumption and improved operational efficiency.	Improved energy efficiency and reduction in carbon footprints.
5.	Waste Management	The Company has installed Organic Waste Converters (OWCs) at project sites to enable efficient on-site processing of biodegradable waste, supporting responsible waste management and reduction of waste sent to landfills.	Reduction in waste

5. **Does the entity have a business continuity and disaster management plan? Give details in 100 words / web link.**

We at Signatureglobal (India) Limited have a Business Continuity and Disaster Management Plan, which is available on the Company's Intranet. The purpose of having such a Policy is to make sure that, in the event of an occurrence that might disrupt or endanger the Company, all business operations can be maintained at normal or nearly normal performance levels.

6. **Disclose any significant adverse impact to the environment, arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard.**

In the Current Financial Year 2025-26, the Group has not evaluated its value chain partners on the basis of environmental impact. However, the Group is in the process of developing a detailed evaluation checklist encompassing various parameters of environment, social, and governance perspective to ascertain the compliance of its suppliers with the Group's Supplier Code of Conduct. Accordingly, such assessment of the value chain partners will be done in the near future.

7. **Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impacts.**

   No such assessments were conducted during FY 2025-26. However, the Group is planning to perform such assessments in the near future.

8. **How many Green Credits have been generated or procured:**

   a. By the listed entity - Not Applicable

   b. By the top ten (in terms of value of purchases and sales, respectively) value chain partners - Not applicable

PRINCIPLE 7: BUSINESSES, WHEN ENGAGING IN INFLUENCING PUBLIC AND REGULATORY POLICY, SHOULD DO SO IN A MANNER THAT IS RESPONSIBLE AND TRANSPARENT

Signatureglobal (India) Limited advocates for fair, transparent, and inclusive policy environments that align with the long-term sustainability of the real estate sector. The Group actively participates in public policy dialogue through memberships in reputed national trade and industry bodies. These engagements help the Group stay informed on key regulatory developments, offer constructive inputs on policy formulation, and promote the adoption of sustainable and ethical business practices across the sector.

Our involvement with organizations such as ASSOCHAM, WRI, NAREDCO, GBPN, GRIP, SBTi and IGBC reflects our commitment to responsible advocacy. Through these platforms, Signatureglobal (India) Limited voices its positions on regulatory clarity, green building incentives, infrastructure development, and real estate reforms. All such activities are conducted in a transparent, collaborative, and non-partisan manner, in line with our ethical code.

We have not received any adverse regulatory observations related to anti-competitive behavior or policy misconduct. The Group reviews its public policy positions periodically and incorporates stakeholder feedback through internal governance mechanisms before engaging in policy-related communication.

These initiatives are aligned with the following United Nations Sustainable Development Goals (SDGs):

Aligned with:

- **SDG 11** - Sustainable Cities and Communities
- **SDG 16** - Peace, Justice and Strong Institutions
- **SDG 17** - Partnerships for the Goals

Essential Indicators

1 a. **Number of affiliations with trade and industry chambers/associations.** – 8

b. **List the top 10 trade and industry chambers/associations (determined based on the total members of such body) the entity is a member of/affiliated to.**

S. No.	Name of the trade and industry chambers/associations	Reach of trade and industry chambers/associations (State/National)
1	Associated Chambers of Commerce and Industry of India (ASSOCHAM)	National
2	National Real Estate Development Council (NAREDCO)	National
3	Indian Green Building Council (IGBC)	National
4	Global Real Estate Sustainability Benchmark (GRESB)	International
5	Global Buildings Performance Network (GBPN)	International
6	World Resources Institute (WRI)	National
7	Science Based Targets (SBTi)	International
8	Greening Real Estate Investment Portfolios (GRIP)	International

Note: ASSOCHAM and NAREDCO are trade and industry chambers. The other entities listed are industry associations, industry-led organizations, sustainability organisations, benchmarking organisations, or networks to which the Company is affiliated/associated.

2. **Provide details of corrective action taken or underway on any issues related to anti-competitive conduct by the entity, based on adverse orders from regulatory authorities.**

Name of authority	Brief of the case	Corrective action taken
Not Applicable, as the Group has not received any adverse orders from regulatory authorities pertaining to anti-competitive conduct.		

Leadership Indicators

1. **Details of public policy positions advocated by the entity:**

S. No.	Public policy advocated	Method resorted for such advocacy	Whether information available in public domain? (Yes / No)	Frequency of Review by Board (Annually / Half yearly / Quarterly / Others – please specify)	Web Link, if available
	The Group actively contributes to recommendations related to the industry at large and its specific areas of operation, either directly or through participation in various trade and industry bodies and associations.				

PRINCIPLE 8: BUSINESSES SHOULD PROMOTE INCLUSIVE GROWTH AND EQUITABLE DEVELOPMENT

Signatureglobal (India) Limited is committed to creating a lasting social impact through inclusive growth and equitable development. While the Group has not undertaken any statutory Social Impact Assessments (SIAs) or Rehabilitation & Resettlement (R&R) initiatives in the current reporting period, its extensive CSR efforts reflect a strong commitment to community empowerment, especially for marginalized and vulnerable groups.

The Group's Grievance Redressal Mechanism, managed by a dedicated committee, ensures the timely redressal of community concerns. All CSR projects, including Paathshala, Aarogyarise, Jaagruk Beti Swasth Beti, Maa Madhuri Brij Varis Sewa Sadan Apna Ghar Sanstha, Hare Krishna Movement Vrindavan, Tech Udaan and Dev Animal Voluntary Organization (DAVO), are carefully designed to address local community needs, collectively benefiting 1,13,973 individuals during FY 2025–26, with 100% of beneficiaries belonging to vulnerable or marginalized sections of society.

In terms of sustainable sourcing, nearly 23.92% of inputs were sourced from MSMEs or small producers, and almost 100% from within India, reinforcing local economic participation. However, procurement from marginalized/vulnerable groups is not yet formalized.

Although job creation currently concentrates in metropolitan areas, Signatureglobal (India) Limited continues to assess opportunities for enhancing employment diversity and regional inclusion.

These initiatives are aligned with the following United Nations Sustainable Development Goals (SDGs):

Aligned with:

- **SDG 1 –** No Poverty
- **SDG 4 –** Quality Education
- **SDG 5 –** Gender Equality
- **SDG 8 –** Decent Work and Economic Growth
- **SDG 10 –** Reduced Inequalities
- **SDG 11 –** Sustainable Cities and Communities
- **SDG 17 –** Partnerships for the Goals

Essential Indicators

1. Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current financial year.

Name and brief details of project	SIA Notification No.	Date of notification	Whether conducted by independent external agency (Yes/No)	Results communicated in public domain (Yes/No)	Relevant Web link
While no formal Social Impact Assessments (SIAs) were conducted under applicable laws for projects undertaken during FY 2025–26, the Company will continue to assess the need for SIAs in future projects, particularly in alignment with evolving regulatory requirements and community expectations.					

2. Provide information on project(s) for which ongoing Rehabilitation and Resettlement (R&R) is being undertaken by your entity, in the following format:

S. No.	Name of Project for which R&R is ongoing	State	District	No. of Project Affected Families (PAFs)	% of PAFs covered by R&R	Amounts paid to PAFs in the FY (In ₹)
Not Applicable						

3. Describe the mechanisms to receive and redress grievances of the community.

As part of its Corporate Social Responsibility (CSR) efforts, the Group undertakes various initiatives to support communities located near its project sites. To ensure effective resolution of concerns, a dedicated Grievance Redress Mechanism (GRM) (internally formed and governed) has been established to handle concerns raised by internal and external stakeholders including the community. The GRM is reviewed and updated regularly, enabling Company to respond to complaints, take appropriate action, and ensure that community grievances are addressed in a timely and transparent manner, thereby reinforcing the Group's commitment to transparent, responsible, and inclusive stakeholder engagement.

4. Percentage of input material (inputs to total inputs by value) sourced from suppliers:

Parameter	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Directly sourced from MSMEs/small producers	23.92%	23.69%
Directly from within India	99.40%	99.80%

5. Job creation in smaller towns- Disclose wages paid to persons employed (including employees or workers employed on a permanent or non-permanent/on contract basis) in the following locations, as % of total wage cost

Location	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Rural	-	-
Semi-Urban	-	-
Urban	-	-
Metropolitan	100%	100%

(Place to be categorized as per RBI Classification System - rural/semi-urban/urban/metropolitan)

Leadership Indicators

1. Provide details of actions taken to mitigate any negative social impacts identified in the Social Impact Assessments (Reference: Question 1 of Essential Indicators above):

Details of negative social impact identified	Corrective action taken
As no formal Social Impact Assessments (SIA) were conducted during FY 2025–26, there were no specific adverse social impacts identified requiring mitigation. The Company remains committed to proactively identifying and addressing potential social impacts in future projects, evolving best practices in responsible development.	

2. Provide the following information on CSR projects undertaken by your entity in designated aspirational districts as identified by government bodies:

S. No.	State	Aspirational District	Amount spent (In ₹)
The Group has not undertaken any CSR projects in government-identified aspirational districts during the financial year 2025-26.			

3 a. Do you have a preferential procurement policy where you give preference to purchase from suppliers comprising marginalized/vulnerable groups? (Yes/No)

No, the Group currently does not have a preferential procurement policy that prioritizes sourcing from suppliers belonging to marginalized or vulnerable groups.

b. From which marginalized/vulnerable groups do you procure?

Not Applicable

c. What percentage of total procurement (by value) does it constitute?

Not Applicable

4. Details of the benefits derived and shared from the intellectual properties owned or acquired by your entity (in the current financial year), based on traditional knowledge:

S. No.	Intellectual Property based on traditional knowledge	Owned/Acquired (Yes/No)	Benefit shared (Yes/No)	Basis of calculating benefit share
Not Applicable, as the Group does not own or acquire any such intellectual properties in the current financial year.				

5. Details of corrective actions taken or underway, based on any adverse order in intellectual property related disputes wherein usage of traditional knowledge is involved.

Name of authority	Brief of the Case	Corrective action taken
Not Applicable, as mentioned in Question No. 4 above		

6. Details of beneficiaries of CSR Projects:

S. No.	CSR Project	No. of persons benefitted from CSR Projects	% of beneficiaries from vulnerable and marginalized groups
1	Paathshala	49607	100%
2	Aarogyarise	25411	100%
3	Jaagruk Beti Swasth Beti	12287	100%
4	Tech Udaan	853	100%
5	Maa Madhuri Brij Varis Sewa Sadan Apna Ghar Sanstha	650	100%
6	Hare Krishna Movement Vrindavan	25000	100%
7	Dev Animal Voluntary Organization (DAVO)	165	100%

PRINCIPLE 9 BUSINESSES SHOULD ENGAGE WITH AND PROVIDE VALUE TO THEIR CONSUMERS IN A RESPONSIBLE MANNER.

At Signatureglobal (India) Limited, customer satisfaction is central to the Group's business ethos. The Group has implemented a robust and multi-channel grievance redressal mechanism, including a dedicated helpline, digital application, email, WhatsApp, SMS, and web interface, to promptly address customer feedback and complaints.

During FY 2025-26, all 1166 consumer queries received were resolved within defined internal timelines, with no complaints pending at the end of the year, reflecting the Group's commitment to transparent, fair, and responsive consumer engagement.

The Group has further strengthened its focus on cybersecurity and data privacy through the release of an updated Cyber Security and Data Privacy Policy, aligned with ISO/IEC 27001:2022 requirements. During FY 2025-26, no instances of data breaches or complaints relating to advertising, unfair trade practices, cybersecurity, or customer privacy were reported.

The Group actively engages customers during the project handover phase by providing clear documentation, structured handover processes, and on-site briefings to ensure safe and informed use of its properties. Customer awareness is also supported through proactive communication of any service-related disruptions and transparent disclosures in compliance with applicable legal frameworks, including the Real Estate (Regulation and Development) Act, 2016 (RERA).

Regular customer satisfaction surveys and structured feedback mechanisms are conducted to assess service quality, improve offerings, and enhance long-term customer trust.

These initiatives are aligned with the following United Nations Sustainable Development Goals (SDGs):

Aligned With

- **SDG 9 –** Industry, Innovation and Infrastructure
- **SDG 11 –** Sustainable Cities and Communities
- **SDG 12 –** Responsible Consumption and Production
- **SDG 16 –** Peace, Justice and Strong Institutions

Essential Indicators

1. Describe the mechanisms in place to receive and respond to consumer complaints and feedback.

To ensure sustained customer satisfaction and service excellence, Signatureglobal (India) Limited has established a structured grievance redressal mechanism for addressing customer complaints and feedback.

All grievances are formally logged, monitored, and tracked through to closure, with clear accountability assigned to designated teams. Issues requiring specialised intervention or falling outside routine resolution are escalated through a defined, time-bound escalation framework to the relevant departments to ensure timely resolution and implementation of corrective actions. Customers can lodge complaints or share feedback through the Company's Customer Support platform (https://www.signatureglobal.in/customer_support.php) and Contact page (https://www.signatureglobal.in/contact), which provide multiple channels including a dedicated email ID, helpline number, SMS, WhatsApp, and a digital application. All complaints are monitored regularly and addressed within internally defined timelines.

2. Turnover of products and/services as a percentage of turnover from all products/service that carry information about:

Parameter	As a percentage to total turnover
Environmental and social parameters relevant to the product	Not Applicable
Safe and responsible usage	
Recycling and/or safe disposal	

3. Number of consumer complaints in respect of the following:

	FY 2025-26 (Current Financial Year)			FY 2024-25 (Previous Financial Year)		
	Received during the year	Pending resolution at end of year	Remarks	Received during the year	Pending resolution at end of year	Remarks
Data privacy	-	-	No complaints were received during the current financial year.	-	-	No complaints were received during the current financial year.
Advertising	-	-	No complaints were received during the current financial year.	-	-	No complaints were received during the current financial year.
Cyber-security	-	-	No complaints were received during the current financial year.	-	-	No complaints were received during the current financial year.
Delivery of essential services	-	-	No complaints were received during the current financial year.	-	-	No complaints were received during the current financial year.
Restrictive Trade Practices	-	-	No complaints were received during the current financial year.	-	-	No complaints were received during the current financial year.
Unfair Trade Practices	-	-	No complaints were received during the current financial year.	-	-	No complaints were received during the current financial year.
Other	1166	0	*All customer queries and grievances received through the CRM were addressed and resolved to the satisfaction of the respective inquirers.	1142	0	All complaints were addressed to the satisfaction of the inquirer.

*Includes only complaints received during the FY 2025-2026.

4. Details of instances of product recalls on account of safety issues:

Type	Number	Reasons for recall
Voluntary recalls	Not Applicable	
Forced recalls		

5. **Does the entity have a framework/policy on cybersecurity and risks related to data privacy? (Yes/No) If available, provide a web-link of the policy.**

Yes, SGIL is ISO 27001:2022 certified and has implemented a robust cybersecurity framework in alignment with the standard requirements. Additionally, the Group has an established Cybersecurity and Data Privacy Risk Policy, which is accessible to employees via the Group's intranet.

6. **Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty/action taken by regulatory authorities on safety of products/services.**

Not Applicable, as no complaints were received during the reporting period related to advertising, delivery of essential services, cybersecurity, or customer data privacy. Additionally, there were no instances of product recalls, nor were any penalties imposed or actions taken by regulatory authorities concerning the safety of the Group's products or services.

7. **Provide the following information relating to data breaches:**

a.	Number of instances of data breaches	No instances of data breaches were identified
b.	Percentage of data breaches involving personally identifiable information of customers	Not Applicable, as no instances of data breaches were identified
c.	Impact, if any, of the data breaches	Not Applicable, as no instances of data breaches were identified

Leadership Indicators

1. **Channels/platforms where information on products and services of the entity can be accessed (provide web link, if available).**

Information on products and services of the Group can be accessed at the Company's official website, i.e., https://www.signatureglobal.in

2. **Steps taken to inform and educate consumers about safe and responsible usage of products and/or services.**

Not Applicable to our sector.

Nevertheless, during the project transition phase, our dedicated teams ensure that clients are thoroughly informed about the safe and responsible use of our products and/or services. This is accomplished through detailed handover documentation, on-site briefings, and other client engagement initiatives designed to facilitate a smooth and informed transition.

3. **Mechanisms in place to inform consumers of any risk of disruption/discontinuation of essential services.**

Any potential risk of disruption or discontinuation of essential services is promptly communicated to customers occupying the properties through written notifications and telephonic communication by the respective teams.

4. **Does the entity display product information on the product over and above what is mandated as per local laws? (Yes/No/Not Applicable) If yes, provide details in brief. Did your entity carry out any survey with regard to consumer satisfaction relating to the major products/services of the entity, significant locations of operation of the entity or the entity as a whole? (Yes/No)**

Yes, the Group ensures clear and transparent communication of its product offerings and features through multiple channels, including brochures, marketing materials, advertising campaigns, application forms, customer agreements, the official website, and social media platforms. All disclosures are made in strict compliance with applicable laws and regulations, including the Real Estate (Regulation and Development) Act, 2016 (RERA).

Yes, customer satisfaction is a key priority, with consistent engagement maintained from the time of booking through to final project handover. Feedback is collected through structured mechanisms, systematically analyzed, and shared with relevant teams to support continuous improvement in products and services.

INDEPENDENT AUDITOR'S REASONABLE ASSURANCE REPORT ON IDENTIFIED SUSTAINABILITY INFORMATION IN SIGNATUREGLOBAL (INDIA) LIMITED'S BUSINESS RESPONSIBILITY AND SUSTAINABILITY REPORT (BRSR CORE)

To the Board of Directors of Signatureglobal (India) Limited

We have undertaken to perform a reasonable assurance engagement for Signatureglobal (India) Limited (the 'Company'), its subsidiaries and joint ventures (together referred to as "the Group") as per the "Scope, Boundary and Limitations" paragraph given below, vide agreement dated 06 March 2026 in respect of the agreed Sustainability Information listed below in accordance with the "Criteria" stated below. This Sustainability Information is as included in the Business Responsibility and Sustainability Report ('BRSR') of the Group for the year ended 31 March 2026. This engagement was conducted by a multidisciplinary team, including professionals with suitable skills and experience in auditing environmental, social, and economic information (Chartered Accountants, Company Secretaries, Engineers and Environment Professionals).

Identified Sustainability Information

The Identified Sustainability Information for the year ended 31 March 2026 is summarized below:

The Identified Sustainability Information of the Group are the nine Key Performance Indicators out of BRSR of the Group for the year ended 31 March 2026 ('BRSR Core'). The Reporting Boundary for BRSR is on consolidated basis as disclosed under Question No. 13 of Section A of the BRSR.

Our reasonable assurance engagement was with respect to the year ended 31 March 2026 information only unless otherwise stated and we have not performed any procedures with respect to earlier periods and, therefore, do not express any opinion thereon.

Criteria

The Criteria used by the Group to prepare the Identified Sustainability Information is summarized below:

The Group prepared the Identified Sustainability Information based on the requirements of:

- Regulation 34(2)(f) of the Securities and Exchange Board of India (the "SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended); and
- BRSR Requirements for listed entities per Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026, dated 30 January 2026.

Management's Responsibilities

The Group's management is responsible for establishing the "Criteria" for preparing Identified Sustainability Information, including the reporting boundary of BRSR taking into account applicable Laws and Regulations, if any, related to reporting on Identified Sustainability Information, identification of key aspects, engagement with stakeholders, content, preparation and presentation of the Identified Sustainability Information in accordance with the "Criteria". This responsibility includes design, implementation and maintenance of internal controls relevant to the preparation of BRSR and the measurement of Identified Sustainability Information, which is free from material misstatement, whether due to fraud or error.

Inherent limitations

The absence of a significant body of established practice on which to draw to evaluate and measure non-financial information allows for different, but acceptable, measures and measurement techniques and can affect comparability between entities.

Measurement of BRSR Core metrics, some of which are estimates, is subject to inherent measurement uncertainty, for example, GHG footprint, Water footprint, Energy footprint, Waste, etc. Obtaining sufficient appropriate evidence to support our opinion does not reduce the uncertainty in the amounts and metrics.

Our Independence and Quality Control

We have complied with the independence and other ethical requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code'), which is founded on fundamental principles of integrity, objectivity, professional competence, and due care, confidentiality, and professional behavior.

Our firm applies International Standard on Quality Management ('ISQM') 1, "Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements" and accordingly maintains a comprehensive system of quality management, including documented policies and procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

Our Responsibility

Our responsibility is to express a reasonable assurance opinion on the Identified Sustainability Information covered in the "Scope, Boundary, and Limitations" paragraph given below, based on the procedures we have performed and evidence we have obtained.

We conducted our engagement in accordance with the International Standard on Assurance Engagements ('ISAE') 3000 (Revised), "Assurance Engagements other than Audits or Reviews of Historical Financial Information", issued by the International Auditing and Assurance Standards Board. This standard requires that we plan and perform our engagement to obtain reasonable assurance about whether the Identified Sustainability Information are prepared, in all material respects, in accordance with the Reporting "Criteria". A reasonable assurance engagement involves assessing the risks of material misstatement of the Identified Sustainability Information whether due to fraud or error, responding to the assessed risks as necessary in the circumstances.

We also followed the format of BRSR Core and Data and Assurance Approach provided under Annexure 17A of SEBI's Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026, dated 30 January 2026.

Scope, Boundary and Limitations

Scope and Boundary

- The scope of our reasonable assurance covers the Identified Sustainability Information for the period 1 April 2025 to 31 March 2026, with the Reporting Boundary for BRSR being limited to the Group on consolidated basis, as disclosed under Question No. 13 of Section A of the BRSR.
- The data review and validation of the Group was performed through physical project site visits and/or together with desktop reviews.

Limitations

Our reasonable assurance scope excludes the following and therefore we do not express an opinion on the same:

- Operations of the Group other than those covered in the "Scope and Boundary".
- Aspects of BRSR and data/information (qualitative or quantitative) other than Identified Sustainability Information.
- Data and information outside the defined reporting period i.e., Financial Year 2025-26.
- The statements that describe expression of opinion, belief, aspiration, expectation, aim, or future intentions provided by the Group.
- Data related to Group's environmental, economic and financial performance, strategy and other related linkages expressed in the Group's Annual Report 2025-26 or any other Report, containing Identified Sustainability Information.
- Effectiveness of management's internal controls of the Group, while we considered the same when determining the nature and extent of our procedures; however, our reasonable assurance engagement was not designed to provide assurance on these internal controls.
- The Group's compliance with Acts, Regulations and Guidelines, other than those as specified in Identified Sustainability Information.

Assurance Procedures

The procedures we performed were based on our professional judgment and included inquiries, observation of processes performed, inspection of documents, evaluating the appropriateness of quantification methods and reporting policies, analytical procedures and agreeing or reconciling with underlying records.

Given the circumstances of the engagement, in performing the procedures listed above, we:

- Obtained an understanding of the following:
  - Group's business activities, processes and its operating locations, as identified by the Group.
  - Identified Sustainability Information and related disclosures.
  - Assessment criteria and their suitability for the evaluation and/or measurements of the Identified Sustainability Information.
- Interviewed people involved to understand the reporting process, governance, data management systems and controls in place during the reporting period.
- Performed substantive testing on a sample basis of Identified Sustainability Information, as covered in the "Scope, Boundary and Limitations" to verify whether the data was appropriately recorded, collated, measured and reported with underlying supporting documents.
- Checked the consistency of the data/information within the Identified Sustainability Information.
- Tested the mathematical accuracy of the data provided on a test-check basis.
- Assessed the level of adherence of the "Criteria", as mentioned above by the Group while reporting.
- Verified the financial numbers, which are also used for Identified Sustainability Information from the Group's Audited Financial Statements for FY 2025-26.
- Assessed the appropriateness of various assumptions, estimations and thresholds used by the Group in the preparation of Identified Sustainability Information.
- Undertook analytical review procedures to support the reasonableness of the data used in Identified Sustainability Information.
- Enquired to corroborate with the relevant management personnel to understand the progress against the Sustainability commitments.
- Obtained written representations from Group's Management.

We also performed such other procedures as we considered necessary in the circumstances.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our reasonable assurance opinion.

Other information

The Group's management is responsible for the other information. The other information comprises the information included in the Group's Annual Report 2025-26 (but does not include the Identified Sustainability Information and assurance report thereon).

Our opinion on the Identified Sustainability Information does not cover the other information and we do not express any form of assurance thereon.

In connection with our assurance engagement of the Identified Sustainability Information, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Identified Sustainability Information 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.

Opinion

Based on the procedures we have performed and the evidence we have obtained, Identified Sustainability Information for the year ended 31 March 2026 are prepared in all material respects, in accordance with the “Criteria”.

Emphasis of Matter

We draw attention to the following matters:

- The Group's non-financial (ESG) data management processes are at an evolving stage of maturity, currently supported by documented manual procedures, with a phased approach envisaged for integration with other reporting systems and further strengthening of internal controls around maintenance of ESG data.
- Certain ESG data points disclosed in this report have been extracted from, or recalculated based on, the Group's Audited Financial Statements for FY 2025-26 (audited by another auditor, not by us), to ensure accuracy and consistency with the Group's financial disclosures.
- The financial numbers used in some of the indicators of the Identified Sustainability Information are extracted from the Group's Audited Financial Statements for FY 2025-26 and hence are not audited by us.

Our opinion is not modified in respect of these matters.

Intended use or purpose

The Identified Sustainability Information and our reasonable assurance report are intended for users who have reasonable knowledge of the BRSR Core attributes, the reporting criteria and Identified Sustainability Information and who have read the information in the Identified Sustainability Information with reasonable diligence and understand that the Identified Sustainability Information is prepared and assured at appropriate levels of materiality.

Our opinion is not modified in respect of this matter.

For **PIERAG CONSULTING LLP**
Firm Registration No.: ABZ-6090

Sarika Gosain
Partner

Gurugram
06 August 2026

Independent Auditor’s Report

To the Members of Signatureglobal (India) Limited

Report on the Audit of the Standalone Financial Statements

OPINION

1. We have audited the accompanying standalone financial statements of Signatureglobal (India) Limited (‘the Company’), which comprise the Standalone Balance Sheet as at 31 March 2026, the Standalone Statement of Profit and Loss (including Other Comprehensive Income), the Standalone Statement of Cash Flow and the Standalone Statement of Changes in Equity for the year then ended, and notes to the standalone financial statements, including material accounting policy information and other explanatory information.

2. 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 (‘the Act’) in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards (‘Ind AS’) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, and its profit (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

BASIS FOR OPINION

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards 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 (‘ICAI’) 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.

KEY AUDIT MATTERS

4. 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 period. 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.

5. We have determined the matters described below to be the key audit matters to be communicated in our report.

Key audit matter	How our audit addressed the key audit matter
Revenue recognition on sale of real estate properties	
The Company applies Ind AS 115, Revenue from Contracts with Customers (Ind AS 115) for recognition of revenue from sale of real estate properties. Refer note 3(p) and 41 to the standalone financial statements for accounting policy and related disclosures. Revenue is recognised upon transfer of control of the constructed units to customers for an amount which reflects the consideration the Company expects to receive in exchange for those units. The point of revenue recognition is normally when the intimation for the handover of unit to the customer is sent on completion of the project, builder buyer agreement has been executed and substantial collection has been received.	Our audit procedures on revenue recognised from sale of real estate properties included, but were not limited to the following: • Evaluated the appropriateness of accounting policy for revenue recognition on sale of real estate properties in terms of principles enunciated under Ind AS 115; • Assessed the management evaluation of determining revenue recognition from sale of units at a point in time in accordance with the requirements under Ind AS 115; • Obtained and understood the revenue recognition process, evaluated the design and tested operating effectiveness of key controls over revenue recognition including determination of point of transfer of control and completion of performance obligations on a sample basis;

Key audit matter	How our audit addressed the key audit matter
Application of Ind AS 115 involves significant judgement in identifying performance obligations and determining when ‘control’ of the units is transferred to the customer. Considering the significance of management judgements and estimates involved and the materiality of amounts involved, aforementioned revenue recognition is identified as a key audit matter	• Inspected, on a sample basis, underlying customer contracts and intimation of handover documents, evidencing the transfer of control of the residential units to the customer based on which revenue is recognised at a point in time; • Visited sites during the year for selected projects to understand the nature, status and progress of the projects; • Selected projects on sample basis and tested various reconciliations, i.e., unit reconciliation, area reconciliation and sales value reconciliation as performed by the management; • Tested unusual non-standard journal entries impacting revenue recorded during the year based on certain risk-based criteria, and • Assessed the adequacy of disclosures included in the standalone financial statements in compliance with the requirements of Ind AS 115.
Revenue from construction contracts with related parties	
The Company recognises revenue from construction contracts with related parties over a period of time in accordance with Ind AS 115, Revenue from Contracts with Customers (Ind AS 115). Refer note 3(p) and 41 to the standalone financial statements for accounting policy and related disclosures. The Company acts as a principal contractor for providing construction services to its subsidiary companies and other related parties. The Company recognises revenue from construction contracts on the basis of stage of completion (input method) based on the proportion of contract costs incurred till reporting date to the total estimated costs of the contract at completion. The recognition of revenue is therefore dependent on estimates in relation to total estimated costs of each such contract, which is subject to inherent uncertainty as it requires ascertainment of progress of the project, cost incurred till date and balance cost to be incurred to complete the project. Significant judgments are also involved in determining when the underlying performance obligations are satisfied and in determining whether any contract has become onerous which required the Company to record expected losses in respect of such contracts. Cost contingencies are included in these estimates to take into account specific risks of uncertainties, arising within each contract. These contingencies are reviewed by the Management on a regular basis throughout the life of the contract and adjusted where appropriate.	Our audit procedures in relation to revenue from construction contracts with related parties included, but were not limited to the following: • Evaluated the appropriateness of accounting policy on revenue recognition for construction contracts with related parties in terms of principles enunciated under Ind AS 115; • Evaluated the design and tested 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; • Assessed management evaluation of determining revenue recognition for contractual construction projects over a period of time in accordance with the requirements of Ind AS 115 and the process for determining probable expected losses on contracts; • On a sample basis, tested cost incurred and accrued to date by examining underlying invoices and other supporting documents; • Visited sites during the year for selected projects to understand the nature, status and progress of the projects; • On a sample basis, reviewed management’s estimate of costs to complete projects determined basis internal budgeting process of the Company, and critically challenged estimates basis our understanding of the projects and historical accuracy of such estimates; • Compared actual cost with budgeted cost to determine percentage of completion of the project;

Key audit matter	How our audit addressed the key audit matter
Considering the significance of management judgements and estimates involved and the materiality of amounts involved, revenue from construction contracts with related parties is identified as a key audit matter.	• Assessed the professional competence and objectivity of the management's experts and reviewed management expert's report on arm's length analysis for related party transactions by involving an auditor's expert and comparing such contracts with market available data; • Tested unusual non-standard journal entries impacting revenue recorded during the year based on risk-based criteria; and • Assessed the adequacy of disclosures included in the standalone financial statements in compliance with the requirements of Ind AS 115.
Recoverability of carrying value of Inventories and deposits paid under joint development arrangements (JDA)	
Refer note 3(n), 3(g), 3(m) and 3(z) to the standalone financial statements for accounting policies on inventories, advances paid towards land procurement and deposits paid against joint development and collaboration agreements and note 10, 15 and 16 for related financial disclosures. As at 31 March 2026, the carrying value of the inventory comprising of work in progress (including stock of units in completed projects) and stock at sites is ₹ 43,256.10 million and deposits paid against joint development and collaboration agreements is ₹ 387.25 million, which represents a significant portion of the Company's total assets. The inventories are carried at lower of cost and net realisable value ('NRV'). The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs. Deposits paid under joint development and collaboration arrangements are in the nature of non-refundable and/or refundable deposits, for acquiring the development rights. On the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress. The aforesaid deposits are carried at the lower of the amount paid and net recoverable value, which is based on the management's assessment including the expected date of commencement and completion of the project and the estimate of sale prices and construction costs of the project.	Our procedures in assessing the carrying value of the inventories and deposits paid under joint development and collaboration agreements included, but were not limited to the following: • Evaluated the appropriateness of accounting policies with respect to inventories and deposits paid under joint development and collaboration agreements in terms of principles enunciated under applicable accounting standards; • Evaluated the design and tested operating effectiveness of key controls related to testing of NRV/ net recoverable value vis-a-vis carrying amount of inventory and deposits paid under joint development and collaboration agreements; • Inquired with management to understand key assumptions used in determination of the NRV/ net recoverable value; and • Obtained and tested the computation of the NRV/ net recoverable value on a sample basis. For inventory balance: • Obtained and assessed the Company's methodology applied and assumptions used in assessing the net realizable value based on current market conditions and having regard to expected launch of the project, project development plan and expected future sales less selling costs; • Compared the NRV to recent sales in the project or to the estimated selling price; • Compared the estimated construction costs to complete each project with the Company's updated budgets;

Key audit matter	How our audit addressed the key audit matter
Due to the significance of the balance to the standalone financial statements as a whole and the involvement of estimates which require significant management judgement, recoverability of carrying value of inventory and deposits paid under joint development and collaboration agreements is identified as a key audit matter.	• Where the management involved specialists to perform valuations, evaluated the objectivity and independence of those specialists and involved auditor's experts to review the assumptions used by the management specialists; and • For land stock, on a sample basis, obtained the fair valuation reports and reviewed the valuation methodology, key estimates and assumptions adopted in the valuation by involving auditor's valuation experts. For deposits paid under joint development and collaboration agreements: • Obtained an update on the status of the land acquisition/ project progress from the management and verified the underlying documents for related developments to assess Company's rights over the land parcels and evaluated management's assessment of expected recoverability of deposits paid under joint development and collaboration agreements; • Carried out external confirmation procedures on sample basis and alternative procedures wherever confirmations were not received to obtain evidence supporting the carrying value of deposits paid under joint development and collaboration agreements; and • Assessed the adequacy of disclosures included in the standalone financial statements in compliance with the applicable accounting standards.
Impairment assessment of investments, loans and other balances receivable from its subsidiaries and its joint venture	
Refer note 3(k), 3(m) and 3(z) to the standalone financial statements for the accounting policies on the impairment assessment of the investments, loans and other balances (including trade receivables, unbilled receivables and security deposits) receivable from its subsidiaries and joint venture and note 37 for related financial disclosures. As at 31 March 2026, the carrying value of investments in, loans extended to and other recoverable from the subsidiaries and its joint venture aggregate to ₹ 3,086.08 million, ₹ 12,903.53 million and ₹ 5,410.29 million respectively (net of impairment of ₹ 20.08 million, ₹ 34.08 million and ₹ 47.47 million on investments, loans and other recoverables respectively). Management reviews regularly whether there are any indicators of impairment as per the requirements under Ind AS 36 "Impairment of Assets" (Ind AS 36) and Ind AS 109 "Financial Instruments" ('Ind AS 109').	Our procedures in relation to the impairment assessment of investments, loans and other balances receivable from subsidiaries and joint venture included, but not limited to the following: • Assessed the appropriateness of the relevant accounting policies of the Company, including those relating to recognition and measurement of investments, loans and other balances receivable by comparing with the applicable accounting standards; • Obtained an understanding of the management process for identification of possible impairment indicators and process performed by the management for impairment testing in accordance with Ind AS 36 and Ind AS 109; • Evaluated the design and tested operating effectiveness of Company's key controls in respect of identification of impairment indicators and consequential impairment tests performed, wherever necessary;

Key audit matter	How our audit addressed the key audit matter

Significant judgements are involved in determining impairment/recoverability of the carrying value, which includes assessment of conditions and financial indicators of the investee such as assessing net worth of investee, future business plans, upcoming projects and estimation of projected cash flow from the real estate projects in the underlying entities.
 	
Considering the materiality of carrying value of investments, loans, and other receivables from subsidiaries in the context of the Company's standalone financial statements as a whole and significant degree of judgement and subjectivity involved in the estimates and key assumptions used in determining the cash flows used in the impairment evaluation, impairment assessment of investments, loans and other balances receivable from subsidiaries and joint venture is considered to be the area of most significance to the audit and accordingly, has been identified as a key audit matter.
	• Assessed the valuation methods used, financial position of the subsidiaries and joint venture to identify excess of their net assets over their carrying amount of investment by the Company and assessing profit history of those subsidiaries and joint venture;
	• Where the Company involved management's expert to perform valuations, we also performed the following procedures:
	  • Obtained and read the valuation report used by the management for determining the fair value ('recoverable amount');
	  • Considered the competence and objectivity of the management's expert involved in determination of recoverable value; and
	  • Involved auditor's experts to review the key assumptions used by the management's expert.
	• Tested the assumptions and obtained understanding of the forecasted cash flows of subsidiaries and joint venture based on our knowledge of the Company and the markets in which they operate and assessed the comparability of the forecasts with historical information. Traced such projections to approved business plans; and
	• Assessed the adequacy of disclosures included in the standalone financial statements in compliance with the applicable accounting standards.

INFORMATION OTHER THAN THE STANDALONE FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

6. The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the standalone financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report.

   Our opinion on the standalone financial statements does not cover the other information and we will 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 identified above when it becomes available 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.

   When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE STANDALONE FINANCIAL STATEMENTS

7. The accompanying standalone financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS specified under section 133 of the Act and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the

accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

9. 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

10. 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. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing 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.

11. As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act 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 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 made by management;

    - Conclude on the appropriateness of 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; and

    - 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.

12. 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.

13. 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.

14. 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 auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

15. As required by section 197(16) of the Act, based on our audit, we report that the Company has paid remuneration to its directors during the year in accordance with the provisions of and limits laid down under section 197 read with Schedule V to the Act.

16. As required by the Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

17. Further to our comments in Annexure A, as required by section 143(3) of the Act based on our audit, we report, to the extent applicable, 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 purpose of our audit of the accompanying standalone financial statements;

    b) Except for the matters stated in paragraph 17(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended), 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 financial statements dealt with by this report are in agreement with the books of account;

    d) In our opinion, the aforesaid standalone financial statements comply with Ind AS specified under section 133 of the Act;

    e) On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 from being appointed as a director in terms of section 164(2) of the Act;

    f) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph 17(b) above on reporting under section 143(3)(b) of the Act and paragraph 17(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);

    g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company as on 31 March 2026 and the operating effectiveness of such controls, refer to our separate report in Annexure B wherein we have expressed an unmodified opinion; and

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

        i. The Company, as detailed in note 36 to the standalone financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2026;

        ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2026;

        iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2026;

        iv. a. The management has represented that, to the best of its knowledge and belief, as disclosed in note 45C to the standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person or entity, including foreign entities ('the intermediaries'), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;

        b. The management has represented that, to the best of its knowledge and belief, other than as disclosed in note 45D to the standalone financial statements, no funds have been received by the Company from any person or entity, including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c. Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

v. The Company has not declared or paid any dividend during the year ended 31 March 2026; and

vi. As stated in note 44 to the standalone financial statements and based on our examination which included test checks, the Company, in respect of financial year commencing on 1 April 2025, has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, other than the consequential impact of the exceptions given below. Furthermore, except for the instances mentioned below, the audit trail has been preserved by the Company as per the statutory requirements for record retention from the date the audit trail was enabled for the software.

Nature of exception noted	Details of exception
Instances of accounting software maintained by a third party where we are unable to comment on the audit trail feature at database level	The accounting software used for maintaining accounting records of the Company are operated by third party software service provider. The Independent Service Auditor's Assurance Report on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report') issued in accordance with ISAE 3402, Assurance Reports on Controls at a Service Organization) was available for part of the year. In the absence of any information on existence of audit trail (edit logs) for any direct changes made at the database level in the Type 2 report, we are unable to comment on whether the audit trail feature with respect to the database level of the said software was enabled and operated throughout the year.
Instances of accounting software for maintaining books of account for which the feature of recording audit trail (edit log) facility was not operated for all relevant transactions recorded in the software	The audit trail logs in the accounting software used for maintenance of the customer and channel partners master are retained only for six months for any direct data changes made at the database level throughout the year, by the Company.
Instances of non-preservation of the audit trail	The audit trail logs in the accounting software used for maintenance of the customer and channel partners master are not preserved as per the statutory requirements for record retention for any direct data changes made at the database level.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Deepak Mittal
Partner
Membership No.: 503843
UDIN: 26503843NNMUFJ5112

Place: Gurugram
Date: 13 May 2026

Annexure A

referred to in paragraph 16 of the Independent Auditor's Report of even date to the members of Signatureglobal (India) Limited on the standalone financial statements for the year ended 31 March 2026

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and relevant details of right-of-use assets.

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

(b) The property, plant and equipment and relevant details of right-of-use assets have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of physical verification programme adopted by the Company, is reasonable having regard to the size of the Company and the nature of its assets.

(c) The Company does not own any immovable property (including investment properties) (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee). Accordingly, reporting under clause 3(i)(c) of the Order is not applicable to the Company.

(d) The Company has adopted cost model for its Property, Plant and Equipment (including right-of-use assets) and intangible assets. Accordingly, reporting under clause 3(i)(d) of the Order is not applicable to the Company.

(e) No proceedings have been initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended) and rules made thereunder.

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

(b) As disclosed in Note 19(D) to the standalone financial statements, the Company has been sanctioned a working capital limit in excess of ₹ 5 crores, by bank on the basis of security of current assets. Pursuant to the terms of the sanction letter, the Company is not required to file any quarterly return or statement with such bank.

(iii) The Company has not provided any guarantee or security or granted any advances in the nature of loans to companies, firms, limited liability partnerships or any other parties during the year. The Company has also not made investment in or granted any loans to firms, limited liability partnership during the year. The Company has also not made investment in others during the year. The Company has made investments in and granted unsecured loans to companies during the year. The Company has granted unsecured loans to others during the year, in respect of which:

(a) The Company has provided loans to Subsidiaries, Joint Venture and Others during the year as per details given below:

Particulars	Guarantees* (Amount in ₹ Million)	Loans (Amount in ₹ Million)
Aggregate amount provided/granted during the year:		
- Subsidiaries	-	16,310.83
- Joint Ventures	-	-
- Others	-	15.00

Particulars	Guarantees* (Amount in ₹ Million)	Loans (Amount in ₹ Million)
Balance outstanding as at balance sheet date:		
- Subsidiaries	564.12	12,866.81
- Joint Ventures	-	70.80
- Others	-	15.00

*Aggregate amount provided/granted during the year and the respective balance outstanding at the balance sheet date, represents the amounts of funds disbursed by the lender to subsidiaries and joint venture, in respect of the borrowings for which guarantees have been provided by the Company during the year.

(b) In our opinion, and according to the information and explanations given to us, the investments made, guarantees provided and terms and conditions of the grant of all loans are, prima facie, not prejudicial to the interest of the Company.

(c) In respect of loans granted by the Company, the schedule of repayment of principal and the payment of the interest has not been stipulated and accordingly, we are unable to comment as to whether the repayments/receipts of principal and interest are regular.

(d) There is no overdue amount in respect of loans or advances in the nature of loans granted to such companies, firms, LLPs or other parties.

(e) In respect of loans granted by the Company, the schedule of repayment of principal has not been stipulated. According to the information and explanation given to us, such loans have not been demanded for repayment as on date.

(f) The Company has granted loans which are repayable on demand or without specifying any terms or period of repayment, as per details below:

Particulars	All Parties (Amount in ₹ Million)	Promoters (Amount in ₹ Million)	Related Parties (Amount in ₹ Million)
Aggregate of loans			
- Repayable on demand (A)	16,325.83	-	16,325.83
- Agreement does not specify any terms or period of repayment (B)	-	-	-
Total (A+B)	**16,325.83**	**-**	**16,325.83**
Percentage of loans	100%	-	100%

(iv) In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of section 185 of the Act in respect of loans granted, investments made and guarantees and security provided by it, as applicable. As the Company is engaged in providing infrastructural facilities as specified in Schedule VI of the Act, provisions of section 186 except sub-section (1) of the Act are not applicable to the Company. In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of sub-section (1) of section 186 of the Act in respect of investments, as applicable.

(v) In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposits or there are no amounts which have been deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.

(vi) The Central Government has specified maintenance of cost records under sub-section (1) of section 148 of the Act in respect of the products of the Company. We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

(vii) (a) In our opinion and according to the information and explanations given to us, the Company is regular in depositing undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues, as applicable, with the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us, we report that there are no statutory dues referred in sub-clause (a) which have not been deposited with the appropriate authorities on account of any dispute except for the following:

Name of the statute	Nature of dues	Gross Amount (Amount in ₹ Million)	Amount paid under Protest (Amount in ₹ Million)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income tax	1.04	1.04	Assessment year 2014-15	Deputy Commissioner of Income tax, Center Circle (4), New Delhi
Income Tax Act, 1961	Income tax	2.01	-	Assessment year 2016-17	Assistant Commissioner of Income tax, Center Circle (4), New Delhi
Income Tax Act, 1961	Income tax	1.21	1.21	Assessment year 2019-20	Deputy Commissioner of Income tax, Center Circle (4), New Delhi

(viii) According to the information and explanations given to us, we report that no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been previously recorded in the books of accounts.

(ix) (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender.

(b) According to the information and explanations given to us including representation received from the management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority.

(c) In our opinion and according to the information and explanations given to us, money raised by way of term loans were applied for the purposes for which these were obtained, though idle/surplus funds which were not required for immediate utilisation have been invested in readily realisable liquid investments.

(d) In our opinion and according to the information and explanations given to us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have, prima facie, not been utilised for long term purposes.

(e) In our opinion and according to the information and explanations given to us and on an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries and joint venture, except for the following:

Nature of fund taken	Name of lender	Amount involved* (Amount in ₹ Million)	Name of the subsidiary	Relation	Nature of transaction for which funds were utilised
Issued non-convertible debentures	International Finance Corporation	8,750.00	Signatureglobal Business Park Limited	Subsidiary	Redemption of existing NCDs and other specified purposes (refer note 45D to the standalone financial statements)

*Inclusive of transaction expenses.

(f) In our opinion and according to the information and explanations given to us, the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries or its joint venture.

(x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to 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, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no fraud on the Company has been noticed or reported during the period covered by our audit.

(b) According to the information and explanations given to us including the representation made to us by the management of the Company, 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 Companies (Audit and Auditors) Rules, 2014, with the Central Government for the period covered by our audit.

(c) According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.

(xii) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.

(xiii) In our opinion and according to the information and explanations given to us, all transactions entered into by the Company with the related parties are in compliance with sections 177 and 188 of the Act, where applicable. Further, the details of such related party transactions have been disclosed in the standalone financial statements, as required under Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules 2015 as prescribed under section 133 of the Act.

(xiv) (a) In our opinion and according to the information and explanations given to us, the Company has an internal audit system which is commensurate with the size and nature of its business as required under the provisions of section 138 of the Act.

(b) We have considered the reports issued by the Internal Auditors of the Company till date for the period under audit.

(xv) According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and accordingly, reporting under clause 3(xv) of the Order with respect to compliance with the provisions of section 192 of the Act are not applicable to the Company.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi)(a), (b) and (c) of the Order are not applicable to the Company. (d) Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC.

(xvii) The Company has not incurred any cash losses in the current financial year as well as in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.

(xix) 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 in the standalone financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. 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.

(xx) According to the information and explanations given to us, the Company has met the criteria as specified under sub-section (1) of section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, however, in the absence of average net profits in the immediately three preceding years, there is no requirement for the Company to spend any amount under sub-section (5) of section 135 of the Act. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company.

(xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Deepak Mittal
Partner
Membership No.: 503843
UDIN: 26503843NNMUFJ5112

Place: Gurugram
Date: 13 May 2026

Annexure B

to the Independent Auditor's Report of even date to the members of Signatureglobal (India) Limited on the standalone financial statements for the year ended 31 March 2026

INDEPENDENT AUDITOR'S REPORT ON THE INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE STANDALONE FINANCIAL STATEMENTS UNDER CLAUSE (I) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ('THE ACT')

1. In conjunction with our audit of the standalone financial statements of Signatureglobal (India) Limited ('the Company') as at and for the year ended 31 March 2026, we have audited the internal financial controls with reference to standalone financial statements of the Company as at that date.

   Responsibilities of Management and Those Charged with Governance for Internal Financial Controls

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to standalone financial statements criteria established by the Company considering the essential components of internal control started in the Guidance note on Audit of Internal Financial Control over Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the 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 Act.

AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO STANDALONE FINANCIAL STATEMENTS

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to standalone financial statements, and the Guidance Note issued by the ICAI. 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 standalone financial statements were established and maintained and if such controls operated effectively in all material respects.

4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements includes 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.

5. 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 standalone financial statements.

MEANING OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO STANDALONE FINANCIAL STATEMENTS

6. A company's internal financial controls with reference to financial statements standalone is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to standalone 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 standalone 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 STANDALONE FINANCIAL STATEMENTS

7. Because of the inherent limitations of internal financial controls with reference to standalone 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.

OPINION

8. In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such controls were operating effectively as at 31 March 2026, based on the internal financial controls with reference to standalone financial statements criteria established by the Company considering the essential components of internal control started in the Guidance note issued by ICAI.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Deepak Mittal
Partner
Membership No.: 503843
UDIN: 26503843NNMUFJ5112

Place: Gurugram
Date: 13 May 2026

Standalone Balance Sheet

as at 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

	Notes	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-current assets			
Property, plant and equipment	4A	458.86	492.67
Capital work-in-progress	4A	-	4.00
Right-of-use assets	4C(i)	318.12	250.35
Investment property	4D	-	313.08
Intangible assets	4B	5.36	11.59
Financial assets			
Investments	5	3,086.80	3,085.54
Other financial assets	6	265.16	203.61
Deferred tax assets (net)	7	547.86	576.70
Non-current tax assets (net)	8A	674.71	319.14
Other non-current assets	9	69.21	131.28
		5,426.08	**5,387.96**
Current assets			
Inventories	10	43,256.10	26,263.35
Financial assets			
Trade receivables	11	5,201.83	4,033.79
Cash and cash equivalents	12	11,881.41	3,765.57
Bank balances other than cash and cash equivalents	13	1,526.10	564.78
Loans	14	12,918.53	8,626.50
Other financial assets	15	1,135.51	438.34
Current tax assets (net)	8B	-	287.22
Other current assets	16	5,397.04	4,086.75
		81,316.52	**48,066.30**
TOTAL ASSETS		**86,742.60**	**53,454.26**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	17	140.51	140.51
Other equity	18	9,592.07	9,152.67
Total equity		**9,732.58**	**9,293.18**
Liabilities			
Non current liabilities			
Financial liabilities			
Borrowings	19A	18,347.54	10,032.71
Lease liabilities	4C(ii)	311.84	234.16
Provisions	20	236.14	215.84
		18,895.52	**10,482.71**
Current liabilities			
Financial liabilities			
Borrowings	19B	14,047.78	6,055.55
Lease liabilities	4C(ii)	41.19	44.22
Trade payables	21		
(A) total outstanding dues of micro enterprises and small enterprises		903.90	564.39
(B) total outstanding dues of creditors other than micro enterprises and small enterprises		25,149.48	13,269.36
Other financial liabilities	22	660.25	353.69
Other current liabilities	23	17,297.11	13,380.35
Provisions	24	14.79	10.81
		58,114.50	**33,678.37**
TOTAL EQUITY AND LIABILITIES		**86,742.60**	**53,454.26**

The accompanying notes form an integral part of these standalone financial statements.

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

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

For and on behalf of the Board of Directors of
Signatureglobal (India) Limited

Deepak Mittal
Partner
Membership No.: 503843

Ravi Aggarwal
Managing Director
DIN-00203856

Pradeep Kumar Aggarwal
Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Place: Gurugram
Date: 13 May 2026

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13 May 2026

Standalone Statement of Profit and Loss

for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

	Notes	For the year ended 31 March 2026	For the year ended 31 March 2025
Revenue:			
Revenue from operations	25	13,808.54	18,252.47
Other income	26	2,726.35	1,629.57
Total income		**16,534.89**	**19,882.04**
Expenses:			
Cost of contracting business and real-estate business	27	10,326.88	14,283.28
Purchase of stock-in-trade	27	3.74	4.45
Employee benefits expense	28	1,984.82	1,359.76
Finance costs	29	2,338.40	1,574.33
Depreciation and amortization expense	30	225.73	209.12
Impairment losses on financial assets	31A	8.70	50.75
Other expenses	31B	1,963.42	1,777.43
Total expenses		**16,851.69**	**19,259.12**
(Loss)/profit before tax and exceptional items		(316.80)	622.92
Exceptional items	48	506.88	-
Profit before tax		**190.08**	**622.92**
Tax expense:			
- Current tax		-	-
- Tax adjustments related to earlier years		-	(24.56)
- Deferred tax expenses		28.37	22.11
Total tax expense/(credit)	32	**28.37**	**(2.45)**
Profit for the year		**161.71**	**625.37**
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Remeasurement gain/(loss) on defined benefit plans		1.86	(6.51)
Income tax effect		(0.47)	1.64
Other comprehensive income for the year		**1.39**	**(4.87)**
Total comprehensive income for the year		**163.10**	**620.50**
Earnings per equity share (in ₹):	33		
Basic		1.15	4.45
Diluted		1.15	4.45

The accompanying notes form an integral part of these standalone financial statements.

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

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

For and on behalf of the Board of Directors of
Signatureglobal (India) Limited

Deepak Mittal
Partner
Membership No.: 503843

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Managing Director
DIN-00203856

Pradeep Kumar Aggarwal
Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Place: Gurugram
Date: 13 May 2026

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13 May 2026

Standalone Statement of Cash Flows

for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

	For the year ended 31 March 2026	For the year ended 31 March 2025
Cash flows from operating activities		
Profit before tax (after exceptional items)	**190.08**	**622.92**
Adjustments for :		
Depreciation and amortization expense (refer note 30)	225.73	209.12
Finance costs (refer note 29)	2,338.40	1,574.33
Interest income	(1,911.49)	(1,438.72)
Profit on sale/discard of property, plant and equipment (net)	(94.67)	(24.91)
Exceptional items (refer note 48)	(506.88)	-
Employee stock compensation expense (refer note 28)	243.11	-
Loss on foreign exchange fluctuations (net) (refer note 31B)	1.66	0.60
Provisions/advances no longer required, written back (refer note 26)	(2.01)	(1.67)
Modification gain on financial instruments (refer note 26)	(670.54)	(136.40)
Impairment losses on financial assets (refer note 31A)	8.70	50.75
Loss on sale of investment property (refer note 31B)	12.18	-
Operating (loss)/ profit before working capital changes	**(165.73)**	**856.02**
Working capital adjustments		
Trade receivables	(1,184.63)	(1,943.93)
Other non current assets	62.07	(54.17)
Other financial assets	(309.04)	802.88
Other current assets	(1,308.28)	(1,007.78)
Inventories	(8,057.89)	(736.36)
Trade payables	4,631.83	706.80
Other current liabilities	3,916.76	292.36
Other financial liabilities	(6.88)	205.65
Provisions	26.14	63.92
Cash used in operating activities	**(2,395.65)**	**(814.61)**
Taxes paid (net of refunds)	(68.35)	(150.39)
Net cash used in operating activities (A)	**(2,464.00)**	**(965.00)**
Cash flows from investing activities		
Purchase of property, plant and equipment, capital work in progress and intangible assets including capital creditors and advances (net)	(172.63)	(247.35)
Proceeds from sale of property, plant and equipment	124.16	57.60
Proceeds from sale of investment property	300.00	235.00
Loans given	(16,325.83)	(9,229.18)
Loans received back	11,898.40	8,848.82
Proceeds from sale of investment in subsidiary company (exceptional item) (refer note 48)	193.37	-
Investment in subsidiary companies	(28.23)	(347.50)
Investment in long term bank deposits	(118.51)	(92.42)
Proceeds from long term bank deposits	11.92	101.17
Movement in short term bank deposits (net)	(914.55)	(99.98)
Interest received	2,038.59	1,071.92
Net cash (used in)/ flows from investing activities (B)	**(2,993.31)**	**298.08**

Standalone Statement of Cash Flows

for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

	For the year ended 31 March 2026	For the year ended 31 March 2025
Cash flows from financing activities		
Net proceeds of short term borrowings	2,449.03	575.83
Proceeds from long term borrowings	24,170.72	11,821.59
Repayment of long term borrowings	(10,187.10)	(8,106.10)
Payment of principal portion of lease liabilities	(49.72)	(42.66)
Payment of interest of lease liabilities	(39.60)	(30.56)
Finance costs paid	(2,770.18)	(2,071.63)
Net cash flows from financing activities (C)	**13,573.15**	**2,146.47**
Net increase in cash and cash equivalents (A+B+C)	8,115.84	1,479.55
Cash and cash equivalents at beginning of the year	3,765.57	2,286.02
	11,881.41	**3,765.57**
Cash and cash equivalents at the end of the year (refer note 12):		
Balances with banks	2,390.13	1,155.87
Cash on hand	1.62	2.12
Fixed deposits with original maturity of less than three months	9,489.66	2,607.58
	11,881.41	**3,765.57**

Notes:

a) The above statement of cash flows has been prepared under the "Indirect Method" as set out in the Indian Accounting Standards (IND AS-7) Statement of cash Flows.

b) Significant noncash transactions includes acquisition of right-of-use assets (refer note 4C) and employee stock compensation expense (refer note 18).

The accompanying notes form an integral part of these standalone financial statements.

This is Standalone Statement of Cash Flows referred to in our report of even date

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

For and on behalf of the Board of Directors of
Signatureglobal (India) Limited

Deepak Mittal
Partner
Membership No.: 503843

Ravi Aggarwal
Managing Director
DIN-00203856

Pradeep Kumar Aggarwal
Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Place: Gurugram
Date: 13 May 2026

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13 May 2026

Standalone Statement of Changes in Equity

for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

A. EQUITY SHARE CAPITAL*

Particulars	Balance as at 1 April 2024	Changes in equity share capital during the year	Balance as at 31 March 2025	Changes in equity share capital during the year	Balance as at 31 March 2026
Equity share capital	140.51	-	140.51	-	140.51

B. OTHER EQUITY**

Particulars	Reserves and surplus				Other comprehensive income	Total
	Capital reserve	Securities premium	Employee stock compensation plan reserve	Retained earnings	Equity instruments measured at fair value through OCI	
Balance as at 1 April 2024	**414.83**	**10,455.58**	**-**	**(2,338.23)**	**-**	**8,532.18**
Profit for the year	-	-	-	625.37	-	625.37
Remeasurement loss on defined benefit plans (net of tax)	-	-	-	(4.87)	-	(4.87)
Total Comprehensive Income	**-**	**-**	**-**	**620.50**	**-**	**620.50**
Balance as at 31 March 2025	**414.83**	**10,455.58**	**-**	**(1,717.74)**	**-**	**9,152.67**
Profit for the year	-	-	-	161.71	-	161.71
Remeasurement gain on defined benefit plans (net of tax)	-	-	-	1.39	-	1.39
Total Comprehensive Income	**-**	**-**	**-**	**163.10**	**-**	**163.10**
Employee stock compensation expense (refer note 42)	-	-	276.30	-	-	276.30
Balance as at 31 March 2026	**414.83**	**10,455.58**	**276.30**	**(1,554.64)**	**-**	**9,592.07**

*Refer note 17 for details

**Refer note 18 for details

The accompanying notes form an integral part of these Standalone financial statements.

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

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Deepak Mittal
Partner
Membership No.: 503843

Place: Gurugram
Date: 13 May 2026

For and on behalf of the Board of Directors of
Signatureglobal (India) Limited

Ravi Aggarwal
Managing Director
DIN-00203856

Pradeep Kumar Aggarwal
Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13 May 2026

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

1. COMPANY INFORMATION

Signatureglobal (India) Limited ('SGIL' or 'the Company') was incorporated as a private limited company ('Signatureglobal (India) Private Limited' or 'SGIPL'). During the year ended 31 March 2022, SGIL had been converted to a public company namely 'Signatureglobal (India) Limited' vide revised 'Certificate of Incorporation consequent upon conversion from private company to public company' dated 10 March 2022 as issued by the Ministry of Corporate Affairs ('MCA'). The Company is engaged in the business of real estate development. The Company also supplies the construction material and provides construction services. The Company is domiciled in India and the registered office is located at 13th Floor, Dr. Gopal Das Bhawan 28, Barakhamba Road, Connaught Place, New Delhi–110001.

During the year ended 31 March 2024, the Company had completed its Initial Public Offer ('IPO') of 18,961,038 Equity shares having face value of ₹ 1 each, at an issue price of ₹ 385 per equity share (including share premium of ₹ 384 per share), comprising offer for sale of 3,298,701 shares by selling shareholder aggregating to ₹ 1,270.00 million and a fresh issue of 15,662,337 shares aggregating to ₹ 6,030.00 million. The equity shares of the Company were listed on BSE Limited ('BSE') and National Stock Exchange of India Limited ('NSE') on 27 September 2023.

During the year ended 31 March 2026, the Company has issued 87,500 rated, listed, secured, redeemable Non-Convertible Debentures (NCDs) having face value of ₹ 100,000 each aggregating of ₹ 8,750.00 million, on a private placement basis to International Finance Corporation (IFC). The NCDs got listed on the BSE Limited on 17 October 2025.

2. GROUP INFORMATION

The Company and its undermentioned subsidiaries and joint venture are as follows:

Name of entity	Relationship	Principal place of business	Percentage holding 31 March 2026	Percentage holding 31 March 2025
Signature Builders Limited (formerly known as Signature Builders Private Limited)	Subsidiary	India	100%	100%
Signatureglobal Developers Limited (formerly known as Signatureglobal Developers Private Limited)	Subsidiary	India	100%	100%
JMK Holdings Limited (formerly known as JMK Holdings Private Limited)	Subsidiary	India	100%	100%
Signature Infrabuild Limited (formerly known as Signature Infrabuild Private Limited)	Subsidiary	India	100%	100%
Fantabulous Town Developers Limited (formerly known as Fantabulous Town Developers Private Limited)	Subsidiary	India	100%	100%
Maa Vaishno Net-Tech Limited (formerly known as Maa-Vaishno Net Tech Private Limited)	Subsidiary	India	100%	100%
Indeed Fincap Private Limited	Subsidiary	India	100%	84.59%
Sternal Buildcon Limited (formerly known as Sternal Buildcon Private Limited)	Subsidiary	India	100%	100%

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(All amounts are in ₹ millions, unless otherwise specified)

Name of entity	Relationship	Principal place of business	Percentage holding 31 March 2026	Percentage holding 31 March 2025
Forever Buildtech Limited (formerly known as Forever Buildtech Private Limited)	Subsidiary	India	100%	100%
Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited)	Subsidiary	India	100%	100%
Signatureglobal Homes Limited ((formerly known as Signatureglobal Homes Private Limited)	Subsidiary	India	100%	100%
Signatureglobal Business Park Limited (formerly known as Signatureglobal Business Park Private Limited)	Subsidiary	India	100%	100%
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (till 29 March 2026)	Subsidiary	India	-	100%
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (from 30 March 2026)	Joint Venture	India	50%	-

3. BASIS OF PREPARATION AND STATEMENT OF COMPLIANCE WITH IND AS

The standalone financial statements ('financial statements') comply in all material aspects with Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules 2015, as amended and other relevant provisions of the Act. The standalone financial statements have been prepared using accrual basis of accounting and going concern basis.

The Standalone Financial Statements were authorized and approved for issue by the Board of Directors on 13 May 2026.

These financial statements are presented in Indian rupees (₹), which is also the Company's functional and presentation currency. All amounts have been rounded-off to the nearest millions upto two place of decimal, unless otherwise indicated.

3.1 Material accounting policy information

The standalone financial statements have been prepared using the material accounting policies and measurement basis summarised below.

(a) Historical cost basis

The standalone financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities which are measured at fair value as explained in relevant accounting policies.

(b) Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per operating cycle and other criteria set-out in the Act. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

(c) Standards issued but not yet effective

Classification of Liabilities as Current or Non-current and Non-current Liabilities with

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(All amounts are in ₹ millions, unless otherwise specified)

Covenants – Amendments to Ind AS 1- The amendments clarify that lender waivers obtained after the reporting date cannot be considered for the purpose of classifying liabilities as current or non- current and require retrospective application in accordance with Ind AS 8. These amendments are effective for reporting periods beginning on or after April 1, 2026. The Company does not expect any material impact on its standalone financial statements.

(d) Standards issued/amended and became effective

The Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to existing standards under the Companies (Indian Accounting Standards) Rules from time to time.

MCA has notified amendments to Ind AS 1 – Presentation of Financial Statements (classification of liabilities as current or non- current, including liabilities with covenants), Ind AS 12 – Income Taxes (International Tax Reform – Pillar Two Model Rules), Ind AS 21 – The Effects of Changes in Foreign Exchange Rates (Lack of Exchangeability), and Ind AS 7 – Statement of Cash Flows and Ind AS 107 – Financial Instruments: Disclosures (Supplier Finance Arrangements), effective from April 1, 2025.

The Company has reviewed these amendments and based on its evaluation, has determined that they do not have any impact on the Company's standalone financial statements.

(e) Property, plant and equipment ('PPE')

Recognition, measurement and de-recognition

PPE are stated at cost; net of tax or duty credits availed, less accumulated depreciation and impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.

Subsequent expenditure related to an item of PPE is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance and cost of the item can be measured reliably. All other expenses on existing PPE, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Gains or losses arising from de-recognition of PPE are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is de-recognised.

Subsequent measurement (depreciation and useful lives)

Depreciation on PPE is provided on the written down value method except for leasehold improvements where depreciation is provided on the straight line method, computed on the basis of useful life prescribed in Schedule II to the Act ('Schedule II').

De-recognition

An item of property, plant and equipment initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in Statement of Profit and Loss when the asset is derecognised.

Considering the applicability of Schedule II as mentioned above, in respect of certain class of assets – the Management has assessed the useful lives (as mentioned in the table below) different than as prescribed in the Schedule II, based on the technical assessment.

Assets category	Useful life estimated by the management (years)	Useful Life as per Schedule II (years)
Plant and machinery other than Mivon and electrical installations and fittings	15 years	15 years
Plant and machinery – Mivon*	8 years	
Office equipment	5 years	5 years
Computers	3-6 years	3-6 years
Furniture and fixture	10 years	10 years
Vehicle	8 years	8 years

* Based on technical assessment carried out by the Company.

Leasehold improvements are amortized over the period of lease.

(f) Investment property

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in Statement of Profit or Loss as incurred.

Subsequent measurement (depreciation and useful lives)

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses, if any. Depreciation on investment properties is provided on the straight-line method, computed on the basis of useful lives prescribed in Schedule II to the Act, as per below table:

Assets category	Useful life estimated by the management (years)	Useful Life as per Schedule II (years)
Land	Not applicable	Not applicable
Building	60 years	60 years
Plant and machinery	15 years	15 years

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

De-recognition

Investment properties are de-recognised either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in Statement of Profit and Loss in the period of de-recognition.

(g) Impairment of non-financial assets

Other assets

At each balance sheet date, the Company assesses whether there is an indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit (i.e. properties under a single license are treated as a project which is considered as a cash generating unit by the Company) to which the asset belongs is less than its

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carrying amount, the carrying amount is reduced to its recoverable amount and the reduction is treated as an impairment loss and is recognised in the statement of profit and loss. The Company treats individual projects (properties under a single license are treated as a project) or individual investment in subsidiaries and joint venture as separate cash generating units for assessment of impairment. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost and impairment loss is accordingly reversed in the Statement of Profit and Loss.

(h) Leases

Company as a lessee – Right of use assets and lease liabilities

A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'.

Classification of leases

The Company enters into leasing arrangements for various assets. The assessment of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/purchase etc.

Recognition and initial measurement of right of use assets

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

Subsequent measurement of right of use assets

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

Lease liabilities

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

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

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. The respective leased assets are included in the balance sheet based on their nature. Rental income is recognized on straight-line basis over the lease-term.

(i) Business combinations

The Company applies the acquisition method in accounting for business combinations. The consideration transferred by the Company to obtain control of an entity is calculated as the sum of the acquisition-date fair values of assets transferred and liabilities incurred. Acquisition costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their acquisition-date fair values. Goodwill is measured as excess of the aggregate of the fair value of the consideration transferred, the amount recognized for non-controlling interests and fair value of any previous interest held, over the fair value of the net of identifiable assets acquired and liabilities assumed.

If the fair value of the net of identifiable assets acquired and liabilities assumed is in excess of the aggregate mentioned above, the resulting gain on bargain purchase is recognized in other comprehensive income and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognizes the gain directly in equity as capital reserve, without routing the same through other comprehensive income.

Business combinations involving entities or businesses under common control are accounted for using the pooling of interest method. The assets and liabilities of the combining entities are reflected at their carrying amounts. No adjustments are made to reflect fair values, or to recognise any new assets or liabilities.

(j) Asset Acquisition

Acquisition of assets and liabilities which do not constitute a business is accounted for using asset acquisition method. The consideration paid is allocated to the identifiable assets and liabilities based on the fair values of such assets and liabilities on the acquisition date. Accordingly, no goodwill or deferred tax is created.

(k) Financial instruments

Recognition and initial measurement

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs that are directly attributable to the financial asset/liability, except for those carried at fair value through profit or loss which are measured initially at fair value and also trade receivable which are recorded initially at transaction price.

The classification depends on the Company's business model for managing the financial assets and the contractual terms of the cash flows. For assets measured at fair value, gains and losses will either be recorded in the statement of profit and loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income ('FVOCI').

Financial assets

Subsequent measurement

Financial assets carried at amortised cost – a financial asset is measured at amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

Investments in other equity instruments – Investments in equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL). For all other equity instruments, the Company makes an irrevocable choice upon initial recognition, on an instrument by instrument basis, to classify the same either as at fair value through other comprehensive income (FVTOCI) or fair value through profit or loss (FVTPL). Amounts presented in other comprehensive income are not subsequently transferred to profit or loss. However, the Company transfers the cumulative gain or loss within equity. Dividends on such investments are recognised in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

Investments in mutual funds – Investments in mutual funds are measured at fair value through profit and loss (FVTPL).

De-recognition of financial assets

A financial asset is de-recognised when the contractual rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

Financial liabilities

Subsequent measurement

Subsequent to initial recognition, the measurement of financial liabilities depends on their classification, as described below:

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De-recognition of financial liabilities

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

Derivative contracts

Derivatives embedded in all host contract (except asset) are separated only if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured to their fair value at the end of each reporting period.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

(l) Investment in subsidiaries and joint venture

These are measured at cost in accordance with Ind AS 27 'Separate Financial Statements'.

(m) Impairment of financial assets

The Company assesses on a forward-looking basis the expected credit losses associated with its financial assets and the impairment methodology depends on whether there has been a significant increase in credit risk.

Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

Other financial assets and contract assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

(n) Inventories

Inventories comprises of following: -

i. Projects in progress represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects, where revenue is yet to be recognised. Such project in progress includes cost of land/ development cost of land, internal development costs, external development charges, construction costs, development/construction materials, overheads, borrowing costs and other directly attributable expenses and is valued at cost or net realisable value ('NRV'), whichever is lower.

ii. Stock at site is valued at cost or NRV, whichever is lower. Cost is determined on weighted average basis. Cost includes purchase cost and expenses to bring it to current location.

iii. Traded goods are valued at lower of cost or NRV. Cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on a weighted average basis.

iv. Land received under collaboration arrangements is measured at fair value of consideration in case of revenue sharing arrangements and fair value of the estimated construction service rendered to the land owner in case of area sharing arrangement and is recognised as inventory at the time of the launch of the project. The non-refundable security deposits paid by the Company under the collaboration arrangements is classified as security deposits and presented in the balance sheet under the heading “other current assets”. These deposits are reclassified to inventory once letter of intent for granting license on said land is received from the authorities and at the time of the launch of the project, such deposit is adjusted with fair value of the consideration.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

(o) Borrowing costs

Borrowing costs directly attributable to the acquisition and/or construction/production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are charged to the statement of profit and loss as incurred. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

(p) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services is transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods and services before transferring them to the customers.

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

Revenue from real estate projects

Revenue from real estate projects is recognized when the performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession (possession request letter) of properties have been issued to the customers and substantial sales consideration has been received from the customers.

The Company considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

For each performance obligation identified, the Company determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time. A receivable is recognised by the Company when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

When either party to a contract has performed, an entity shall present the contract in the balance sheet as a contract asset or a contract liability, depending on the relationship between the entity’s performance and the customer’s payment.

The costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period such changes are determined. However, when the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion to the percentage of completion of such real estate project and represents

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(All amounts are in ₹ millions, unless otherwise specified)

payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilized for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any significant financing element since the same arises for reasons explained above, which is other than for provision of finance to/ from the customer.

Construction contracts

Construction contracts where the Company is acting as contractor, revenue is recognised in accordance with the terms of the construction agreements. Under such contracts, assets created do not have an alternative use and the Company has an enforceable right to payment. The estimated project cost includes construction cost, development and construction material and overheads of such project.

The Company uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Company recognises revenue in proportion to the actual project cost incurred as against the total estimated project cost. The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately. As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognised only to the extent of costs incurred in the statement of profit and loss.

Sale of traded goods

Revenue from sale of goods is recognized when the control of goods is transferred to the buyer as per the terms of the contract, in an amount that reflects the consideration the Company expects to be entitled to in exchange for those goods. Control of goods refers to the ability to direct the use of and obtain substantially all of the remaining benefits from goods.

Business support service income

Such income is recognized on an accrual basis in accordance with the terms of the relevant agreements.

Scrap sale

Scrap sales are recognised when control of scrap goods are transferred i.e. on dispatch of goods and are accounted for net of returns and rebates.

Interest on Delayed payments, forfeiture income, transfer fees and holding charges

Revenue is recognized as and when the reasonable certainty of payment/realization is established in relation to such income

Interest income

Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

Dividend income

Dividend income is recognized when the Company's right to receive dividend is established by the reporting date.

Commission income

Commission income is recognized on accrual basis in accordance with the terms of the agreement.

Project management and branding fee

Project management and branding fee income is recognized on an accrual basis in accordance with the terms of the relevant agreement.

The Company collects goods and services tax (GST) on behalf of the government and, therefore, they are excluded from revenue.

(q) Employee stock compensation plan

Employees of the Company receive remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments (equity-settled transactions).

Equity-settled transactions:

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model.

That cost is recognised, together with a corresponding increase in employee stock compensation plan reserves in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest. The Statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense service.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

Stock option granted to the employees of the subsidiaries and joint venture:

The Company has issued Stock options to the employees of the Subsidiary Company and joint venture. Consequently, the Company has accounted stock option expense as cost of investment with a corresponding increase to the Employee Stock Compensation Plan Reserve. The employee stock compensation expense relating to the employees of the Subsidiary Company and joint venture company are recognised in the Employee Benefit expense of the Subsidiary Company and joint venture company, and correspondingly, a deemed equity contribution is accounted as part of "Other equity".

(r) Cost of revenue in respect of real estate projects

Cost of constructed properties includes cost of land (including development rights), estimated internal development costs, external development charges, other related government charges, borrowing costs, overheads construction costs and development/construction materials, which is charged to the Statement of Profit and Loss based on the revenue recognised, as per accounting policy on revenue from real estate projects.

(s) Employee benefits

i) Provident fund

The Company makes contributions to statutory provident fund in accordance with the Employees Provident Fund and Miscellaneous Provisions Act, 1952, which is a defined contribution plan. The Company's contributions paid/payable under the scheme is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

ii) Gratuity

Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of gratuity is the present value of the defined benefit obligation at the balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit obligation is determined by actuarial valuation as on the balance sheet date, using the projected unit credit method.

Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income in the period in which they occur and are not reclassified to profit or loss in subsequent periods.

iii) Compensated absences

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of undiscounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the statement of profit and loss in the year in which such gains or losses are determined. As per Company's leave policy, the employees do not have unconditional right to avail leave at any time within next one year.

iv) Other short-term benefits

Expense in respect of other short-term benefits is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

(t) Commission and brokerage

The commission and brokerage cost incurred for obtaining the contract with customer is recognized as an asset as "Prepaid Expenses" under "Other current assets" and expensed off in the statement of profit and loss when the corresponding revenue for the contract is recognized and is presented under the head "Other Expenses".

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(u) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, share split and any new equity issue. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

(v) Provisions, contingent assets and contingent liabilities

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and when a reliable estimate of the amount of obligation can be made at the reporting date. Provisions are discounted to their present values, where the time value of money is material, using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

When the Company expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company; or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

(w) Cash and cash equivalents

Cash and cash equivalents for the purposes of statement of cash flow comprise cash at bank and in hand and short-term bank deposits with an original maturity of three months or less.

(x) Income taxes

Tax expense comprises current and deferred tax. Current and deferred tax is recognised in statement of profit and loss except to the extent that it relates to items recognised directly in equity or other comprehensive income.

The current income-tax charge is calculated on the basis of the tax laws enacted at the balance sheet date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred tax is provided in full, on temporary differences arising between the tax base of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled. Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

In the situations where the company is entitled to a tax holiday under the Income-tax Act, 1961 enacted in India, no deferred tax (asset or liability) is recognized in respect of temporary differences which reverse during the tax holiday period, to the extent the concerned entity's gross total income is subject to the deduction during the tax holiday period. Deferred tax in respect of temporary differences which reverse after the tax holiday period is recognized in the year in which the temporary differences originate. However, the Company restricts recognition of deferred tax assets to the extent it is probable that sufficient future taxable income will be available against which such deferred tax assets can be realized. For recognition of deferred taxes, the temporary differences which originate first are considered to reverse first.

Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously. Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority.

(y) Non-current assets held for sale

The Company classifies non-current assets as held for sale if their carrying amounts will be recovered principally through a sale rather than through continuing use. Actions required to complete the sale should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale expected within one year from the date of classification.

The criteria for held for sale classification is regarded met only when the assets or disposal group is available for immediate sale in its present condition, subject only to terms that are usual and customary for sales of such assets, its sale is highly probable; and it will genuinely be sold, not abandoned. The Company treats sale of the asset to be highly probable when:

i. The appropriate level of management is committed to a plan to sell the asset;

ii. An active programme to locate a buyer and complete the plan has been initiated;

iii. The asset is being actively marketed for sale at a price that is reasonable in relation to its current fair value;

iv. The sale is expected to qualify for recognition as a completed sale within one year from the date of classification; and

v. Actions required to complete the plan indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

Non-current assets held for sale are measured at the lower of their carrying amount and the fair value less costs to sell. Assets and liabilities classified as held for sale are presented separately in the standalone balance sheet.

Assets once classified as held for sale is not depreciated or amortised.

(z) Critical estimates and judgements

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgements, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Judgements

Impairment of non-financial assets

The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Impairment of financial assets

The Company estimates the recoverable amount of trade receivables and other financial assets where collection of the full amount is expected to be no longer probable. For individually significant amounts, this estimation is performed on an individual basis considering the length of time past due, financial condition of the counter- party, impending legal disputes, if any and other relevant factors.

Recognition of deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.

Provisions

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

Contingencies

In the normal course of business, contingent liabilities may arise from litigation, taxation and other claims against the Company. A tax provision is recognised when the Company has a present obligation as a result of a past event; it is probable that the Company will be required to settle that obligation. Where it is

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

management's assessment that the outcome cannot be reliably quantified or is uncertain the claims are disclosed as contingent liabilities unless the likelihood of an adverse outcome is remote. Such liabilities are disclosed in the notes but are not provided for in the financial statements. When considering the classification of a legal or tax cases as probable, possible or remote there is judgement involved. This pertains to the application of the legislation, which in certain cases is based upon management's interpretation of country specific tax law, in particular India, and the likelihood of settlement. Management uses in-house and external legal professionals to inform their decision. Although there can be no assurance regarding the final outcome of the legal proceedings, the Company does not expect them to have a materially adverse impact on the Company's financial position or profitability.

Leases

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. Identification of a lease requires significant judgment. The Company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate. The Company determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. In assessing whether the Company is reasonably certain to exercise an option to extend a lease, or not to exercise an option to terminate a lease, it considers all relevant facts and circumstances that create an economic incentive for the Company to exercise the option to extend the lease, or not to exercise the option to terminate the lease. The Company revises the lease term if there is a change in the non-cancellable period of a lease.

Estimates

Revenue and inventories

The estimates around total budgeted cost i.e., outcomes of underlying construction and service contracts, which further require estimates to be made for changes in work scopes, claims (compensation, rebates, etc.), the cost of meeting other contractual obligations to the customers and other payments to the extent they are probable, and they are capable of being reliably measured. For the purpose of making these estimates, the Company used the available contractual and historical information and also its expectations of future costs. The estimates of the saleable area are also reviewed periodically and effect of any changes in such estimates is recognised in the period such changes are determined.

Estimation of net realisable value for inventory

Inventory is stated at the lower of cost and net realisable value (NRV). NRV for completed inventory is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment. NRV in respect of inventory under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

Accounting for revenue and land cost for projects executed through joint development arrangements with revenue sharing arrangement

For projects executed through joint development arrangements with revenue sharing arrangements, the Company has evaluated that land owners are engaged in the same line of business as the Company and such contracts are not contracts with customers, but a transaction for purchase of land/development rights.

The corresponding land/ development rights received under joint development arrangement is measured at the fair value of the estimated consideration payable to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the joint development arrangement. Such assessment is carried out at the launch of the real estate project and is reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

Accounting for revenue and land cost for projects executed through joint development arrangements with area share arrangement

For projects executed through joint development with area share arrangement, the Company has evaluated that land owners are not engaged in the same line of business as the Company and hence, has concluded that such arrangements are contracts with customers. The revenue from the development and transfer of constructed area and the corresponding land/ development rights received under joint development arrangements is measured at the fair value of the estimated construction service to be rendered to the land-owners plus an appropriate margin and the same is accounted from launch of the project. The fair value is estimated with reference to the terms of the joint development arrangements and the related cost that is allocable to discharge the obligation of the Company under the joint development arrangements. The management is of the view that the fair value method and estimates are reflective of the prevailing market condition at the relevant time.

Useful lives of depreciable/amortisable assets

Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utilisation of assets.

Fair value measurement

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

Fair valuation of investment property

Investment property is stated at cost. However, as per Ind AS 40, there is a requirement to disclose fair value as at the balance sheet date. The Company engaged independent valuation specialists to determine the fair value of its investment property as at reporting date. Sales comparison method/ market survey method under market approach is used to estimate the market value of the land. Cost of construction method under cost approach is adopted for building valuation. The determination of the fair value of investment properties requires the prevailing market rates for similar size plots in the same locality which is to be considered after enquiries being done from local property dealers and real estate agents.

Defined benefit obligation (DBO)

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

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(All amounts are in ₹ millions, unless otherwise specified)

4A PROPERTY, PLANT AND EQUIPMENT AND CAPITAL WORK-IN-PROGRESS

Description	Leasehold improvements	Office equipments	Furnitures and fixtures	Vehicles	Computers	Plant and machinery	Total	Capital work in progress^
Gross block								
As at 1 April 2024	102.70	31.63	22.90	123.70	42.99	898.48	1,222.40	2.71
Additions	43.28	22.98	7.79	91.72	30.31	47.04	243.12	4.00
Disposals/capitalization	10.21	-	-	9.55	1.61	104.65	126.02	2.71
As at 31 March 2025	**135.77**	**54.61**	**30.69**	**205.87**	**71.69**	**840.87**	**1,339.50**	**4.00**
Additions	32.05	29.30	7.12	53.88	30.53	23.57	176.45	-
Disposals/capitalisation	-	11.04	0.99	14.64	9.64	174.03	210.34	4.00
As at 31 March 2026	**167.82**	**72.87**	**36.82**	**245.11**	**92.58**	**690.41**	**1,305.61**	**-**
Accumulated depreciation								
As at 1 April 2024	75.43	23.39	11.55	56.51	27.47	563.30	757.65	-
Charge for the year*	15.60	8.67	4.29	25.34	19.84	108.77	182.51	-
Disposals	6.91	-	-	8.83	1.53	76.06	93.33	-
As at 31 March 2025	**84.12**	**32.06**	**15.84**	**73.02**	**45.78**	**596.01**	**846.83**	**-**
Charge for the year*	11.56	16.81	5.00	46.82	26.48	74.10	180.77	-
Disposals	-	10.21	0.83	10.44	9.18	150.19	180.85	-
As at 31 March 2026	**95.68**	**38.66**	**20.01**	**109.40**	**63.08**	**519.92**	**846.75**	**-**
Net block								
As at 31 March 2025	**51.65**	**22.55**	**14.85**	**132.85**	**25.91**	**244.86**	**492.67**	**4.00**
As at 31 March 2026	**72.14**	**34.21**	**16.81**	**135.71**	**29.50**	**170.49**	**458.86**	**-**

For property, plant and equipment pledged as security against borrowings, refer note 19D.

*During the year ended 31 March 2026, the Company has transferred depreciation amounting to ₹ 18.95 million (31 March 2025: ₹ 25.20 million) to inventory-projects in progress.

$Refer note 36 for capital and other commitments

^ Refer note 45(A) for ageing of capital work in progress

Notes

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(All amounts are in ₹ millions, unless otherwise specified)

4B INTANGIBLE ASSETS

Description	Computer softwares	Brands / trademarks	Total
Gross block			
As at 1 April 2024	28.84	0.50	29.34
Additions	0.86	0.42	1.28
Disposals	-	-	-
As at 31 March 2025	**29.70**	**0.92**	**30.62**
Additions	0.14	-	0.14
Disposals	-	-	-
As at 31 March 2026	**29.84**	**0.92**	**30.76**
Accumulated amortization			
As at 1 April 2024	12.38	0.34	12.72
Charge for the year	6.19	0.12	6.31
Disposals	-	-	-
As at 31 March 2025	**18.57**	**0.46**	**19.03**
Charge for the year	6.23	0.14	6.37
Disposals	-	-	-
As at 31 March 2026	**24.80**	**0.60**	**25.40**
Net block			
As at 31 March 2025	**11.13**	**0.46**	**11.59**
As at 31 March 2026	**5.04**	**0.32**	**5.36**

4C LEASES*

i) Right of use assets

Particulars	Buildings	Total
Gross carrying value		
As at 1 April 2024	188.10	188.10
Additions	192.13	192.13
Deletions	(28.10)	(28.10)
As at 31 March 2025	**352.13**	**352.13**
Additions	124.37	124.37
Deletions	-	-
As at 31 March 2026	**476.50**	**476.50**
Accumulated depreciation		
As at 1 April 2024	86.61	86.61
Charge for the year	43.27	43.27
Deletions	(28.10)	(28.10)
As at 31 March 2025	**101.78**	**101.78**
Charge for the year	56.60	56.60
Deletions	-	-
As at 31 March 2026	**158.38**	**158.38**
Net carrying value		
As at 31 March 2025	**250.35**	**250.35**
As at 31 March 2026	**318.12**	**318.12**

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(All amounts are in ₹ millions, unless otherwise specified)

ii) Lease liabilities

Particulars	Total
As at 1 April 2024	128.91
Additions	192.13
Accretion of interest	30.56
Payments of lease liabilities	(73.22)
As at 31 March 2025	**278.38**
Additions	124.37
Accretion of interest	39.60
Payments of lease liabilities	(89.32)
As at 31 March 2026	**353.03**

Particulars	31 March 2026	31 March 2025
Current	41.19	44.22
Non-current	311.84	234.16

*Refer note 40 for lease related disclosures.

4D INVESTMENT PROPERTY

Particulars	Land	Building	Plant and machinery	Total
Gross block				
Balance as at 1 April 2024	235.12	71.88	14.42	321.42
Additions	-	-	-	-
Deletions	-	-	-	-
Balance as at 31 March 2025	**235.12**	**71.88**	**14.42**	**321.42**
Balance as at 1 April 2025	235.12	71.88	14.42	321.42
Additions	-	-	-	-
Deletions	235.12	71.88	14.42	321.42
Balance as at 31 March 2026	**-**	**-**	**-**	**-**
Accumulated depreciation				
Balance as at 1 April 2024	-	2.98	3.13	6.11
Charge for the year	-	1.24	0.99	2.23
Deletions	-	-	-	-
Balance as at 31 March 2025	**-**	**4.22**	**4.12**	**8.34**
Balance as at 1 April 2025	**-**	**4.22**	**4.12**	**8.34**
Charge for the year	-	0.52	0.42	0.94
Deletions	-	4.74	4.54	9.28
Balance as at 31 March 2026	**-**	**-**	**-**	**-**
Net block as at 31 March 2025	**235.12**	**67.66**	**10.30**	**313.08**
Net block as at 31 March 2026	**-**	**-**	**-**	**-**

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

(i) Amount recognised in statement of profit and loss for investment property

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Rental income	-	-
Less: Direct operating expenses that generated rental income*	-	-
Less: Direct operating expenses that did not generate rental income*	-	-
Profit from leasing of investment property before depreciation	**-**	**-**
Less: Depreciation expense	0.94	2.23
Profit from leasing of investment property after depreciation	(0.94)	(2.23)

*Direct operating expenses attributable to investment properties cannot be specifically identified with property, although management does not expect them to be material.

(ii) Fair value of investment properties:

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Fair value	-	371.05

The Company executed the sale deed on 30 December 2025 with respect to its investment property located at Gurugram, Haryana for the consideration amounting to ₹ 300.00 million. Hence, there is no investment property as at 31 March 2026. With respect to the previous year, the Company had appointed a registered valuer in accordance with Rule 2 of Companies ((Registered valuer and valuation) Rules, 2017) for the valuation of investment property. The fair value of investment property had been determined by external, independent property valuers, having appropriate qualifications and recent experience in the location and category of the property being valued. The Company had obtained independent valuation for its investment property which as per management represented the fair value at which such property could be sold in an active market. The fair value measurement for the investment property had been categorized as a Level 3 fair value based on the inputs to the valuation technique used. The Company followed Market approach for land valuation. Market approach for land valuation was applied, using sales comparison/market survey method. Cost of construction method under cost approach, was used to estimate Gross Current Replacement Value for valuation of building.

(iii) Refer note 19D for details of investment property pledged against borrowings.

8 INVESTMENTS (NON-CURRENT)

Particulars	As at 31 March 2026 Number of shares/units	As at 31 March 2025 Number of shares/units	As at 31 March 2026 Amount	As at 31 March 2025 Amount
In equity shares				
Unquoted investments				
- In subsidiaries (at cost)				
Signature Builders Limited (formerly known as Signature Builders Private Limited) (shares of face value of ₹ 10 each)	2,49,90,000	2,49,90,000	615.77	615.77
Signatureglobal Developers Limited (formerly known as Signatureglobal Deveopers Private Limited) (shares of face value of ₹ 10 each)	1,30,00,000	1,30,00,000	206.00	206.00

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(All amounts are in ₹ millions, unless otherwise specified)

Particulars	As at 31 March 2026 Number of shares/units	As at 31 March 2025 Number of shares/units	As at 31 March 2026 Amount	As at 31 March 2025 Amount
JMK Holdings Limited (formerly known as JMK Holdings Private Limited) (shares of face value of ₹ 10 each)	30,00,000	30,00,000	83.84	83.84
Signature Infrabuild Limited (formerly known as Signature Infrabuild Private Limited) (shares of face value of ₹ 10 each)	50,00,000	50,00,000	50.00	50.00
Fantabulous Town Developers Limited (formerly known as Fantabulous Town Developers Private Limited) (shares of face value of ₹ 10 each)	20,00,000	20,00,000	20.09	20.09
Maa-Vaishno Net-tech Limited (formerly known as Maa-Vaishno Net-tech Private Limited) (shares of face value of ₹ 10 each) (refer note (iii) below)	20,00,000	20,00,000	20.08	20.08
Indeed Fincap Private Limited (shares of face value of ₹ 10 each) (refer note (iv) below)	26,97,500	22,81,900	73.09	44.86
Signatureglobal Homes Limited (formerly known as Signatureglobal Homes Private Limited) (shares of face value of ₹ 10 each)	30,00,000	30,00,000	30.00	30.00
Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited) (shares of face value of ₹ 10 each)	40,00,000	40,00,000	40.10	40.10
Sternal Buildcon Limited (formerly known as Sternal Buildcon Private Limited) (shares of face value of ₹ 10 each)	70,00,000	70,00,000	181.19	181.19
Forever Buildtech Limited (formerly known as Forever Buildcon Private Limited) (shares of face value of ₹ 10 each)	1,20,00,000	1,20,00,000	268.75	268.75
Signatureglobal Business Park Limited (formerly known as Signatureglobal Business Park Private Limited) (shares of face value of ₹ 10 each)	3,50,00,000	3,50,00,000	350.00	350.00
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (shares of face value of ₹ 10 each) (refer note 48)	-	8,50,00,000	-	1,194.22
- In joint ventures (at cost)				
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (shares of face value of ₹ 10 each) (refer note 48)	8,14,30,269	-	1,134.07	-
- Others (at fair value through other comprehensive income) (refer note (i) and (ii) below)				
Urbandigs India Private Limited (shares of face value of ₹ 10 each)	67,000	67,000	0.72	0.72

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(All amounts are in ₹ millions, unless otherwise specified)

Particulars	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
	Number of shares/units	Number of shares/units	Amount	Amount
Signatureglobal Foundation Trust^	-	-	0.00	0.00
			3,073.70	**3,105.62**
Less : Provision for impairment in the value of investments (refer note (iii) below)			(20.08)	(20.08)
Deemed investments (refer note (v) below):			**3,053.62**	**3,085.54**
Signature Builders Limited (formerly known as Signature Builders Private Limited)			4.08	-
Signatureglobal Developers Limited (formerly known as Signatureglobal Deveopers Private Limited)			6.00	-
Indeed Fincap Private Limited			1.95	-
Signatureglobal Homes Limited (formerly known as Signatureglobal Homes Private Limited)			6.32	-
Sternal Buildcon Limited (formerly known as Sternal Buildcon Private Limited)			1.42	-
Forever Buildtech Limited (formerly known as Forever Buildcon Private Limited)			3.05	-
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited)			10.36	-
			3,086.80	**3,085.54**

Notes:

(i) Book value is considered as the best estimate of fair value.

(ii) These investments are not held for trading. Accordingly, the Company has elected to present changes in the fair value of these investments in other comprehensive income.

(iii) The Company's investment in Maa-Vaishno Net-Tech Limited was for funding the development of real estate project in the subsidiary company. In the absence of visibility of future business activities for project development in near future in the said subsidiary, the value of investment and other recoverable balances have been impaired.

(iv) The Board of Directors of the Company at their meeting held on 15 May 2025 decided to acquire the balance equity shares of Indeed Fincap Private Limited (Indeed), a subsidiary company i.e. 415,600 equity shares of ₹ 10 each, at a consideration of ₹ 28.23 million. Pursuant to the said acquisition of equity shares, Indeed has become a wholly owned subsidiary of the Company with effect from 20 June 2025.

(v) These investments are on account of stock options issued to employees of subsidiaries and joint venture (refer note 42).

^ Certain amounts that are required to be disclosed and do not appear due to rounding-off are expressed as "0.00".

Aggregate amount of unquoted investments	3,086.80	3,085.54
Aggregate amount of impairment in the value of investments	20.08	20.08
Aggregate amount of quoted investments	-	-
Market value of quoted investments	-	-

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

6 OTHER FINANCIAL ASSETS (NON-CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
Security deposits		
- Unsecured, considered good	34.60	32.87
- Unsecured, considered doubtful	1.56	1.56
Fixed deposits having remaining maturity more than 12 months*	230.56	170.74
	266.72	**205.17**
Less : Allowance for impairment	(1.56)	(1.56)
	265.16	**203.61**

*As at 31 March 2026, deposits aggregating to ₹ 230.56 millions (31 March 2025: ₹ 170.74 millions) are with bank/financial institutions on account of debt service reserve account and as security for bank guarantees.

7 DEFERRED TAX ASSETS (NET)

Particulars	As at 31 March 2026	As at 31 March 2025
Deferred tax assets on account of		
Expenditures to be claimed subsequently under Income tax act, 1961, on payment basis	-	45.53
Property, plant and equipment, investment property and intangible assets	79.07	82.06
Allowance for expected credit losses	28.10	24.84
Employee benefits provisions	124.51	57.19
Lease liabilities	88.85	70.06
Carried forward business loss and unabsorbed depreciation	307.60	358.78
Deferred tax liabilities on account of		
Right of use assets	(77.86)	(61.76)
Income to be taxed subsequently under Income tax act, 1961	(2.41)	-
	547.86	**576.70**

(i) Movement in deferred tax assets (net)

Particulars	1 April 2025	Reversed/ recognised through profit and loss	Recognised in other comprehensive income	31 March 2026
Assets				
Expenditures to be claimed subsequently under Income tax act, 1961, on payment basis	45.53	(45.53)	-	-
Property, plant and equipment, investment property and intangible assets	82.06	(2.99)	-	79.07
Allowance for expected credit losses	24.84	3.26	-	28.10
Employee benefits provisions	57.19	67.79	(0.47)	124.51
Lease liabilities	70.06	18.79	-	88.85
Carried forward business loss and unabsorbed depreciation	358.78	(51.18)	-	307.60
Deferred tax assets	**638.46**	**(9.86)**	**(0.47)**	**628.13**
Liabilities				
Right of use assets	(61.76)	(16.10)	-	(77.86)
Income to be taxed subsequently under Income tax act, 1961	-	(2.41)	-	(2.41)
Deferred tax liabilities	**(61.76)**	**(18.51)**	**-**	**(80.27)**
Total	**576.70**	**(28.37)**	**(0.47)**	**547.86**

Particulars	1 April 2024	Recognised/ reversed through profit and loss	Recognised in other comprehensive income	31 March 2025
Assets				
Expenditures to be claimed subsequently under Income tax act, 1961, on payment basis	19.02	26.51	-	45.53
Property, plant and equipment, investment property and intangible assets	70.56	11.50	-	82.06
Allowance for expected credit losses	3.77	21.07	-	24.84
Employee benefits provisions	39.52	16.04	1.64	57.19
Lease liabilities	32.44	37.62	-	70.06
Carried forward business loss and unabsorbed depreciation	457.49	(98.71)	-	358.78
Deferred tax assets	**622.80**	**14.03**	**1.64**	**638.46**
Liabilities				
Right of use assets	(25.62)	(36.14)	-	(61.76)
Deferred tax liabilities	(25.62)	(36.14)	-	(61.76)
Total	**597.18**	**(22.11)**	**1.64**	**576.70**

During the previous year ended 31 March 2025, the Company taking into account the future business projections and outlook, had decided to opt for the new tax regime under Section 115BAA effective previous financial year and the consequential impact thereof, had been considered in the current tax and deferred tax computation for the previous year.

Based on the future business projections of taxable earnings, the Company has recognized deferred tax asset (net) amounting to ₹ 547.86 million as at 31 March 2026 (31 March 2025: 576.70 millions), on carry forward business losses [pertaining to assessment year 2022-23 to assessment year 2024-25 and eligible for carry forward for 8 subsequent years from the respective assessment year], unabsorbed depreciation [having indefinite time period for carry forward and set off] and other timing/ temporary differences, at the tax rates at which such assets are expected to be realized. The management is reasonably certain of realization of the above-mentioned deferred tax asset in near future.

8A NON-CURRENT TAX ASSETS (NET)

Particulars	As at 31 March 2026	As at 31 March 2025
Advance income tax (net of provision for taxation)	674.71	319.14
	674.71	**319.14**

8B CURRENT TAX ASSETS (NET)

Particulars	As at 31 March 2026	As at 31 March 2025
Advance income tax	-	287.22
	-	**287.22**

9 OTHER NON-CURRENT ASSETS

Particulars	As at 31 March 2026	As at 31 March 2025
Prepaid expenses	50.30	124.69
Security deposits under protest (refer note 36(b))	18.91	6.59
Capital advances		
- Unsecured, considered doubtful	10.00	10.00
	79.21	**141.28**
Less: Provision for doubtful advances	(10.00)	(10.00)
	69.21	**131.28**

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

10 INVENTORIES (VALUED AT LOWER OF COST AND NET REALIZABLE VALUE)

Particulars	As at 31 March 2026	As at 31 March 2025
Stock in hand	375.94	400.32
Projects-in-progress*	42,880.16	25,863.03
	43,256.10	**26,263.35**

*For inventories pledged as security against borrowings, refer note 19D.

11 TRADE RECEIVABLES

Particulars	As at 31 March 2026	As at 31 March 2025
Unsecured, considered good		
-From related party (refer note 37 and note 5(iii))	5,098.78	3,952.85
-From others	103.05	80.94
Unsecured, credit impaired		
-From related party (refer note 37)	47.47	30.87
-From others	1.26	1.26
	5,250.56	**4,065.92**
Less: Allowance for expected credit loss	(48.73)	(32.13)
	5,201.83	**4,033.79**

Ageing schedule

As at 31 March 2026

Particulars	Outstanding for following periods from due date of invoice					
	Less than 6 months	6 months - 1 year	1-2 Years	2-3 years	More than 3 years	Total
Undisputed trade receivables – considered good	4,283.30	688.25	230.28	-	-	5,201.83
Undisputed trade receivables – credit impaired	30.15	17.32	-	-	1.26	48.73

As at 31 March 2025

Particulars	Outstanding for following periods from due date of invoice					
	Less than 6 months	6 months - 1 year	1-2 Years	2-3 years	More than 3 years	Total
Undisputed trade receivables – considered good	3,726.19	143.94	163.48	0.16	0.02	4,033.79
Undisputed trade receivables – credit impaired	30.87	-	-	-	1.26	32.13

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

12 CASH AND CASH EQUIVALENTS

Particulars	As at 31 March 2026	As at 31 March 2025
Balances with banks (refer note (i) below)	2,390.13	1,155.87
Cash on hand	1.62	2.12
Fixed deposits with original maturity of less than three months*	9,489.66	2,607.58
	11,881.41	**3,765.57**

Notes:

(i) Cash at banks include ₹ 352.88 millions (31 March 2025: ₹ 454.86 millions) held in escrow account for projects under Real Estate (Regulation and Development) Act, 2016 ("RERA"). The money can be utilised for payments of the specified projects.

(ii) Cash at banks earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the Company and earns interest at the respective short-term deposit rates.

13 BANK BALANCES OTHER THAN CASH AND CASH EQUIVALENTS

Particulars	As at 31 March 2026	As at 31 March 2025
Fixed deposits with maturity more than 3 months but less than 12 months*	1,526.10	564.78
	1,526.10	**564.78**

*As at 31 March 2026, deposits aggregating to ₹ 2,151.64 millions (31 March 2025: ₹ 2,825.79 millions) are with banks/ financial institutions on account of debt service reserve account, as security for bank guarantees and held in escrow account for projects registered under Real Estate (Regulation and Development) Act, 2016 ('RERA').

14 LOANS (CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
Loans to related parties (refer note 37)*		
Unsecured, considered good	12,918.53	8,626.50
Unsecured, considered doubtful (also, refer note 5(iii))	34.08	25.78
	12,952.61	**8,652.28**
Less: Allowance for expected credit loss	(34.08)	(25.78)
	12,918.53	**8,626.50**

*All the above loans are repayable on demand having interest rate ranging from 12.00% per annum to 13.19% per annum and lent for general corporate purpose. Out of the above, interest free loan of ₹ 15.00 millions (31 March 2025: ₹ 20.00 millions) has been granted to Mr. Rajat Kathuria (Chief Executive Officer of the Company) for a short tenure.

Loans granted to promoters, directors, Key Managerial Personnel (KMP) and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are repayable on demand:

Type of borrower	As at 31 March 2026		As at 31 March 2025	
	Amount of loan outstanding	% total loans	Amount of loan outstanding	% total loans
KMP	15.00	0.12%	20.00	0.23%
Related parties	12,937.61	99.88%	8,632.28	99.77%

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

15 OTHER FINANCIAL ASSETS (CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
Unsecured, considered good		
- Amount recoverable	118.61	8.96
- Amount receivable on sale of shares (refer note 48)	373.67	-
- Refundable land advances (including security deposits for land)	84.00	64.00
- Unbilled revenue (refer note 41)	525.72	304.14
- Security deposit to related parties (refer note 37)	30.00	30.00
- Security deposit to others	3.51	31.24
Unsecured, considered doubtful		
- Unbilled revenue (also, refer note 5(iii))	-	16.20
	1,135.51	**454.54**
Less: Allowance for expected credit loss	-	(16.20)
	1,135.51	**438.34**

16 OTHER CURRENT ASSETS

Particulars	As at 31 March 2026	As at 31 March 2025
Land advances (including security deposits for land)		
Unsecured, considered good	303.25	367.65
Unsecured, considered doubtful	4.10	4.10
Advances to contractors and material suppliers		
Unsecured, considered good	2,784.09	1,878.46
Unsecured, considered doubtful (refer note 36(b))	96.65	83.70
Balances with government authorities	90.26	379.01
Other recoverable	52.18	51.70
Prepaid expenses		
Brokerage	1,944.65	1,303.62
Others	222.61	106.31
	5,497.79	**4,174.55**
Less : Allowance for impairment (net)	(100.75)	(87.80)
	5,397.04	**4,086.75**

17 SHARE CAPITAL

Type of borrower	As at 31 March 2026		As at 31 March 2025	
	Number	Amount	Number	Amount
Authorised				
Equity shares of ₹ 1 each fully paid up	50,00,00,000	500.00	50,00,00,000	500.00
	50,00,00,000	**500.00**	**50,00,00,000**	**500.00**
Issued, subscribed and paid up shares				
Equity shares of ₹ 1 each fully paid up	14,05,10,691	140.51	14,05,10,691	140.51
Total	**14,05,10,691**	**140.51**	**14,05,10,691**	**140.51**

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Type of borrower	As at 31 March 2026		As at 31 March 2025	
	Number	Amount	Number	Amount
Balance as start of the year	14,05,10,691	140.51	14,05,10,691	140.51
Issued during the year	-	-	-	-
Balance at the end of the year	**14,05,10,691**	**140.51**	**14,05,10,691**	**140.51**

b. Terms/ rights attached to equity shares

The Company has only one class of equity shares having par value of ₹ 1 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors, if any, is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, all preferential amounts, if any, shall be discharged by the Company. The remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets.

c. Details of shareholders holding more than 5% of the share capital

Name of shareholders	As at 31 March 2026		As at 31 March 2025	
	Number	%	Number	%
Sarvpriya Securities Private Limited	2,43,49,900	17.33%	2,43,49,900	17.33%
Pradeep Kumar Aggarwal	92,00,960	6.55%	92,00,960	6.55%
Lalit Kumar Aggarwal	91,65,940	6.52%	91,65,940	6.52%
Devender Aggarwal	89,55,960	6.37%	89,55,960	6.37%
Ravi Aggarwal	89,13,940	6.34%	89,13,940	6.34%

d. Aggregate number of shares issued, for consideration other than cash

(i) During the year ended 31 March 2022, the Board of Directors of the Company had approved share split of equity shares from ₹ 10 per share to ₹ 1 per share and the same was duly approved by the shareholders of the Company. Accordingly, the number of issued, subscribed and fully paid up shares had increased from 5,687,940 shares to 56,879,400 shares. Further, during the year ended 31 March 2022, the Company had also issued 56,879,400 bonus shares in the ratio of 1:1 to the existing shareholders as on 23 March 2022 by utilising the securities premium account.

(ii) During the year ended 31 March 2023, the Board of Directors and the Shareholders of the Company had passed a resolution to convert all CCDs of the Company into equity shares in connection with the Initial Public Offer by the Company. Accordingly, such CCDs were converted into 11,089,554 equity shares at ₹ 417 per equity share (including ₹416 per share as securities premium) in accordance with the terms of the agreements with the CCD holders.

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(All amounts are in ₹ millions, unless otherwise specified)

e. Shareholding of promoters :

As at 31 March 2026

Shares held by promoters at the end of the year				
S. No.	Promoters name	Number of shares	% of total shares	% change during the year
1	Devender Aggarwal	89,55,960	6.37%	-
2	Devender Aggarwal (HUF)	46,55,000	3.31%	-
3	Lalit Kumar Aggarwal	91,65,940	6.52%	-
4	Lalit Kumar Aggarwal (HUF)	47,25,000	3.36%	-
5	Pradeep Kumar Aggarwal	92,00,960	6.55%	-
6	Pradeep Kumar Aggarwal (HUF)	46,20,000	3.29%	-
7	Ravi Aggarwal	89,13,940	6.34%	-
8	Ravi Aggarwal (HUF)	48,30,000	3.44%	-
9	Sarvpriya Securities Private Limited	2,43,49,900	17.33%	-
	Total	**7,94,16,700**	**56.52%**	

As at 31 March 2025

Shares held by promoters at the end of the year				
S. No.	Promoters name	Number of shares	% of total shares	% change during the year
1	Devender Aggarwal	89,55,960	6.37%	-
2	Devender Aggarwal (HUF)	46,55,000	3.31%	-
3	Lalit Kumar Aggarwal	91,65,940	6.52%	-
4	Lalit Kumar Aggarwal (HUF)	47,25,000	3.36%	-
5	Pradeep Kumar Aggarwal	92,00,960	6.55%	-
6	Pradeep Kumar Aggarwal (HUF)	46,20,000	3.29%	-
7	Ravi Aggarwal	89,13,940	6.34%	-
8	Ravi Aggarwal (HUF)	48,30,000	3.44%	-
9	Sarvpriya Securities Private Limited	2,43,49,900	17.33%	-
	Total	**7,94,16,700**	**56.52%**	

f. The Company has not bought back any class of shares, nor issued any bonus shares (other than mentioned under note 17(d) above) during the period of five years immediately preceding the balance sheet date.

18 OTHER EQUITY

Particulars	As at 31 March 2026	As at 31 March 2025
Securities premium	10,455.58	10,455.58
Capital reserve	414.83	414.83
Employee stock compensation plan reserve	276.30	-
Retained earnings	(1,554.64)	(1,717.74)
	9,592.07	**9,152.67**

Notes:

Nature and purpose of other reserves

Securities premium

Securities premium is used to record the premium on issue of shares. This balance can be utilised in accordance with provisions of the Act.

Capital reserve

Capital reserve represents balance recognized at the time of acquisitions as per the Scheme of Amalgamation.

Retained earnings

Retained earnings is used to record balance of statement of profit and loss and other equity adjustments.

Employee stock compensation plan reserve

The Company has established an Employee Stock Options Plan (ESOP) to grant options to eligible employees, which entitle them to purchase equity shares of the Company at a predetermined exercise price. In accordance with applicable accounting standards, the cost of options granted under the ESOP is measured at fair value on the grant date and is recognized as an employee compensation expense over the vesting period, with a corresponding credit to the ESOP reserve under 'other equity'.

Debenture redemption reserve

Debenture Redemption Reserve ('DRR') in respect of Non- convertible debentures issued by the Company, is not required to be maintained as per Rule 18(7)(b)(iii) of Companies (Share Capital and Debentures) Rules, 2014.

19A BORROWINGS (NON-CURRENT)

Particulars	As at 31 March 2026		As at 31 March 2025	
	Non current portion	Current portion	Non current portion	Current portion
Secured				
Non-convertible debentures (NCDs)				
87,500 (31 March 2025 - Nil) 11% Non-convertible debentures of ₹ 100,000 each (refer note 19D.1)	5,793.43	2,863.90	-	-
Term loans				
From banks (refer notes 19D.2 - 19D.17)	8,392.28	4,573.16	5,065.10	986.85
From financial institutions (refer notes 19D.18 - 19D.31)	4,061.00	1,477.74	4,872.40	2,388.15
Vehicle loans				
From banks (refer note 19D.32)	87.68	31.54	83.15	28.14
From financial institutions (refer note 19D.33)	13.15	3.34	12.06	3.34
	18,347.54	**8,949.68**	**10,032.71**	**3,406.48**
Less: Amount disclosed under current borrowings as "current maturities of long-term borrowings"	-	(8,949.68)	-	(3,406.48)
Total	**18,347.54**	**-**	**10,032.71**	**-**
Non-current borrowings guaranteed by directors and others				
Term loans from banks and financial institutions	12,453.27	6,005.08	9,937.50	3,329.17

Notes

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(All amounts are in ₹ millions, unless otherwise specified)

19B BORROWINGS (CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
Secured		
Cash credit facilities from bank (refer notes 19D.34)	1,739.73	2,423.19
Current maturities of non-current borrowings (refer note 19A)	8,949.68	3,406.48
Short-term loans from financial institutions (refer notes 19D.35-39)	147.57	225.88
Unsecured		
Loan from related parties(refer note 19D.40-43)	3,210.80	-
	14,047.78	**6,055.55**
Current borrowings guaranteed by directors and others		
Cash credit facilities from bank	1,739.73	2,423.19
Short-term loans from financial institutions	147.57	225.88

19C RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The changes in the company's liabilities arising from financing activities can be summarised below

Particulars	Current borrowings (excluding current maturities of non-current borrowings)	Non-current borrowings (including current maturities)
Balance as at 1 April 2024	**2,073.24**	**9,729.49**
Cash flows:		
- Proceeds	1,137.31	11,821.59
- Repayment	(561.48)	(8,106.10)
Non cash:		
- Ancillary cost adjustment	-	(5.79)
Balance as at 31 March 2025	**2,649.07**	**13,439.19**
Cash flows:		
- Proceeds	3,454.80	24,170.72
- Repayment	(1,005.77)	(10,187.10)
Non cash:		
- Ancillary cost adjustment	-	(125.59)
Balance as at 31 March 2026	**5,098.10**	**27,297.22**

*Refer note 4C(ii) for reconciliation of lease liabilities.

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

19D BORROWINGS-SECURITY

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
A.	**Long term borrowings**			
1	During the year ended 31 March 2026, the Company has issued 87,500 rated, listed, secured, redeemable Non Convertible Debentures (NCDs) having face value of ₹ 100,000 each aggregating of ₹ 8,750.00 million, on a private placement basis to International Finance Corporation (IFC). Such NCDs carry an interest rate of 11% per annum, payable on quarterly basis. The NCDs got listed on the BSE Limited on 17 October 2025. As at the reporting date, the Company has fully utilized the proceeds in accordance with Clause 14.5 of the Debenture Trust Deed (DTD) dated 30 September 2025. Such NCDs are redeemable in twelve equal quarterly instalments, starting from 15 April 2026 to 15 January 2029.	As per the terms of the DTD, the NCDs are secured by way of first ranking exclusive charge over: (i) Signatureglobal Business Park Limited' (SBPL) ('the Subsidiary Company)'s specified Larger Lands located at Sohna, Haryana alongwith all constructions (present and future) thereon, all present and future Receivables, all rights, title and interest to the development rights under the Collaboration Agreement (present and future) and to its specified Project Escrow Accounts and the amounts held therein; Insurance receivables; moveable assets in relation to the Projects etc.; (ii) The Company's rights, title and interest in the specified accounts and the amounts lying in such accounts, all present and future receivables of the Company. (iii) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal) (iv) Corporate guarantee by SBPL. (v) As per the terms of the DTD, the Company is required to maintain at all times, Minimum Security Cover equal to 1.50x (one point five times) of the outstanding principal amount and interest due on the Debentures. As required under the DTD, the management has considered the market/ fair value of SBPL's Project Land, as per the valuation report issued by third-party expert valuer appointed by the management. Market/ Fair value per valuation report issued by registered valuer as at 31 March 2026 is ₹ 36,595.00 millions.	8,750.00	-

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
2	During the year ended 31 March 2021, the Company had availed working capital term loan facility of ₹ 200.00 millions from Yes Bank Limited for a tenure of 60 months including moratorium period of 1 year from date of first disbursement, carrying floating interest rate of 9.25% per annum ie. 1.00 % over and above bank's one year MCLR (31 March 2023 - 9.25% per annum). The facility was governed under the Guaranteed Emergency Credit Line scheme under National Credit Guarantee Trustee Company Limited. During the current year, the Company has fully repaid the said loan.	The Loan facility was secured by the way of following:- (i) All piece and parcel of land situated and standing at Gadoli Khurd and Gadoli Kalan, Tehsil Gurugram, Sector-37D, Gurugram by the Company, land situated at village Dhunela, sector 36, Tehsil Sohna District Gurugram Haryana by Sternal Buildcon Limited, land situated at village Wazirpur, sector 95A, Tehsil and District Gurugram Haryana by Forever Buildtech Limited. (ii) 100 % credit guarantee by National Credit Guarantee Trust Company Limited (NCGTC).	-	45.83
3	During the year ended 31 March 2023, the Company had availed term loan facility of ₹ 800.00 millions from Indusind Bank for a tenure of 54 months from date of first disbursement, carrying floating interest rate of 10.50 % per annum i.e. linked to 1 year equal to Indusind bank Limited MCLR plus applicable spread. During the current year, the Company has fully repaid the said loan.	The loan facility was secured by the way of following: (i) Equitable mortgage on development rights of the project Signature Global City 79B, Gurugram (project being developed by JMK Holdings Limited) (ii) Equitable mortgage on project Karnal City 1, Sector 28A,developed by Maa Vaishno Net Tech Limited (iii) Equitable mortgage on ready inventory in various projects in Gurugram (The properties which had been released from the facility as on 31 March 2025: Imperial 88A, Golf Green 79, SCO-36, SCO-88A, SCO 88A-II, Grand IVA) (iv) Hypothecation of project receivables over Project Signature Global City 79B, DDJAY and Karnal City 1 & City 2, Sector 28A. (v) First charge by way of hypothecation on all other fixed assets and other current assets of the project Signature Global City 79B, DDJAY and Karnal City 1, Sector 28A	-	102.54

Notes

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(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(vi) First charge on the escrow accounts, RERA account of project Signature Global City DDJAY, sector 79B and Karnal City 1, Sector 28A. (vii) Cross- collaterialisation of all receivables of all the projects funded by IBL across group entities. (viii) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal) (ix) Corporate guarantee by Sarvpriya Securities Private Limited, Signature Builders Limited and Signature Global Developers Limited.		
4	During the year ended 31 March 2026, the Company has availed term loan facility of ₹ 1,250.00 millions from Indusind Bank, the term loan is repayable in 10 equal quarterly installments after a moratorium period of six months from date of first disbursement, carrying floating interest rate of 9% per annum.	The loan facility is secured by the way of following: (i) Extension of charge by way of equitable mortgage on development rights of the project Signature Global City 79B, Gurugram (project being developed by JMK Holdings Limited) (ii) Extension of charge by way of equitable mortgage on land and building of the project SG City-92(2),developed by Signature Infrabuild Limited. (iii) Extension of charge by way of equitable mortgage on land and building of the project Infinity Mall, Sector-36, Sohna, Gurugram, developed by Sternal Buildcon Limited. (iv) Extension of charge by way of hypothecation of project receivables over all the three projects mentioned above. (v) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal) (vi) Corporate guarantee by JMK Holdings Limited, Signature Infrabuild Limited and Sternal Buildcon Limited. (vii) Debt Service Reserve Account (DSRA) equivalent to one month interest in the form of lien marked fixed deposit.	23.31	-

Notes

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(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
5	During the year ended 31 March 2025, the Company had availed term loan facility of ₹ 1,500.00 millions from ICICI Bank Limited, the term loan is repayable in 48 months from the date of first disbursement, with repayment commencing from 15th day of 4th month from the date of first disbursement, carrying a floating interest rate of 10.95% per annum i.e. 1.85% over and above bank's one year MCLR.	The loan facility is secured by way of following:- (i) An extension of exclusive charge by way of equitable mortgage on the land situated at village Gadoli kalan, Sector-37D,Gurugram, Haryana with respect to the project "De-luxe DXP" owned by Signatureglobal Business Park Limited and Fantabulous Town Developers Limited together with buildings and structures thereon both present & future, along with all the development potential arising thereon (including the project named "De-luxe DXP") developed by Signatureglobal Business Park Limited. (ii) An extension of exclusive charge by way of hypothecation on the future Scheduled receivables of the project and all insurance proceeds, both present and future. (iii) An extension of exclusive charge by way of hypothecation on the DSR Account all monies credited/deposited therein, and all investments in respect thereof of the Company. (iv) An extension of exclusive charge by way of hypothecation on the Escrow Account of the project all monies credited/deposited therein, and all investments in respect thereof of Signatureglobal Business Park Limited. (v) Exclusive charge by way of equitable mortgage on the land situated at village Gadoli kalan, Sector-37D,Gurugram, Haryana together with buildings and structuresthereon.with respect to the project "Signature Global Sarvam at DXP estate" owned by Signatureglobal Homes Limited (vi) Corporate guarantee by Fantabulous Town Developers Limited and Signatureglobal Homes Limited. (vii) Personal guarantee of the Directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal). (viii) Security cheque for the facility amount and principal installments.	217.04	1,210.80

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(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
6	During the year ended 31 March 2026, the Company has availed term loan facility of ₹ 3,700.00 millions from ICICI Bank Limited, the term loan is repayable in 54 months from the date of first disbursement, with repayment commencing from 15th day of 7th month from the date of first disbursement, carrying a floating interest rate of 9.75% per annum i.e. 1.25% over and above bank's one year MCLR.	The loan facility is secured by way of following:- (i) An extension of exclusive charge by way of equitable mortgage on the land situated at village Gadoli kalan, Sector-37D,Gurugram, Haryana with respect to the project "De-luxe DXP" owned by Signatureglobal Business Park Limited and Fantabulous Town Developers Limited together with buildings and structures thereon excluding the sold units. (ii) An extension of exclusive charge by way of hypothecation on the future Scheduled receivables of the project and all insurance proceeds, both present and future. (iii) An extension of exclusive charge by way of hypothecation on the DSR Account all monies credited/deposited therein, and all investments in respect thereof of the Company. (iv) An extension of exclusive charge by way of hypothecation on the Escrow Account of the project all monies credited/deposited therein, and all investments in respect thereof of Signatureglobal Business Park Limited. (v) An extension of exclusive charge by way of equitable mortgage on the land situated at village Gadoli kalan, Sector-37D,Gurugram, Haryana with respect to the project "Signature Global Sarvam at DXP estate" owned by Signatureglobal Homes Limited together with buildings and structure thereon. (vi) An exclusive charge by way of hypothecation on the future Scheduled receivables of the project as mentioned in point v above and all insurance proceeds, both present and future. (vii) An exclusive charge by way of hypothecation on the Escrow Account of the project all monies credited/deposited therein, and all investments in respect thereof of Signatureglobal Homes Limited.	2,900.35	-

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(viii) Personal guarantee of the Directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal). (ix) Security cheque for the facility amount and principal installments. (x) Shortfall undertaking from promoters of the Company.		
7	During the year ended 31 March 2026, the Company has availed term loan facility of ₹ 800.00 millions from ICICI Bank Limited, the term loan is repayable in 36 months from the date of first disbursement, with repayment commencing from next month from the date of first disbursement, carrying a floating interest rate of 9.35% per annum i.e. 1% over and above bank's one year MCLR.	The loan facility is secured by way of following:- (i) First pari passu charge, to be shared with other facilities provided by ICICI Bank, by way of equitable mortgage on land located at Gurugram owned by Signatureglobal Business Park Limited and Fantabulous Town Developers Limited including the project named "De-luxe-DXP", building and structures thereon excluding the sold units, but including any cancellations. (ii) First pari passu charge, to be shared with other facilities provided by ICICI Bank, by way of hypothecation on the future schedules receivables of the project and all insurance proceeds, both present and future. (iii) First pari passu charge, to be shared with other facilities provided by ICICI Bank, by way of hypothecation on the Escrow Account of the Project and the DSR Account all monies credited/deposited therein (in whatever form the same may be), and all investment in respect thereof (in whatever form the same may be) of the Borrower. (iv) First pari passu charge, to be shared with other facilities provided by ICICI Bank by way of equitable mortgage on land located at sector-37D, Gurugram, Haryana with respect to the project "Signature Global Sarvam at DXP estate" owned by Signatureglobal Homes Limited.	733.40	-

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(v) First pari passu charge, to be shared with other facilities provided by ICICI Bank, by way of hypothecation on the future Scheduled Receivables of the Other Project and all insurance proceeds, both present and future. (vi) First pari passu charge, to be shared with other facilities provided by ICICI Bank, by way of hypothecation on the Escrow Account of the other project. (vii) Corporate guarantee by Signatureglobal Business Park Limited, Fantabulous Town Developers Limited and Signatureglobal Homes Limited. (viii) Personal guarantee of the Directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal). (ix) Security cheque for the facility amount and principal installments.		
8	During the year ended 31 March 2024, the Company had availed term loan facility of ₹ 950.00 millions from Standard Chartered Bank, that carried an interest rate of 12.75% per annum, the term loan was repayable in 8 equal quarterly installment starting from the 9th quarter from the date of first disbursement. During the current year, the Company has fully repaid the said loan.	The Loan facility was secured by way of following:- (i) First ranking pari passu charge by way of mortgage and hypothecation over the immovable property of the Signature Builders Limited along with all development right, easement right, right of ingress and egress and all assets, right, title and interests of the Signature Builders Limited in respect thereof and residential project 'SG City-93' being constructed/to be constructed and developed/to be developed over all that piece and parcel of land located at sector 93, District Gurgaon. (ii) Corporate guarantee by Signatureglobal Builders Limited (iii) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	-	174.80

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
9	During the year ended 31 March 2025, the Company availed term loan facility of ₹ 1,200.00 millions from Standard Chartered Bank, that carries an interest rate ranging from 11.15% to 12.40% per annum, the term loan is repayable in 18 equal monthly installment starting from the 19th month from the date of first disbursement.	The Loan facility is secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the project Signature Global Titanium SPR, Signature Global Cloverdale SPR, City of Colours and SG Spectrum Square properties. (ii) First ranking pari passu charge by way of hypothecation over the Signature Global Titanium SPR, Signature Global Cloverdale SPR, City of Colours and SG Spectrum Square project receivables, movable assets and account assets (subject to the provision of RERA and except account asset in repect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts). (iii) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	616.34	896.70
10	During the year ended 31 March 2025, the Company had availed term loan facility of ₹ 3,800.00 millions from Standard Chartered Bank, that carries an interest rate ranging from 10.18% to 11.50% per annum, the term loan is repayable in 24 equal monthly installment starting from the end of 25th month from the date of first utilisation date.	The Loan facility was secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the project Signature Global Titanium SPR, Signature Global Cloverdale SPR. (ii) First ranking pari passu charge by way of hypothecation over the Signature Global Titanium SPR, Signature Global Cloverdale SPR project receivables, movable assets and account assets (subject to the provision of RERA and except account asset in repect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts). (iii) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	3,308.47	2,993.50

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
11	During the year ended 31 March 2025, the Company had availed term loan of ₹ 770.00 millions from Yes Bank Limited (amount disbursed till 31 March 2026 is ₹ 230 millions) carrying an interest rate of 10.15% per annum, linked to GoI 3 months treasury bills benchmark rate p.a., the term loan is repayable in 13 quarterly installment starting from the end of 4th quarter from the date of first disbursement.	The Loan facility is secured by way of following:- (i) Exclusive charge by way of hypothecation on current assets both present and future of Orchard Avenue 3 project being developed by Signature Builders Limited and Park-1 extn project being developed by Signatureglobal Homes Limited. (ii) Exclusive charge on land and building (present and future) of both the projects as mentioned above. (iii) Corporate guarantee by Signature Builders Limited and Signatureglobal Homes Limited. (iv) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	107.53	195.00
12	During the year ended 31 March 2026, the Company has availed term loan of ₹ 1,000.00 millions from Yes Bank Limited carrying an interest rate of 10.10% per annum, linked to GoI 3 months treasury bills benchmark rate p.a., the term loan is repayable in 16 quarterly installment starting from the end of 4th quarter from the date of first disbursement.	The Loan facility is secured by way of following:- (i) Exclusive charge on land and building (present and future) of the projects Orchard Avenue 3 project being developed by Signature Builders Limited and Park-1 extn project being developed by Signatureglobal Homes Limited. (ii) Exclusive charge on all current assets (present and future) of both the projects as mentioned above. (iii) Corporate guarantee by Signature Builders Limited and Signatureglobal Homes Limited (iv) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal). (v) Shortfall undertaking from promoters of the Company.	779.30	-

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
13	During the year ended 31 March 2025, the Company had availed term loan facility of ₹ 180.00 millions from SBM Bank (India) Limited by way of down selling the partial loan facility from Arka Fincap Limited for a tenure of 48 months from date of first disbursement, carrying floating interest rate of 11.70% per annum (11.50% per annum as on 31 March 2025) i.e. 1.5% p.a. over and above bank six months MCLR. The loan is repayable in 12 quarterly instalments starting from the month of June 2025.	The Loan facility is secured by the way of following:- (i) First ranking pari passu charge by way of mortgage over land and buildings & structures thereon on the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon (ii) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon (iii) First pari passu charge by way of mortgage over land and buildings & structures thereon on the project Signature Global 37D II residential project at Sector 37D, Gurgaon (iv) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global 37D II residential project at Sector 37D, Gurgaon (v) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal). (vi) Demand promissory note of the borrower. (vii) 2 months interest service reserve account. (viii) Undated cheques for principal repayment and 3 months interest payment.	79.69	160.77
14	During the year ended 31 March 2025, the Company had availed term loan facility of ₹ 1,400.00 millions from Axis Bank Limited, the term loan is repayable in 12 equal quarterly instalments starting from the end of 3 months from the date of first disbursement, carrying floating interest rate of 1 year MCLR plus 0.70% p.a. (currenty MCLR is 10.10% p.a.).	The Loan facility is secured by way of following:- (i) Mortgage over commerical plotted colony (project SCO 88A I and II) located at Sector 88A, Gurgaon (owned by JMK Holdings Limited). (ii) Mortgage over development rights for residential (Imperial 88A) which is under Joint Development Agreement (project developed by the Company)	917.86	375.69

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
		(iii) Charge over receivables of residential project Imperial and commercial plotted colony (project SCO 88A I and II) located at Sector 88A, Gurgaon. (iv) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal). (v) Shortfall undertaking from promoters of the Company.		
15	During the year ended 31 March 2026, the Company has availed term loan facility of ₹ 1,500.00 millions from Axis Bank Limited, the term loan is repayable in 10 equal quarterly instalments starting from the end of 9 months from the date of first disbursement, carrying floating interest rate of 1 year MCLR plus 0.60% p.a. (currenty MCLR is 9.75% p.a.).	The Loan facility is secured by way of following:- (i) First and exclusive charge by way of mortgage over the "Project Signature Global City-93", inter alia comprising of the land parcel located at sector-93, Gurugram owned by Signature Builders Limited. (ii) First and exclusive charge by way of mortgage over all the development rights over the project inter alia comprising of the land parcel located at Village Wazirpur, Sector-93, Gurugram, Haryana including the land parcel which is under joint development agreement. (iii) Exclusive charge over receivables of Signature Global City-93 located at Sector-93, Gurugram. (iv) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal). (v) Undated cheques for principal repayment for entire facility.	918.85	-

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
16	During the year ended 31 March 2026, the Company has availed term loan facility of ₹ 2,250.00 millions from Standard Chartered Bank, the term loan is repayable in principal moratorium of 24 months followed by 24 equal monthly instalments starting from end of the 25th month. Rate of Interest is 9.75% % p.a..	The Loan facility is secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the Project Signature Global Titanium SPR, Signature Global Cloverdale SPR. (ii) First ranking pari passu charge by way of hypothecation over the Signature Global Titanium SPR, Signature Global Cloverdale SPR project receivables, movable assets and account assets (subject to the provision of RERA and except account asset in respect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts).	2,250.00	-
17	During the year ended 31 March 2026, the Company has availed term loan facility of ₹ 1,000.00 millions from Standard Chartered Bank, the term loan is repayable in principal moratorium of 24 months followed by 24 equal monthly instalments starting from end of the 25th month. Rate of Interest is 9.75% % p.a..	The Loan facility is secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the Project Signature Global Titanium SPR, Signature Global Cloverdale SPR. (ii) First ranking pari passu charge by way of hypothecation over the Signature Global Titanium SPR, Signature Global Cloverdale SPR project receivables, movable assets and account assets (subject to the provision of RERA and except account asset in respect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts).	250.00	-
18	During the year ended 31 March 2024, the Company had availed term loan facility of ₹ 3,000.00 millions from Kotak Mahindra Investment Limited for a tenure of 48 months, carried a fixed rate of interest of 11.75% per annum. During the current year, the Company has fully repaid the said loan.	The Loan facility was secured by extension of first charge by way of equitable mortgage following:- (i) Freehold land along with building constructed/ to be constructed known as project "SG City-37D" situated at Sector-37D,Gurugram, Haryana owned by Signatureglobal Developers Limited. (ii) Freehold land along with building constructed/ to be constructed thereon of the project "SG City-63A" situated at Sector-63A,Kardarpur, Gurugram, Haryana owned by Company.	-	71.44

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(iii) Freehold land along with building constructed/to be constructed thereon of the project "Signature Global City-81" situated at Sector-81,Nakhdola, Gurugram, Haryana owned by Sternal Buildcon Limited. (iv) Hypothecation and escrow of eligible receivables from the point (i), (ii) & (iii) stated above. (v) Corporate guarantee of Signatureglobal Developers Limited and Sternal Buildcon Limited. (vi) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).		
19	During the year ended 31 March 2024, the Company had availed term loan facility of ₹ 1,250.00 millions from Kotak Mahindra Investment Limited for a tenure of 44 months, carried a fixed rate of interest of 11.00% per annum. During the current year, the Company has fully repaid the said loan.	The Loan facility was secured by extension of first charge by way of equitable mortgage following:- (i) Freehold land along with building constructed/ to be constructed known as project "SG City-37D" situated at Sector-37D,Gurugram, Haryana along with all existing/ future potential, FSI, TDR, Development rights, benefits, title & interest thereon owned by Signatureglobal Developers Limited. (ii) Freehold land along with building constructed/ to be constructed thereon of the project "SG City-63A" situated at Sector-63A,Kardarpur, Gurugram, Haryana owned by Company. (iii) Freehold land along with building constructed/to be constructed thereon of the project "Signature Global City-81" situated at Sector-81,Nakhdola, Gurugram, Haryana owned by Sternal Buildcon Limited. (iv) Hypothecation and escrow of eligible receivables from the point (i), (ii) & (iii) stated above. (v) Corporate guarantee of Signatureglobal Developers Limited and Sternal Buildcon Limited. (vi) Personal Guarantee of the Directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	-	1,250.00

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
20	During the year ended 31 March 2025, the Company had availed term loan facility of ₹ 1,250.00 millions from Kotak Mahindra Investment Limited for a tenure of 40 months, carried a fixed rate of interest of 11.00% per annum. During the current year, the Company has fully repaid the said loan.	The Loan facility was secured by extension of first charge by way of equitable mortgage following:- (i) Freehold land along with building constructed/ to be constructed known as project "SG City-37D" situated at Sector-37D,Gurugram, Haryana along with all existing/ future potential, FSI, TDR, Development rights, benefits, title & interest thereon owned by Signatureglobal Developers Limited. (ii) Freehold land along with building constructed/ to be constructed thereon of the project "SG City-63A" situated at Sector-63A,Kardarpur, Gurugram, Haryana owned by Company. (iii) Freehold land along with building constructed/to be constructed thereon of the project "Signature Global City-81" situated at Sector-81,Nakhdola, Gurugram, Haryana owned by Sternal Buildcon Limited. (iv) Hypothecation and escrow of eligible receivables from the point (i), (ii) & (iii) stated above. (v) Corporate guarantee of Signatureglobal Developers Limited and Sternal Buildcon Limited. (vi) Personal Guarantee of the Directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	-	1,250.00
21	During the year ended 31 March 2021, the Company had availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 17.30 millions, carried a fixed rate of interest of 12.00% per annum. The loan was repayable in 13 equal monthly installments started from March 2022. During the current year, the Company has fully repaid the said loan.	This was secured by way of hypothecation of underlying plant and machinery assets.	-	4.31

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
22	During the year ended 31 March 2024, the Company had availed term loan facility of ₹ 700.00 millions from Arka Fincap Limited for a tenure of 48 months from date of first disbursement, carrying floating interest rate ranging from 10.95% to 12.00% per annum linked to 3 months MCLR of ICICI Bank. During the year ended 31 March 2025, Arka Fincap Limited downsell the said loan facility to State Bank of Mauritius amounting to ₹180.00 millions.	The Loan facility is secured by the way of following:- (i) First pari passu charge by way of mortgage over land and buildings and structures thereon on the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon (ii) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon (iii) First pari passu charge by way of mortgage over land and buildings and structures thereon on the project Signature Global 37D II residential project at Sector 37D, Gurgaon (iv) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global 37D II residential project at Sector 37D, Gurgaon (v) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal). (vi) Demand promissory note of the borrower. (vii) 2 months interest reserve account. (viii) Undated cheques for principal repayment and 3 months interest payment.	144.12	373.97

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
23	During the year ended 31 March 2025, the Company had availed term loan facility of ₹ 250.00 millions from Arka Fincap Limited, the term loan is repayable in 37 months starting from the end of 7th month from the date of first disbursement, carrying floating interest rate ranging from 10.95% to 11.50 % per annum linked to 3 months MCLR of ICICI Bank.	The Loan facility is secured by the way of following:- (i) First pari passu charge by way of mortgage over land and buildings and structures thereon on the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon (ii) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon (iii) First pari passu charge by way of mortgage over land and buildings and structures thereon on the project Signature Global 37D II residential project at Sector 37D, Gurgaon (iv) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global 37D II residential project at Sector 37D, Gurgaon (v) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal). (vi) Demand promissory note of the borrower. (vii) 2 months interest service reserve account. (viii) Undated cheques for principal repayment and 3 months interest payment.	109.01	250.00

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
24	During the year ended 31 March 2026, the Company has availed term loan facility of ₹ 1,000.00 millions from Arka Fincap Limited, the term loan is repayable in 36 months starting from the end of 12th month from the date of first disbursement, carrying floating interest rate of 11.50 % per annum linked to 6 months MCLR of ICICI Bank.	The Loan facility is secured by the way of following:- (i) First & exclusive charge by way of mortgage over land, buildings and structures thereon on the project SG City - 81 residential project at Sector 81, Gurgaon (ii) First and exclusive charge by way of Hypothecation over receivables (both present and future) including escrow pertaining to the project SG City - 81 residential project at Sector 81, Gurgaon (iii) First and exclusive charge by way of mortgage over land, buildings & structures thereon on the project SG City – 63A residential project at Sector 63A, Gurgaon (iv) First and exclusive charge by way of Hypothecation over receivables (both present and future) including escrow pertaining to the project SG City – 63A residential project at Sector 63A, Gurgaon	593.00	-
25	During the year ended 31 March 2026, the Company has availed term loan of ₹ 4,000.00 millions from Tata Capital Housing Finance Limited carrying floating interest rate of 1 year New Corporate Prime Lending Rate plus 1.65% p.a. (currenty NCPLR is 10.10% p.a.), the term loan is repayable in 60 months from the date of first disbursement.	The Loan facility is secured by way of following:- (i) Exclusive charge by way of equitable mortgage of the project being developed on the Property and on the collaboration rights by the Company situated at Sector 71, Gurugram, Haryana (including rights, title, interest, claims, benefits, demand under the project documents both present and future. (ii) Exclusive charge by way of hypothecation of the scheduled receivables of the above project being developed and all the insurance policies, current assets and movable fixed assets, both present and future. (iii) Exclusive charge by way of hypothecation on the escrow account of the Project and the Debt Service Reserve Account (DSRA) along with all the monies credited/ deposited therein, and all the investments in respect thereof. (iv) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	3,000.00	-

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
26	During the year ended 31 March 2024, the Company had availed term loan of ₹ 700.00 millions from Standard Chartered Capital Limited carried an interest rate of 12.50% per annum, the term loan was repayable in 12 equal monthly installment starting from the end of 13th month from the date of first disbursement. During the current year, the Company has fully repaid the said loan.	The Loan facility was secured by way of following:- (i) First ranking pari passu charge by way of mortgage and hypothecation over the immovable property of the Signatureglobal Homes Limited along with all development right, easement right, right of ingress and egress and all assets, right, title and interests of the Signatureglobal Homes Limited in respect thereof and residential project 'Signature Global Park 1, 2, 3, 4 and 5' being constructed/to be constructed and developed/ to be developed over all that piece and parcel of land located at village Hariahera sector 36, Sohna, District Gurgaon. (ii) Corporate guarantee by Signatureglobal Homes Limited (iii) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	-	222.40
27	During the year ended 31 March 2024, the Company had availed term loan of ₹ 800.00 millions from Standard Chartered Capital Limited carried an interest rate of 12.50% per annum, the term loan was repayable in 12 equal monthly installment starting from the end of 13th month from the date of first disbursement. During the current year, the Company has fully repaid the said loan.	The Loan facility was secured by way of following:- (i) First ranking pari passu charge by way of mortgage and hypothecation over the immovable property of the Signatureglobal Homes Limited along with all development right, easement right, right of ingress and egress and all assets, right, title and interests of the Signatureglobal Homes Limited in respect thereof and residential project 'Signature Global Park 1, 2, 3, 4 and 5' being constructed/to be constructed and developed/ to be developed over all that piece and parcel of land located at village Hariahera sector 36, Sohna, District Gurgaon. (ii) Corporate guarantee by Signatureglobal Homes Limited (iii) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	-	127.02

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
28	During the year ended 31 March 2025, the Company had availed term loan of ₹ 1,400.00 millions from Standard Chartered Capital Limited carrying an interest rate ranging from 11.62% to 12.40% per annum, the term loan is repayable in 18 equal monthly installment starting from the end of 19th month from the date of first disbursement.	The Loan facility is secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the project Signature Global Titanium SPR, Signature Global Cloverdale SPR, City of Colours and SG Spectrum Square. (ii) First ranking pari passu charge by way of hypothecation over the Signature Global Titanium SPR, Signature Global Cloverdale SPR, City of Colours and SG Spectrum Square project receivables, movable assets and account assets (subject to the provision of RERA and except account asset in repect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts). (iii) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	1,348.20	1,348.20
29	During the year ended 31 March 2025, the Company had availed term loan of ₹ 1,700.00 millions from Standard Chartered Capital Limited carried an interest rate of 12.50% per annum, the term loan was repayable in 6 quarterly instalments starting from the end of 5th quarter from the date of first disbursement. During the current year, the Company has fully repaid the said loan.	The Loan facility was secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the land of project SG City 93 being developed by Signature Builders Limited (ii) First ranking pari passu charge by way of hypothecation over the project SG City 93 receivables, movable assets & account assets (subject to the provision of RERA and except account asset in repect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts). (iii) Corporate guarantee by Signature Builders Limited (iv) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	-	1,700.00

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(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
30	During the year ended 31 March 2025, the Company had availed term loan of ₹ 130.00 millions from Industrial Investment Trust Limited carried an interest rate of 13.00% per annum, the term loan was repayable in 36 monthly installment starting from July 2024. During the current year, the Company has fully repaid the said loan.	The Loan facility was secured by way of sole and exclusive charge by way of mortgage over land situated at 340 Udyog vihar phase-4 Gurugram, Haryana,along with entire building structure.	-	102.15
31	During the year ended 31 March 2025, the Company had availed term loan of ₹ 600.00 millions from Industrial Investment Trust Limited carrying fixed interest rate of 12.75% per annum, the term loan is repayable in 30 monthly installment starting from the end of 7th month from the date of first disbursement.	The Loan facility is secured by way of following:- (i) First and exclusive charge by way of mortgage of the development right of the Signatureglobal Homes Limited in terms of Joint development agreement over the project to be developed on land situated at sector-37D Gurugram together with the hypothecation of all the receivables arising therefrom and first and exclusive charge by way of mortgage over registered sale deed registration number 12616 dated 15 September 2006. (ii) Demand promissory note. (iii) Escrow arrangement for the receivables (iv) Corporate guarantee by Signatureglobal Homes Limited (v) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	383.28	600.00
32	Vehicle loans availed by the Company (from banks) and carry interest rate of 7.30% to 9.41% p.a.These loans are repayable within five years from the date of disbursement.	These vehicles loans are secured by way of hypothecation of vehicles.	119.21	111.29
33	Vehicle loans availed by the Company (from financial institutions) and carry interest rate of 7.99% to 8.64% p.a. These loans are repayable within five years from the date of disbursement.		16.50	15.40
Total long term borrowings before adjustment of processing fees			**27,565.46**	**13,581.81**
Less: Unamortised processing fees			(268.24)	(142.62)
Less: Current maturities			(8,949.68)	(3,406.48)
Total			**18,347.54**	**10,032.71**

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
B. Short term borrowings				
Secured Borrowings				
34	During the year ended 31 March 2024, the Company had availed overdraft facility of ₹ 2,500.00 millions from ICICI Bank Limited for a tenure of 12 Months, carrying floating interest rate of 10.05% per annum (31 March 2025: 10.75%) ie. 1.60% over and above bank's 6 months MCLR as on 16 January 2024. The Company is not required to file any quarterly statements with the bank in respect of the said facility.	The loan facility secured by way of following:- (i) Exclusive charge by way of equitable mortgage on the property situated at Sector-37D,Gurugram, Haryana together with buildings and structures thereon of Signatureglobal Business Park Private Limited & Fantabulous Town Developers Private Limited. (ii) Exclusive charge by way of hypothecation on the future Scheduled receivables of the projects and all insurance proceeds, both present and future. (iii) Exclusive charge by hypothecation on the DSR account all monies credited/deposited therein, and all investments in respect thereof of the Company. (iv) Exclusive charge by hypothecation on the Escrow Account of the project all monies credited/deposited therein, and all investments in respect thereof of Signatureglobal Business Park Private Limited. (v) Corporate guarantee by Signatureglobal Business Park Private Limited and Fantabulous Town Developers Private Limited. (vi) Personal guarantee of the directors (Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal).	1,739.73	2,423.19
35	During the year ended 31 March 2025, the Company had availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 200.00 millions, was carrying a fixed rate of interest of 12.00% per annum. The loan was repayable in 11 equal monthly installments starting from July 2024. During the current year, the Company has fully repaid the said loan.	These are secured by way of hypothecation of underlying plant and machinery assets.	-	37.97

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
36	During the year ended 31 March 2026, the Company has availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 200.00 millions, was carrying a fixed rate of interest of 12.00% per annum. The loan was repayable in 11 equal monthly installments starting from January 2026.		147.57	-
37	During the year ended 31 March 2025, the Company had availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 86.25 millions, was carrying a fixed rate of interest of 12.00% per annum. The loan was repayable in 11 equal monthly installments starting from November 2024. During the current year, the Company has fully repaid the said loan.		-	48.21
38	During the year ended 31 March 2025, the Company had availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 110.00 millions, carrying a fixed rate of interest of 12.00% per annum. The loan is repayable in 11 equal monthly installments starting from May 2025. During the current year, the Company has fully repaid the said loan.		-	110.00
39	During the year ended 31 March 2025, the Company had availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 29.70 millions, carrying a fixed rate of interest of 12.00% per annum. The loan is repayable in 11 equal monthly installments starting from May 2025. During the current year, the Company has fully repaid the said loan.		-	29.70

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
Unsecured Borrowings				
40	During the year ended 31 March 2026, the Company has availed loan amount of ₹ 2,750.00 millions from Signature Builders Limited, repayable on demand, having interest rate ranging from 12.50% per annum to 12.76% per annum.		1,644.80	-
41	During the year ended 31 March 2026, the Company has availed loan amount of ₹ 1,500.00 millions from Signatureglobal Developers Limited, repayable on demand, having interest rate ranging from 12.51% per annum to 12.76% per annum.		816.00	-
42	During the year ended 31 March 2026, the Company has availed loan amount of ₹ 750.00 millions from Rose Building Solutions Limited, repayable on demand, having interest rate ranging from 12.51% per annum to 12.76% per annum.		400.00	-
43	During the year ended 31 March 2026, the Company has availed loan amount of ₹ 750.00 millions from Signature Infrabuild Limited, repayable on demand, having interest rate is 12.59% per annum.		350.00	-
Total short term borrowings (excluding current maturities of long-term borrowings)			**5,098.10**	**2,649.07**
Add: Current maturities of long-term borrowings			8,949.68	3,406.48
Total short term borrowings			**14,047.78**	**6,055.55**
Grand Total			**32,395.32**	**16,088.26**

19E The Company has used the borrowings from banks and financial institutions for the specific purpose for which it was taken at the balance sheet date, though idle funds which were not required for immediate utilisation have been invested in readily realisable liquid investments.

20 PROVISIONS - NON-CURRENT

Particulars	As at 31 March 2026	As at 31 March 2025
Provision for employee benefits		
Gratuity (refer note 39)	101.83	91.00
Compensated absences (refer note 39)	134.31	124.84
	236.14	**215.84**

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

21 TRADE PAYABLES

Particulars	As at 31 March 2026	As at 31 March 2025
Due to micro enterprises and small enterprises	903.90	564.39
Due to others*	25,149.48	13,269.36
	26,053.38	**13,833.75**

*Due to others includes

a) Obligation of the Company towards provision of constructed area to the land owners for the project under collaboration.

b) Deferred payment liabilities represents the external development charges payable and infrastructure development charges payable to the government authorities as at 31 March 2026 and 31 March 2025

Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006"):

S. No.	Particulars	As at 31 March 2026	As at 31 March 2025
i)	the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	903.90	564.39
ii)	the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
iii)	the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	-	-
iv)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
v)	the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-

Ageing schedule

As at 31 March 2026

Particulars	Not due	Outstanding for following periods from due date of invoice				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
Micro, small and medium enterprises	633.60	270.30	-	-	-	903.90
Others	24,391.12	758.36	-	-	-	25,149.48

As at 31 March 2025

Particulars	Not due	Outstanding for following periods from due date of invoice				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
Micro, small and medium enterprises	377.10	187.29	-	-	-	564.39
Others	12,347.89	919.92	1.01	0.54	-	13,269.36

22 OTHER FINANCIAL LIABILITIES (CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
Interest accrued on borrowings	349.01	35.56
Interest free maintenance security deposits received from customers	153.34	125.67
Book overdraft	10.67	108.96
Payable to employees	147.23	83.50
	660.25	**353.69**

23 OTHER CURRENT LIABILITIES

Particulars	As at 31 March 2026	As at 31 March 2025
Statutory dues payable	130.83	77.55
Advance received from customers (refer note 41)	16,366.31	11,609.38
Advance against construction contracts from related party (refer note 37)	796.49	1,674.23
Unearned revenue	3.48	19.19
	17,297.11	**13,380.35**

24 PROVISIONS - CURRENT

Particulars	As at 31 March 2026	As at 31 March 2025
Provision for employee benefits		
Gratuity (refer note 39)	6.25	4.81
Compensated absences (refer note 39)	8.54	6.00
	14.79	**10.81**

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

25 REVENUE FROM OPERATIONS

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Operating revenue*		
Revenue from construction contracts	8,295.90	8,165.96
Revenue from real estate projects	3,831.88	8,745.94
Sale of switching station rights	23.71	-
Sale of traded goods	3.78	4.58
	12,155.27	**16,916.48**
Other operating revenue*		
Business support services	502.85	479.79
Project management fees	534.10	315.20
Branding fees	549.60	480.50
Forfeiture income	23.60	1.92
Scrap sale	43.12	58.58
	1,653.27	**1,335.99**
	13,808.54	**18,252.47**

*Refer note 41 for Ind AS 115 related disclosures.

26 OTHER INCOME

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Interest income on:		
Deposits	179.58	184.16
Loans	1,729.93	1,236.15
Delay in payment by customers	38.35	24.04
Others	1.98	18.41
Other non operating revenue:		
Provisions/ advances no longer required, written back	2.01	1.67
Modification gain on financial instruments	670.54	136.40
Profit on sale of property, plant and equipment (net)	96.08	24.91
Miscellaneous income	7.88	3.83
	2,726.35	**1,629.57**

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

27 COST OF REVENUE

Particulars		For the year ended 31 March 2026	For the year ended 31 March 2025
Purchases of stock-in-trade		**3.74**	**4.45**
Cost of revenue - contracting business			
a)	**Raw material consumed**		
	Inventory at the commencement of the year	323.69	302.07
	Add: Purchases (net)	2,480.39	2,939.66
		2,804.08	**3,241.73**
	Less: Inventory at the close of the year	(324.33)	(323.69)
	Total raw material consumed (A)	**2,479.75**	**2,918.04**
b)	**Other costs**		
	Sub contractor expenses	5,040.16	4,521.85
	Consultancy charges	7.35	7.66
	Total other cost incurred (B)	**5,047.51**	**4,529.51**
	Total Cost of revenue - contracting business (C=A+B)	**7,527.26**	**7,447.55**
Cost of revenue - real estate business			
a)	**Cost of construction materials consumed**		
	Inventory at the commencement of the year	76.64	61.55
	Add: Purchases (net)	436.04	594.45
		512.68	656.00
	Less: Inventory at the close of the year	(51.61)	(76.64)
	Sub-total (D)	**461.07**	**579.36**
b)	**Other costs**		
	Land and development rights/ collaboration	6,151.92	13,076.68
	Contracting cost	3,621.38	2,148.66
	External/internal development charges and other approval cost	2,452.29	1,634.15
	Finance cost	2,351.77	1,190.64
	Employee cost	117.67	77.24
	Depreciation and amortization expense	18.95	25.20
	Other cost	50.26	25.17
	Total other cost incurred (E)	**14,764.24**	**18,177.74**
c)	**Changes in inventories of projects work-in-progress**		
	Project inventory at the beginning of the year	25,863.03	13,941.66
	Add: Inventory acquired under business undertaking (refer note 48)	4,591.44	-
	Less: Inventory at the end of the year	(42,880.16)	(25,863.03)
	Changes in inventories of projects work-in-progress (F)	**(12,425.69)**	**(11,921.37)**
	Total Cost of revenue - realestate business (G=D+E+F)	**2,799.62**	**6,835.73**
	Total cost of revenue (C+G)	**10,326.88**	**14,283.28**

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

28 EMPLOYEES BENEFITS EXPENSES

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Salaries wages and bonus	1,764.75	1,360.09
Employee stock compensation expense	243.11	-
Contribution to provident and other funds	17.62	11.81
Staff welfare expenses	77.01	65.10
	2,102.49	**1,437.00**
Less : Amount transferred to projects in progress	(117.67)	(77.24)
	1,984.82	**1,359.76**

29 FINANCE COSTS

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Interest expense	4,538.87	2,644.15
Other borrowing costs	111.70	90.26
Interest on lease obligation	39.60	30.56
	4,690.17	**2,764.97**
Less : Amount transferred to projects in progress*	(2,351.77)	(1,190.64)
	2,338.40	**1,574.33**

*Weighted average cost of capitalization ranges from 11.51% to 12.19% per annum

30 DEPRECIATION AND AMORTIZATION EXPENSE

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Depreciation and amortization expense	187.14	188.82
Depreciation on investment property	0.94	2.23
Depreciation on right of use assets	56.60	43.27
	244.68	**234.32**
Less : Amount transferred to projects in progress	(18.95)	(25.20)
	225.73	**209.12**

31A IMPAIRMENT LOSSES ON FINANCIAL ASSETS

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Allowance for expected credit losses and provision for impairment in the value of investments	8.70	50.75
	8.70	**50.75**

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

31B OTHER EXPENSES

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Rent	5.79	4.04
Rates and taxes	80.02	44.67
Insurance	15.96	16.56
Repair and maintenance - others	257.29	188.72
Security charges	25.91	8.47
Advertisement and publicity	699.91	602.47
Bank charges	0.54	1.25
Business promotion	111.25	120.70
Commission and brokerage	214.94	355.43
Travelling and conveyance	94.67	50.01
Communication charges	5.53	5.30
Legal and professional fees	292.68	200.60
Auditors remuneration*	14.89	12.61
Provision for doubtful advances (refer note 36(b))	12.95	101.32
Membership and subscription	15.11	10.88
Donation and charity	14.90	1.69
Electricity expenses	8.81	1.31
Printing and stationery	7.72	6.84
Software implementation and services charges	32.23	39.11
Loss on sale of investment property (refer note 4D(ii))	12.18	-
Loss on impairment of property, plant and equipment	1.41	-
Loss on foreign exchange fluctuations (net)	1.66	0.60
Miscellaneous expenses	37.07	4.85
	1,963.42	**1,777.43**
***Remuneration to auditors comprises of#:**		
Audit fees - Statutory audit/ limited reviews	12.50	11.50
Certification fees (including reimbursement of expenses)	1.69	0.47
Reimbursement of expenses	0.70	0.64
	14.89	**12.61**

#exclusive of applicable taxes.

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

32 INCOME TAX

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Tax expense comprises of:		
Current tax	-	-
Tax adjustments related to earlier years	-	(24.56)
Deferred tax credit	28.37	22.11
Income tax expense/ (credit) reported in the statement of profit and loss	**28.37**	**(2.45)**
Tax impact of items taken to other comprehensive income	(0.47)	1.64
Income tax (credit)/expense reported in other comprehensive income	**(0.47)**	**1.64**
Total income tax expense/ (credit)	**28.84**	**(4.09)**
Accounting profit before income tax (including other comprehensive income)	191.94	616.41
At India's statutory income tax rate of 25.168% (31 March 2025: 25.168%)*	48.31	155.14
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Impact of income and expenses which will never be allowed	3.28	0.01
Tax adjustments related to earlier years	-	(24.56)
Impact of items charged at different tax rate under Income-tax Act, 1961	(17.28)	-
Impact of deferred tax not recorded/ now recorded (net)	-	(134.68)
Others	(5.47)	-
Income tax credit	**28.84**	**(4.09)**

*During the year ended 31 March 2025, the Company taking into account the future business projections and outlook, had decided to opt for the new tax regime under Section 115BAA effective previous financial year (also, refer note 7).

33 EARNINGS PER SHARE

Earnings per share ('EPS') is determined based on the net profit attributable to the shareholders. Basic earnings per share is computed using the weighted average number of shares outstanding during the period. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the period, except where the result would be anti-dilutive.

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Net profit attributable to equity shareholders	161.71	625.37
Weighted average number of equity shares	14,05,10,691	14,05,10,691
Effect of dilution - weighted average number of potential equity shares on account of empoyee stock compensation plan	2,52,672	-
Weighted average number of equity shares adjusted for the effect of dilution	14,07,63,363	14,05,10,691
Earnings per equity share (in ₹):		
Basic	1.15	4.45
Diluted	1.15	4.45

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

34 FINANCIAL INSTRUMENTS

i) Financial assets and liabilities

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

Particulars	Fair value		Amortised cost	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Financial assets				
Investments[#]	0.72	0.72	3,086.08	3,084.82
Cash and cash equivalents	-	-	11,881.41	3,765.57
Bank balances other than cash and cash equivalents	-	-	1,526.10	564.78
Loans	-	-	12,918.53	8,626.50
Other financial assets	-	-	1,400.67	641.95
Trade receivables	-	-	5,201.83	4,033.79
Total financial assets	**0.72**	**0.72**	**36,014.62**	**20,717.41**
Financial liabilities				
Borrowings	-	-	32,395.32	16,088.26
Lease liabilities	-	-	353.03	278.38
Trade payables	-	-	26,053.38	13,833.75
Other financial liabilities	-	-	660.25	353.69
Total financial liabilities	**-**	**-**	**59,461.98**	**30,554.08**

[#]Investment in subsidiaries and joint venture have been measured at cost (net of impairment) in accordance with Ind AS 27.

ii) Fair value hierarchy

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

Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

Level 2: Directly (i.e. as prices) or indirectly (i.e. derived from prices) observable market inputs, other than Level 1 inputs; and

Level 3: Inputs which are not based on observable market data (unobservable inputs).The input factors considered are Estimated cash flows and other assumptions.

iii) Financial assets measured at fair value - recurring fair value measurement

Particulars	Level 1		Level 3	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Financial Assets				
FVOCI				
Investments	-	-	0.72	0.72

iv) Valuation technique used to determine fair value

Specific valuation techniques used to value financial instruments include the use of Comparable Companies Multiples Method and Comparable Transactions Multiples Method for certain investments.

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

v) The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements. See (iv) above for the valuation techniques adopted.

Particulars	Fair value as at		Significant unobservable inputs	Data inputs		Sensitivity* - gain/ (loss)	
	As at 31 March 2026	As at 31 March 2025		As at 31 March 2026	As at 31 March 2025	5% increase in inputs	5% decrease in inputs
Financial assets							
Investments in unquoted equity shares	0.72	0.72	Price/ Book value multiple	5%	5%	31 March 2026: 0.03 31 March 2025: 0.03	31 March 2026: (0.03) 31 March 2025: (0.03)

* Impact on retained earnings/ statement of profit and loss (net of tax)

vi) The following table presents the changes in level 3 items for the year ended 31 March 2026 and year ended 31 March 2025:

a) Financial instruments measured at fair value through other comprehensive income

Particulars	Investments
As at 1 April 2024	**0.72**
Gain/ (loss) recognised in other comprehensive income	-
As at 31 March 2025	**0.72**
Gain/ (loss) recognised in other comprehensive income	-
As at 31 March 2026	**0.72**

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

Particulars	As at 31 March 2026		As at 31 March 2025	
	Carrying value	Fair value*	Carrying value	Fair value*
Financial assets				
Investments	3,086.08	3,086.08	3,084.82	3,084.82
Loans	12,918.53	12,918.53	8,626.50	8,626.50
Cash and cash equivalents	11,881.41	11,881.41	3,765.57	3,765.57
Bank balances other than cash and cash equivalents	1,526.10	1,526.10	564.78	564.78
Other financial assets	1,400.67	1,400.67	641.95	641.95
Trade receivables	5,201.83	5,201.83	4,033.79	4,033.79
Total financial assets	**36,014.62**	**36,014.62**	**20,717.41**	**20,717.41**
Financial liabilities				
Borrowings	32,395.32	32,395.32	16,088.26	16,088.26
Lease liabilities	353.03	353.03	278.38	278.38
Trade payables	26,053.38	26,053.38	13,833.75	13,833.75
Other financial liabilities	660.25	660.25	353.69	353.69
Total financial liabilities	**59,461.98**	**59,461.98**	**30,554.08**	**30,554.08**

*The Carrying value of current financial assets and current financial liabilities (cash and cash equivalents, other bank balances, loans, trade receivables, trade payables and other current financial assets and liabilities) are considered to be equal to fair value due to their short term nature.

35 FINANCIAL RISK MANAGEMENT

The Company's activities expose it to credit risk, liquidity risk and market risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the standalone financial statements.

Risk	Exposure arising from	Measurement	Management
Credit risk	Trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets measured at amortised cost	Ageing analysis	Diversification of bank deposits and regular monitoring
Liquidity risk	Lease liabilities and other financial liabilities	Cash flow forecasts	Availability of funds and credit facilities.
Market risk - foreign exchange	Recognised financial assets and liabilities not denominated in Indian rupee (₹)	Fluctuation in foreign exchange rates	Monitoring of exposure levels at regular internal
Market risk – interest rate	Borrowings at variable rates	Sensitivity analysis	Diversification of borrowings

A) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial asset fails to meet its contractual obligations. The Company's exposure to credit risk is influenced mainly by the individual characteristics of each financial asset. The carrying amounts of financial assets represent the maximum credit risk exposure. The Company monitors its exposure to credit risk on an ongoing basis.

a) Credit risk management

i) Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk

B: Moderate credit risk

C: High credit risk

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognized in statement of profit and loss.

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

Asset groups	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, trade receivables, loans, bank balances other than cash and cash equivalents and other financial assets	12 month or life time expected credit loss
High credit risk	Trade receivables, loans and other financial assets	Life time expected credit loss or fully provided for

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(All amounts are in ₹ millions, unless otherwise specified)

Life time expected credit loss is provided for trade receivables.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

Credit rating	Particulars	As at 31 March 2026	As at 31 March 2025
Low credit risk	Cash and cash equivalents, bank balances other than cash and cash equivalents, loans, trade receivables and other financial assets	32,928.54	17,632.59
High credit risk	Trade receivables, loans and other financial assets	50.29	49.89

Trade receivables

The Company closely monitors the credit-worthiness of customers, thereby, limiting the credit risk. The Company uses a simplified approach (lifetime expected credit loss model) for the purpose of computation of expected credit loss for trade receivables. Trade receivables also include receivables from group companies where the credit risk is assessed as low.

Cash and cash equivalents and other bank balances

Credit risk related to cash and cash equivalents and bank deposits is managed by only diversifying bank deposits and accounts in different banks. Credit risk is considered low because the Company deals with reputed banks.

Loans and other financial assets

Loans and other financial assets measured at amortized cost includes security deposits and other receivables. Credit risk related to these financial assets is managed by monitoring the recoverability of such amounts continuously. With respect to other financial assets, credit risk is considered low because the Company is in possession of the underlying asset. Further, the Company creates provision by assessing individual financial asset for expectation of any credit loss basis expected credit loss model.

ii) Concentration of financial assets

The Company carries on the business as a real estate developer including provision of construction services. Loans and other financial assets majorly represents loans to related parties and deposits given for business purposes.

b) Credit risk exposure

i) Provision for expected credit losses

The Company provides for 12 month expected credit losses for following financial assets:

As at 31 March 2026

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	11,881.41	-	11,881.41
Bank balances other than cash and cash equivalents	1,526.10	-	1,526.10
Trade receivables	5,250.56	(48.73)	5,201.83
Loans	12,952.61	(34.08)	12,918.53
Other financial assets	1,402.23	(1.56)	1,400.67

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(All amounts are in ₹ millions, unless otherwise specified)

As at 31 March 2025

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	3,765.57	-	3,765.57
Bank balances other than cash and cash equivalents	564.78	-	564.78
Trade receivables	4,065.92	(32.13)	4,033.79
Loans	8,652.28	(25.78)	8,626.50
Other financial assets	659.71	(17.76)	641.95

The credit risk for cash and cash equivalents and other bank balances is considered negligible, since the counterparties are reputable banks with high quality external credit ratings. Loan is given to subsidiaries. Accordingly, credit risk for loan is considered negligible. Other financial assets includes fixed deposits, unbilled revenue, land advances, security deposits receivable for which credit risk is considered negligible considering the Company is already in possession of the property against which the deposit/advance is given and significant part of unbilled revenue is due from subsidiary companies.

Expected credit loss for trade receivables under simplified approach

As at 31 March 2026 and 31 March 2025, the Company considered the individual probabilities of default of its financial assets (other than trade receivables) and determined that in respect of counterparties with low credit risk, no default events other than mentioned above are considered to be possible within the 12 months after the reporting date. In respect of trade receivables, the Company measures the loss allowance at an amount equal to lifetime expected credit losses using a simplified approach.

The Company measures the expected credit loss of trade receivables based on historical trend, industry practices and the business environment in which the entity operates. Loss rates are based on the actual credit loss experience and past trends. Based on historical data, loss of collection on receivables is not material. Hence, no additional provision is required.

Particulars	Less than 6 months	6 months - 1 year	1-2 Years	2-3 years	More than 3 years	Total
As at 31 March 2026						
Gross carrying amount	4,313.45	705.57	230.28	-	1.26	5,250.56
% of expected credit losses	0.70%	2.45%	-	-	100.00%	
Allowance for expected credit losses	30.15	17.32	-	-	1.26	48.73
Net carrying amount after impairment provision	**4,283.30**	**688.25**	**230.28**	**-**	**-**	**5,201.83**
As at 31 March 2025						
Gross carrying amount	3,757.06	143.94	163.48	0.16	1.28	4,065.92
% of expected credit losses	0.82%	-	-	-	98.52%	
Allowance for expected credit losses	30.87	-	-	-	1.26	32.13
Net carrying amount after impairment provision	**3,726.19**	**143.94**	**163.48**	**0.16**	**0.02**	**4,033.79**

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(All amounts are in ₹ millions, unless otherwise specified)

ii) Reconciliation of expected credit loss for loans, other financials asset and trade receivables

Reconciliation of loss allowance	Loans	Other financial assets	Trade receivables
Loss allowance on 1 April 2024	**-**	**23.66**	**1.26**
Reversal of expected credit loss	25.78	(5.90)	30.87
Loss allowance on 31 March 2025	**25.78**	**17.76**	**32.13**
Allowance for expected credit loss	8.30	(16.20)	16.60
Loss allowance on 31 March 2026	**34.08**	**1.56**	**48.73**

B) Liquidity risk

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

Maturities of financial liabilities

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

As at 31 March 2026	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Non-derivative					
Borrowings (including interest accrued)	14,541.18	8,621.48	6,455.31	3,394.59	33,012.56
Trade payables	15,082.59	4,785.10	4,156.75	10,081.36	34,105.80
Lease liabilities	83.01	78.79	70.65	303.42	535.87
Other financial liabilities	311.24	-	-	-	311.24
Total	**30,018.02**	**13,485.37**	**10,682.71**	**13,779.37**	**67,965.47**

As at 31 March 2025	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Non-derivatives					
Borrowings (including interest accrued)	6,136.33	5,986.24	4,092.78	51.09	16,266.44
Trade payables	9,224.94	4,180.37	1,477.37	1,479.55	16,362.23
Lease liabilities	78.40	63.25	58.98	221.85	422.48
Other financial liabilities	318.13	-	-	-	318.13
Total	**15,757.80**	**10,229.86**	**5,629.13**	**1,752.49**	**33,369.28**

The Company had access to following funding facilities :

Funding facilities	Total facility	Drawn	Undrawn
As at 31 March 2026	38,830.00	35,219.73	3,610.27
As at 31 March 2025	24,950.00	22,558.88	2,391.12

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(All amounts are in ₹ millions, unless otherwise specified)

C) Market risk

Interest rate risk

i) Liabilities

The Company's policy is to minimise interest rate cash flow risk exposures on financing. At 31 March 2026, the Company is exposed to changes in market interest rates as the Company has borrowings from banks and financial institutions.

The Company's variable rate borrowing is subject to interest rate risk. Below is the overall exposure of the borrowing:

Particulars	As at 31 March 2026	As at 31 March 2025
Variable rate borrowing	20,746.99	12,600.41
Fixed rate borrowing	11,648.33	3,487.85
Total borrowings	**32,395.32**	**16,088.26**

Sensitivity

Profit or loss and equity are sensitive to higher/lower interest expense from variable borrowings as a result of changes in interest rates (net of tax)

Particulars	As at 31 March 2026	As at 31 March 2025
Interest rates – increase by 50 basis points	(77.63)	(47.15)
Interest rates – decrease by 50 basis points	77.63	47.15

ii) Assets

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

iii) Foreign exchange risk

The Company is exposed to foreign exchange risk arising from foreign currency transactions, primarily with respect to the USD. Foreign exchange risk arises from recognised liabilities denominated in a currency that is not the functional currency of any of the Company. Considering the low volume of foreign currency transactions, the Company's exposure to foreign currency risk is limited.

There are no unhedged foreign currency exposures as at 31 March 2026 and 31 March 2025.

iv) Price risk

The Company's exposure price risk arises from investments held and classified in the balance sheet either as fair value through other comprehensive income or at fair value through profit or loss. To manage the price risk arising from investments, the Company diversifies its portfolio of assets.

Particulars	As at 31 March 2026	As at 31 March 2025
Quoted investments (carried at fair value through other comprehensive income)	-	-
Unquoted investments (carried at fair value through other comprehensive income)	0.72	0.72
Total	**0.72**	**0.72**

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Sensitivity

Profit or loss is sensitive to change in fair value of investments (net of tax)

Financial assets		Strengthening		Weakening	
	Currency	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
5% movement	₹	-	-	-	-

36 CAPITAL AND OTHER COMMITMENTS

	Particulars	As at 31 March 2026	As at 31 March 2025
a)	**Commitments**		
	Estimated amount of contracts remaining to be executed on capital account and not provided for	72.49	63.06
	For commitments relating to lease arrangements, refer note 40		
b)	**Contingent liabilities**		
	Demand for income tax		
	- AY 2014-15 - Refer Note A	1.04	1.04
	- AY 2015-16 - Refer Note B	-	4.38
	- AY 2016-17 - Refer Note C	2.01	13.28
	- AY 2019-20 - Refer Note D	1.21	1.21
	Demand for goods and service tax		
	- FY 2018-19- Refer Note E	-	0.99

Customer related and other matters

(a) During the year ended 31 March 2026, the Company received orders from the Haryana RERA authority, awarding delay compensation in favour of certain customers with respect to 1 of its real estate project. The Company has filed an appeal before the Hon'ble Haryana Real Estate Appellate Tribunal ('HREAT') and deposited ₹ 12.33 millions (31 March 2025: 6.59 millions) under protest. The Company is under litigation to defend its cause of delay due to Force Majeure events beyond the Company's control, specifically due to COVID-19 and National Green Tribunal (NGT) bans, non-availability of raw material due to various orders of Hon'ble Punjab & Haryana High Court and NGT thereby regulating the mining activities, brick kilns, regulation of the construction and development activities by the judicial authorities in NCR, on account of the environmental conditions, restrictions on usage of water, etc.

The Hon'ble Punjab & Haryana High Court has remanded the matters back to HREAT for a fresh decision and the appeal is currently pending for hearing.

The management has assessed the matter in consultation with its legal experts and is of the view that no material liability shall devolve on the Company, in respect of the above matter. However, on a prudent basis, the management has recorded a provision of ₹ 20.00 million and believes that no further adjustment is required in these standalone financial statements.

(b) Litigation with contractor–Refer Note F

(c) The Company has certain other litigations involving customers, vendors, contractors labourers and land-owners in the normal course of business. The management has assessed the above matters in consultation with its legal experts and is of the view that no material liability shall devolve on the Company, requiring any adjustment in these standalone financial statements.

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(All amounts are in ₹ millions, unless otherwise specified)

A For assessment year 2014-15, an order was passed by DCIT Central Circle (4), New Delhi on 27 March 2023 against the Company raising demand of ₹ 1.04 millions on account of various additions. On this, the Company had filed a rectification request before assessing officer on 31 March 2023 which is currently pending disposal. The said demand has been currently adjusted with the refund claim for assessment year 2022-23.

B For assessment year 2015-16, an order was passed by DCIT Central Circle (4), New Delhi on 28 March 2023 against the Company raising demand of ₹ 4.38 millions on account of various additions. On this, the Company had filed an appeal before National Faceless Appeal Centre (NFAC), Delhi on 19 April 2023. In the said matter, CIT(A) has passed an order on 22 February 2025 against the Company. In response, the Company has filed an appeal before ITAT, Delhi. The appeal was allowed in favor of the Company by ITAT order on 03 July 2025. Earlier, the said demand had been adjusted with the refund claim for assessment year 2022-23, now as per ITAT order, the refund of ₹ 4.38 millions is receivable.

C (i) For assessment year 2016-17, an order was passed by DCIT Central Circle (4), New Delhi on 27 March 2023 against the Company raising demand of ₹ 13.28 millions on account of various additions. On this, the Company had filed an appeal before National Faceless Appeal Centre (NFAC), Delhi on 19 April 2023. In the said matter, CIT(A) has passed an order on 22 February 2025 against the Company. In response, the Company has filed an appeal before ITAT, Delhi. The appeal was allowed in favor of the Company by ITAT order on 03 July 2025. Earlier, the said demand had been adjusted with the refund claim for assessment year 2022-23, now as per ITAT order, the refund of ₹ 13.28 millions is receivable.

(ii) For assessment year 2016-17, an order was passed by ACIT Central Circle (4), New Delhi on 9 March 2026 against the Company raising demand of ₹ 2.01 millions under Section 156 of Income tax act, 1961 on account of various additions. The Company is in the process of filing a rectification request for the same.

D For assessment year 2019-20, an order was passed by DCIT Central Circle (4), New Delhi on 27 March 2023 against the Company raising demand of ₹ 1.21 millions on account of various additions. On this, the Company had filed a rectification request before assessing officer on 31 March 2023 which is currently pending disposal. The said demand has been currently adjusted with the refund claim for assessment year 2022-23. During the year, there has been no major update in the said matter.

E For financial year 2018-19, an order had been passed by the Sales Tax offiicer (SGST Delhi) on 16 April 2024 raising a demand against the company of ₹ 1.96 million. On this, the Company had filed an appeal on 13 July 2024. Subsequently, the Company had withdrawn the appeal and filed the waiver application for Amnesty Scheme u/s 128A on 6 March 2025 and further, had deposited the entire demand of tax (excluding interest and penalty of ₹ 0.99 million as the same is eligible for waiver). The said application has been approved in favor of the Company as per order dated 28 July 2025 by the goods and services tax authorities.

The Company has assessed that it has strong likelihood of succeeding in the above matters and therefore, no adjustments are required in the standalone financial statements.The future cash outflows in respect of the above litigations/demands are determinable only on receipt of judgement/ decision pending with various forums/ authorities.

F The Company had executed Agreement/ Work Orders/LOI with a contractor and its group companies during the previous periods, for executing civil work at project sites and had given advances aggregating to ₹ 286.93 millions (gross).

The progress of work by the contractor was slow due to inadequate deployment of requisite technical manpower, labour equipment and plant and machinery at site, that resulted in overall slow progress at the project sites. Consequently, the Company's management served notice informing termination of the contracts and recovery of the advances given. The management of the Company has also filed complaint u/s 138 of Negotiable Instrument Act against the contractor and its group companies. The management of the Company believes that this matter has no impact on the ongoing projects as new contractors have already been appointed.

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(All amounts are in ₹ millions, unless otherwise specified)

During the current year, the contractor has filed eleven petitions under the Arbitration and Conciliation Act before the Delhi High Court. After extensive hearings, the Delhi High Court disposed off six petitions on the ground of lack of territorial jurisdiction. The remaining petitions were withdrawn by the contractor, owing to lack of jurisdiction. Thereafter, the contractor has filed four fresh petitions before the Punjab and Haryana High Court, which are presently pending adjudication.

The management of the Company has obtained a legal assessment from their legal counsel on the said matter. On the basis of such legal opinion, and assessment of the financial strength of the contractor and its group companies, the work already completed alongwith the construction assets and equipments of the contractor in Company's possession, the management of the Company is confident of recovering the due amount. However, considering the passage of time, the Company, as at 31 March 2026, on conservative and prudent basis, is carrying the provision towards the unsecured exposure amounting to ₹ 96.65 millions (31 March 2025: ₹ 83.70 millions) in these standalone financial statements.

37 RELATED PARTY DISCLOSURES

In accordance with the requirements of Ind AS 24, 'Related Party Disclosures' and the Act, the names of the related party along with the transactions and year-end balances with them as identified and certified by the management are given below:

a) Details of related parties:

	Description of relationship	Names of related parties	
I.	**Key Management Personnel (KMP)**	Pradeep Kumar Aggarwal	Chairman and whole time director
		Ravi Aggarwal	Managing director
		Devender Aggarwal	Joint Managing Director and Whole time director
		Lalit Kumar Aggarwal	Vice Chairman and Whole time director
		Kundan Mal Agarwal	Independent director (till 17 February 2026)
		Chandra Wadhwa	Independent director
		Venkatesan Narayanan	Independent director
		Lata Pillai	Independent director
		Rajat Kathuria	Chief Executive Officer
		Sanjay Kumar Varshney	Chief Operating Officer
		Sanjeev Kumar Sharma	Chief Financial Officer (from 7 January 2025)
		Gaurav Mailk	Chief Financial Officer (from 8 August 2024 till 8 November 2024)
		Manish Garg	Chief Financial Officer (till 7 August 2024)
		Meghraj Bothra	Company Secretary

	Description of relationship	Names of related parties
II.	Subsidiary Companies	Signature Builders Limited (formerly known as Signature Builders Private Limited)
		Signatureglobal Developers Limited (formerly known as Signatureglobal Developers Private Limited)
		JMK Holdings Limited (formerly known as JMK Holdings Private Limited)
		Signature Infrabuild Limited (formerly known as Signature Infrabuild Private Limited)
		Fantabulous Town Developers Limited (formerly known as Fantabulous Town Developers Private Limited)
		Maa Vaishno Net-Tech Limited (formerly known as Maa Vaishno Net-Tech Private Limited)
		Indeed Fincap Private Limited
		Sternal Buildcon Limited (formerly known as Sternal Buildcon Private Limited)
		Forever Buildtech Limited (formerly known as Forever Buildtech Private Limited)
		Rose Building Solutions Limited (formerly known as Rose Building Soutions Private Limited)
		Signatureglobal Homes Limited (formerly known as Signaturegobal Homes Private Limited)
		Signatureglobal Business Park Limited (formerly known as Signatureglobal Business Park Private Limited)
		Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (till 29 March 2026) (refer note 48)
III.	Joint Venture	Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (from 30 March 2026) (refer note 48)
IV.	Entities with whom transactions have taken place during the year	
	Entities in which Key Management Personnel and close members of Key Management Personnel are interested	Southern Gurugram Farms Private Limited
		Sarvpriya Securities Private Limited
		Signatureglobal Securities Private Limited
		Signatureglobal Marketing Solutions Private Limited (struck off on 16 Februrary 2026)
		Skyfull Maintenance Services Private Limited
		Signatureglobal Foundation Trust
		Unistay Hospitality Private Limited

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(All amounts are in ₹ millions, unless otherwise specified)

Description of relationship	Names of related parties
Close members/HUFs of Key Management Personnel	Geeta Devi Aggarwal
	Madhu Aggarwal
	Bhawana Aggarwal
	Rashmi Aggarwal
	Vedanshi Aggarwal (formerly known as Iti Aggarwal)
	Shelly Aggarwal
	Bharti Aggarwal
	Nikhil Aggarwal
	Nidhi Aggarwal
	Pradeep Kumar Aggarwal HUF
	Lalit Kumar Aggarwal HUF
	Devender Aggarwal HUF
	Ravi Aggarwal HUF
	Rashi Kathuria
	Shagun Garg (till 7 August 2024)

Note: Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity including:
(a) that person's children, spouse or domestic partner, brother, sister, father and mother;
(b) children of that person's spouse or domestic partner; and
(c) dependants of that person or that person's spouse or domestic partner

b) The following transactions were carried out with related parties in the ordinary course of business:-

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2026	Year ended 31 March 2025	Year ended 31 March 2026	Year ended 31 March 2025
Sale of traded goods				
JMK Holdings Limited	-	0.01	-	-
Signatureglobal Developers Limited	-	0.01	-	-
Gurugram Commercity Limited	0.22	0.28	-	-
Forever Buildtech Limited	0.06	1.30	-	-
Signatureglobal Business Park Limited	1.49	2.15	-	-
Signatureglobal Homes Limited	1.84	0.75	-	-
Skyfull Maintenance Services Private Limited	-	-	0.12	0.08
Project management fees				
Signature Builders Limited	5.90	7.10	-	-
Signatureglobal Developers Limited	1.70	2.40	-	-
JMK Holdings Limited	5.30	6.40	-	-
Sternal Buildcon Limited	1.60	5.70	-	-

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(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2026	Year ended 31 March 2025	Year ended 31 March 2026	Year ended 31 March 2025
Rose Building Solutions Limited	0.60	2.10	-	-
Signatureglobal Business Park Limited	379.10	251.90	-	-
Signature Infrabuild Limited	2.80	3.90	-	-
Forever Buildtech Limited	58.00	34.20	-	-
Signatureglobal Homes Limited	79.10	1.50	-	-
Branding fees				
Signature Builders Limited	24.20	28.70	-	-
Signatureglobal Developers Limited	7.00	9.40	-	-
JMK Holdings Limited	22.20	26.70	-	-
Sternal Buildcon Limited	7.00	25.00	-	-
Rose Building Solutions Limited	2.00	8.00	-	-
Signature Infrabuild Limited	12.00	16.40	-	-
Signatureglobal Business Park Limited	243.60	307.00	-	-
Forever Buildtech Limited	38.00	54.40	-	-
Signatureglobal Homes Limited	193.60	4.90	-	-
Business support services given				
JMK Holdings Limited	9.99	43.81	-	-
Sarvpriya Securities Private Limited	-	-	1.79	2.17
Rose Building Solutions Limited	4.78	6.18	-	-
Signature Builders Limited	11.57	26.98	-	-
Maa Vaishno Net-Tech Limited	0.18	1.41	-	-
Fantabulous Town Developers Limited	1.21	1.15	-	-
Signatureglobal Developers Limited	9.93	16.23	-	-
Signature Infrabuild Limited	16.08	37.23	-	-
Forever Buildtech Limited	52.66	33.33	-	-
Sternal Buildcon Limited	25.28	34.31	-	-
Indeed Fincap Private Limited	0.99	0.96	-	-
Signatureglobal Business Park Limited	308.61	243.00	-	-
Signatureglobal Homes Limited	39.17	24.80	-	-
Gurugram Commercity Limited	1.23	21.55	-	-
Signatureglobal Securities Private Limited	-	-	0.57	0.54
Signatureglobal Marketing Solutions Private Limited	-	-	0.09	0.35
Southern Gurugram Farms Private Limited	-	-	0.39	0.36
Signatureglobal Foundation Trust	-	-	0.39	0.36
Skyfull Maintenance Services Private Limited	-	-	2.25	1.66

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(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2026	Year ended 31 March 2025	Year ended 31 March 2026	Year ended 31 March 2025
Revenue from construction contracts				
Rose Building Solutions Limited	321.27	228.29	-	-
Sarvpriya Securities Private Limited	-	-	57.71	148.87
Signature Builders Limited	1,362.29	678.96	-	-
Forever Buildtech Limited	-	20.09	-	-
Signatureglobal Developers Limited	1,053.51	1,548.35	-	-
Sternal Buildcon Limited	1,983.78	1,954.07	-	-
Maa Vaishno Net-Tech Limited	-	10.60	-	-
Signatureglobal Homes Limited	800.07	1,497.64	-	-
Fantabulous Town Developers Limited	6.10	19.90	-	-
JMK Holdings Limited	993.52	675.53	-	-
Gurugram Commercity Limited	3.14	53.08	-	-
Signature Infrabuild Limited	1,714.54	1,330.57	-	-
Sale of property, plant and equipment				
Signatureglobal Business Park Limited	0.17	-	-	-
Sale of switching station rights				
Sternal Buildcon Limited	13.86	-	-	-
Signatureglobal Developers Limited	4.95	-	-	-
Sarvpriya Securities Private Limited	-	-	3.98	-
Rose Building Solutions Limited	0.92	-	-	-
Purchase of switching station rights				
Sarvpriya Securities Private Limited	-	-	62.76	-
Business support services availed				
Fantabulous Town Developers Limited	-	1.05	-	-
Signature Builders Limited	-	20.85	-	-
Signature Infrabuild Limited	-	3.00	-	-
Signatureglobal Developers Limited	-	6.25	-	-
Signatureglobal Homes Limited	-	23.80	-	-
Sternal Buildcon Limited	-	6.25	-	-
Donation/corporate social responsibility expense				
Signatureglobal Foundation Trust	-	-	20.00	11.59
Loans granted				
Fantabulous Town Developers Limited	-	-	-	-
JMK Holdings Limited	30.00	1,434.59	-	-
Maa Vaishno Net-Tech Limited	111.30	12.60	-	-
Signatureglobal Developers Limited	-	214.83	-	-
Forever Buildtech Limited	570.56	367.24	-	-

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2026	Year ended 31 March 2025	Year ended 31 March 2026	Year ended 31 March 2025
Rajat Kathuria	-	-	15.00	10.00
Sternal Buildcon Limited	15.00	279.59	-	-
Signature Builders Limited	-	17.27	-	-
Indeed Fincap Private Limited	583.50	-	-	-
Signatureglobal Homes Limited	1,514.28	2,197.39	-	-
Signatureglobal Business Park Limited	9,507.81	1,813.56	-	-
Signature Infrabuild Limited	-	148.54	-	-
Gurugram Commercity Limited	3,978.38	2,733.57	-	-
Purchase of traded goods/inventory				
JMK Holdings Limited	-	1.06	-	-
Signatureglobal Business Park Limited	17.94	1.31	-	-
Fantabulous Town Developers Limited	-	0.28	-	-
Forever Buildtech Limited	-	0.11	-	-
Gurugram Commercity Limited	0.07	0.07	-	-
Signature Infrabuild Limited	-	0.57	-	-
Signatureglobal Homes Limited	0.13	0.28	-	-
Sarvpriya Securities Private Limited	-	-	0.32	-
Skyfull Maintenance Services Private Limited	-	-	-	0.03
Purchase of investments in				
Gurugram Commercity Limited	-	347.50	-	-
Indeed Fincap Private Limited	28.23	-	-	-
Interest income on loans				
Fantabulous Town Developers Limited	41.87	44.67	-	-
Forever Buildtech Limited	35.42	23.03	-	-
JMK Holdings Limited	78.21	173.68	-	-
Maa Vaishno Net-Tech Limited	0.24	1.43	-	-
Signatureglobal Developers Limited	1.02	46.57	-	-
Signature Builders Limited	-	1.61	-	-
Signature Infrabuild Limited	0.05	26.98	-	-
Indeed Fincap Private Limited	31.66	0.70	-	-
Rose Building Solutions Limited	-	-	-	-
Signatureglobal Homes Limited	299.84	183.18	-	-
Signatureglobal Business Park Limited	669.25	303.44	-	-
Gurugram Commercity Limited	569.11	423.73	1.94	-
Sternal Buildcon Limited	1.32	7.11	-	-
Loans received back				-
Indeed Fincap Private Limited	586.14	-	-	-
Sternal Buildcon Limited	7.19	287.50	-	-

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2026	Year ended 31 March 2025	Year ended 31 March 2026	Year ended 31 March 2025
Signatureglobal Developers Limited	66.46	584.00	-	-
JMK Holdings Limited	1,005.11	1,182.22	-	-
Maa Vaishno Net-Tech Limited	-	5.00	-	-
Signature Builders Limited	-	91.58	-	-
Signature Infrabuild Limited	1.47	878.50	-	-
Rajat Kathuria	-	-	20.00	-
Forever Buildtech Limited	-	409.40	-	-
Signatureglobal Homes Limited	-	865.59	-	-
Signatureglobal Business Park Limited	2,561.38	2,896.17	-	-
Gurugram Commercity Limited (also, refer note 48)	-	1,648.87	7,650.64	-
Purchase of property, plant and equipment				
Forever Buildtech Limited	0.07	-	-	-
Fantabulous Town Developers Limited	-	-	-	-
JMK Holdings Limited	-	0.24	-	-
Signatureglobal Business Park Limited	2.29	-	-	-
Signatureglobal Homes Limited	1.60	0.05	-	-
Signature Infrabuild Limited	0.01	0.19	-	-
Gurugram Commercity Limited	0.04	0.02	-	-
Sarvpriya Securities Private Limited	-	-	0.09	-
Short term borrowings taken				
Signature Builders Limited	1,654.80	-	-	-
Signatureglobal Developers Limited	850.00	-	-	-
Rose Building Solutions Limited	400.00	-	-	-
Signature Infrabuild Limited	350.00	-	-	-
Short term borrowings repaid				
Signature Builders Limited	10.00	-	-	-
Signatureglobal Developers Limited	34.00	-	-	-
Signatureglobal Securities Private Limited	-	-	-	25.62
Interest charged on borrowings				
Signature Builders Limited	131.58	-	-	-
Signatureglobal Developers Limited	63.98	-	-	-
Rose Building Solutions Limited	25.59	-	-	-
Signature Infrabuild Limited	3.67	-	-	-
Signatureglobal Securities Private Limited	-	-	-	0.29

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2026	Year ended 31 March 2025	Year ended 31 March 2026	Year ended 31 March 2025
Security deposit received back				
Maa Vaishno Net-Tech Limited	-	36.50	-	-
Deemed investments in (classified under investments)				
Sternal Buildcon Limited	1.42	-	-	-
Signatureglobal Developers Limited	6.00	-	-	-
Indeed Fincap Private Limited	1.95	-	-	-
Gurugram Commercity Limited	10.30	-	0.06	-
Signatureglobal Homes Limited	6.32	-	-	-
Forever Buildtech Limited	3.05	-	-	-
Signature Builders Limited	4.07	-	-	-
Expenses paid on behalf of				
JMK Holdings Limited	0.44	0.27	-	-
Signature Builders Limited	0.73	0.66	-	-
Signatureglobal Developers Limited	1.50	0.80	-	-
Forever Buildtech Limited	0.38	0.19	-	-
Sternal Buildcon Limited	2.14	1.55	-	-
Fantabulous Town Developers Limited	0.03	0.03	-	-
Maa Vaishno Net-Tech Limited	0.27	0.10	-	-
Rose Building Solutions Limited	0.36	0.76	-	-
Sarvpriya Securities Private Limited	-	-	0.10	0.26
Indeed Fincap Private Limited	0.07	0.06	-	-
Signature Infrabuild Limited	1.20	0.97	-	-
Signatureglobal Homes Limited	2.42	18.36	-	-
Gurugram Commercity Limited	5.76	5.33	-	-
Skyfull Maintenance Services Private Limited	-	-	29.91	27.81
Southern Gurugram Farms Private Limited	-	-	0.03	0.03
Signatureglobal Business Park Limited	1.59	0.64	-	-
Signatureglobal Marketing Solutions Private Limited	-	-	0.01	0.03
Signatureglobal Foundation Trust	-	-	0.02	0.03
Signatureglobal Securities Private Limited	-	-	0.05	0.07
Expenses paid on behalf of the Company by				
Forever Buildtech Limited	0.06	-	-	-
Rose Building Solutions Limited	1.06	0.72	-	-
Sarvpriya Securities Private Limited	-	-	1.64	0.06
Signature Builders Limited	4.32	2.86	-	-
JMK Holdings Limited	1.56	1.92	-	-

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2026	Year ended 31 March 2025	Year ended 31 March 2026	Year ended 31 March 2025
Signatureglobal Developers Limited	3.45	3.92	-	-
Signature Infrabuild Limited	2.57	2.77	-	-
Signatureglobal Homes Limited	0.58	19.73	-	-
Sternal Buildcon Limited	7.85	1.87	-	-
Signatureglobal Business Park Limited	4.18	25.06	-	-
Gurugram Commercity Limited	2.85	5.91	164.80	-
Skyfull Maintenance Services Private Limited	-	-	18.29	0.89
Allowance for expected credit losses of financial assets of				
Maa Vaishno Net-Tech Limited	8.70	50.75	-	-
Corporate guarantees given				
Signatureglobal Developers Limited	-	113.94	-	-
Signatureglobal Homes Limited	-	367.50	-	-
Forever Buildtech Limited	-	19.32	-	-
Signatureglobal Business Park Limited	-	76.63	-	-
Gurugram Commercity Limited	-	2,382.50	-	-
Corporate guarantees extinguished				
Sternal Buildcon Limited	-	59.39	-	-
Signatureglobal Developers Limited	401.07	297.98	-	-
Signature Builders Limited	-	90.00	-	-
Gurugram Commercity Limited	2,092.50	290.00	-	-
Forever Buildtech Limited	104.44	-	-	-
Signatureglobal Homes Limited	-	45.00	-	-
Signature Infrabuild Limited	-	-	-	-
Signatureglobal Business Park Limited	2,217.48	252.52	-	-
Rose Building Solutions Limited	-	93.59	-	-
Advances given to				
Signature Infrabuild Limited	-	10.00	-	-
Fantabulous Town Developers Limited	-	10.00	-	-
Signatureglobal Business Park Limited	-	10.00	-	-
Unistay Hospitality Private Limited	-	-	3.80	-
Purchase of development rights from				
Signature Infrabuild Limited	109.28	-	-	-
Fantabulous Town Developers Limited	48.53	-	-	-
Signatureglobal Business Park Limited	999.67	-	-	-
Purchase of residential undertaking from (refer note 48)				
Gurugram Commercity Limited	500.00	-	-	-

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2026	Year ended 31 March 2025	Year ended 31 March 2026	Year ended 31 March 2025
Advance received against purchase of residential units				
Shagun Garg	-	-	-	0.36
Shelly Aggarwal	-	-	-	0.70
Nikhil Aggarwal	-	-	-	0.70
Rajat Kathuria	-	-	-	0.12
Geeta Devi Aggarwal	-	-	-	0.14
Rashmi Aggarwal	-	-	-	0.14
Vedanshi Aggarwal	-	-	-	0.14
Bharti Aggarwal	-	-	-	0.14
Bhawana Aggarwal	-	-	-	0.14
Short term employee benefits#				
Ravi Aggarwal	-	-	24.00	19.58
Devender Aggarwal	-	-	24.00	19.58
Pradeep Kumar Aggarwal	-	-	24.00	19.58
Lalit Kumar Aggarwal	-	-	24.00	19.58
Rajat Kathuria	-	-	43.75	53.50
Sanjay Kumar Varshney	-	-	27.50	22.48
Manish Garg	-	-	-	4.36
Gaurav Malik	-	-	-	5.81
Sanjeev Kumar Sharma	-	-	35.70	5.39
Meghraj Bothra	-	-	15.82	12.30
Director sitting fees				
Kundan Mal Agarwal	-	-	0.80	0.80
Chandra Wadhwa	-	-	0.93	0.78
Lata Pillai	-	-	0.55	0.35
Venkatesan Narayanan	-	-	0.73	0.50

#Does not include gratuity expense and compensated absence as the same is provided in the books on the basis of actuarial valuation for the Company as a whole and hence individual figure cannot be determined.

c) Balances at the end of year:

Particulars	Subsidiary Companies		Other related parties*	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Trade receivables				
Fantabulous Town Developers Limited	54.72	9.76	-	-
JMK Holdings Limited	269.38	219.84	-	-
Maa Vaishno Net-Tech Limited (net of impairment provision)	3.01	-	-	-

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Rose Building Solutions Limited	148.99	45.76	-	-
Sarvpriya Securities Private Limited	-	-	201.45	360.14
Signature Builders Limited	418.02	152.65	-	-
Signature Infrabuild Limited	482.17	353.24	-	-
Signatureglobal Developers Limited	372.67	606.69	-	-
Forever Buildtech Limited	255.24	77.08	-	-
Gurugram Commercity Limited	-	136.00	-	-
Indeed Fincap Private Limited^	0.02	0.19	-	-
Sternal Buildcon Limited	1,040.04	630.12	-	-
Signatureglobal Homes Limited	1,594.89	1,238.33	-	-
Signatureglobal Securities Private Limited	-	-	0.03	0.20
Signatureglobal Marketing Solutions Private Limited	-	-	-	0.01
Southern Gurugram Farms Private Limited^	-	-	0.01	0.00
Signatureglobal Business Park Limited	229.19	95.54	-	-
Skyfull Maintenance Services Private Limited	-	-	28.48	27.20
Signature Global Foundation Trust	-	-	0.45	0.11
Advance received against sales of residential units				
Shelly Aggarwal	-	-	2.98	2.98
Nikhil Aggarwal	-	-	2.98	2.98
Rajat Kathuria	-	-	2.49	2.49
Geeta Devi Aggarwal	-	-	2.79	2.79
Rashmi Aggarwal	-	-	2.79	2.79
Vedanshi Aggarwal	-	-	2.79	2.79
Bharti Aggarwal	-	-	2.79	2.79
Bhawana Aggarwal	-	-	2.79	2.79
Madhu Aggarwal	-	-	2.79	2.79
Nidhi Aggarwal	-	-	2.79	2.79
Unbilled receivables				
JMK Holdings Limited	56.49	12.28	-	-
Rose Building Solutions Limited	23.24	12.69	-	-
Sarvpriya Securities Private Limited	-	-	13.78	22.47
Signature Builders Limited	95.85	35.60	-	-
Signature Infrabuild Limited	49.26	72.01	-	-
Signatureglobal Developers Limited	62.17	11.77	-	-
Forever Buildtech Limited	1.70	8.42	-	-
Sternal Buildcon Limited	135.56	64.73	-	-
Signatureglobal Homes Limited	71.83	20.32	-	-

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Signatureglobal Business Park Limited	14.15	-	-	-
Fantabulous Town Developers Limited	1.68	33.50	-	-
Maa Vaishno Net-Tech Limited (net of impairment provision)	-	-	-	-
Gurugram Commercity Limited	-	9.09	-	-
Skyfull Maintenance Services Private Limited	-	-	-	1.27
Security deposit				
Fantabulous Town Developers Limited	30.00	30.00	-	-
Maa Vaishno Net-Tech Limited	-	-	-	-
Rose Building Solutions Limited	-	-	-	-
Advances for purchase of development rights				
Signature Infrabuild Limited	-	10.00	-	-
Fantabulous Town Developers Limited	-	10.00	-	-
Signatureglobal Business Park Limited	-	10.00	-	-
Borrowings taken				
Signature Builders Limited	1,644.80	-	-	-
Signatureglobal Developers Limited	816.00	-	-	-
Rose Building Solutions Limited	400.00	-	-	-
Signature Infrabuild Limited	350.00	-	-	-
Interest accrued on borrowings taken				
Signature Builders Limited	43.67	-	-	-
Signatureglobal Developers Limited	22.81	-	-	-
Rose Building Solutions Limited	11.18	-	-	-
Signature Infrabuild Limited	3.31	-	-	-
Loans given				
Fantabulous Town Developers Limited	345.91	338.79	-	-
Maa Vaishno Net-Tech Limited (net of impairment provision)	103.24	-	-	-
Forever Buildtech Limited	611.37	6.04	-	-
Signatureglobal Developers Limited	-	67.71	-	-
Signature Infrabuild Limited	-	1.52	-	-
Sternal Buildcon Limited	15.46	8.25	-	-
JMK Holdings Limited	5.96	1,019.46	-	-
Signatureglobal Business Park Limited	8,726.52	1,528.19	-	-
Indeed Fincap Private Limited	2.58	5.31	-	-
Gurugram Commercity Limited	-	4,161.75	70.80	-
Rajat Kathuria	-	-	15.00	20.00
Signatureglobal Homes Limited	3,021.69	1,469.49	-	-

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Investments				
Signature Builders Limited	615.77	615.77	-	-
Signatureglobal Homes Limited	30.00	30.00	-	-
Signatureglobal Developers Limited	206.00	206.00	-	-
JMK Holdings Limited	83.84	83.84	-	-
Indeed Fincap Private Limited	73.09	44.86	-	-
Rose Building Solutions Limited	40.10	40.10	-	-
Signature Infrabuild Limited	50.00	50.00	-	-
Fantabulous Town Developers Limited	20.09	20.09	-	-
Maa Vaishno Net-Tech Limited (net of impairment provision)	-	-	-	-
Sternal Buildcon Limited	181.19	181.19	-	-
Forever Buildtech Limited	268.75	268.75	-	-
Signatureglobal Business Park Limited	350.00	350.00	-	-
Gurugram Commercity Limited	-	1,194.22	1,134.07	-
Signatureglobal Foundation Trust^	-	-	0.00	0.00
Deemed investments in (classified under investments)				
Sternal Buildcon Limited	1.42	-	-	-
Signatureglobal Developers Limited	6.00	-	-	-
Indeed Fincap Private Limited	1.95	-	-	-
Gurugram Commercity Limited	-	-	10.37	-
Signatureglobal Homes Limited	6.32	-	-	-
Forever Buildtech Limited	3.05	-	-	-
Signature Builders Limited	4.07	-	-	-
Corporate guarantees given				
Signatureglobal Developers Limited	-	401.07	-	-
Forever Buildtech Limited	-	104.44	-	-
Gurugram Commercity Limited	-	2,092.50	-	-
Signatureglobal Homes Limited	367.50	367.50	-	-
Signatureglobal Business Park Limited	196.62	2,414.10	-	-
Advance against construction contracts				
Signature Builders Limited	420.57	637.19	-	-
JMK Holdings Limited	158.36	277.91	-	-
Signatureglobal Homes Limited	16.89	105.72	-	-
Rose Building Solutions Limited	85.88	159.89	-	-
Signatureglobal Developers Limited	7.71	65.45	-	-
Sternal Buildcon Limited	107.08	428.06	-	-

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Subsidiary Companies		Other related parties*	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Trade payables				
Signatureglobal Business Park Limited	-	0.39	-	-
Fantabulous Town Developers Limited	38.15	-	-	-
Signature Infrabuild Limited	98.29	-	-	-
Sarvpriya Securities Private Limited	-	-	6.01	-
Skyfull Maintenance Services Private Limited	-	-	0.72	-
Salary payable				
Ravi Aggarwal	-	-	1.23	1.14
Devender Aggarwal	-	-	1.23	1.14
Pradeep Kumar Aggarwal	-	-	1.23	1.14
Lalit Kumar Aggarwal	-	-	1.23	1.14
Sanjay Kumar Varshney	-	-	1.44	1.08
Rajat Kathuria	-	-	1.63	10.36
Sanjeev Kumar Sharma	-	-	1.91	0.45
Meghraj Bothra	-	-	0.69	0.95

^ Certain amounts that are required to be disclosed and do not appear due to rounding-off are expressed as "0.00".

*Other related parties includes Key Management Personnel and entities in which Key Management Personnel or close members are interested and entities exercising significant influence over the Company.

**Directors Ravi Aggarwal, Pradeep Kumar Aggarwal, Devender Aggarwal and Lalit Kumar Aggarwal and their relatives have also given personal guarantees against long term and short term borrowing facilities availed by the Company. (refer note 19D)

***Certain subsidiary companies have also given corporate guarantee and created charge against their assets for borrowings obtained by the Company (refer note 19D).

d) **Others -** The Company has provided its inventories as security against the borrowing facilities taken by subsidiaries companies namely Sternal Buildcon Limited, Signatureglobal Homes Limited, Signatureglobal Developers Limited and Sarvpriya Securities Private Limited (entity in which Key Management Personnel and Relatives of Key Management Personnel are interested).

e) During the year ended 31 March 2026, pursuant to the ESOP scheme, the Company granted Stock Options to certain eligible employees, including KMPs, under its Employees Stock Option plan [within the meaning of the Securities and Exchange Board of India (Share based Employee Benefits) Regulations, 2021]. Since such stock options are not tradeable, no perquisite or benefits is immediately conferred upon the employee by grant of such Stock Options, accordingly, the said grants have not been considered as 'remuneration'. However, in accordance with Ind AS 102, the Company has recorded employee benefit expenses by way of share-based payments to employees aggregating to ₹ 243.11 million for the year ended 31 March 2026, of which ₹ 107.44 million is attributable to KMPs.

f) **Terms and conditions:-**

All transactions with related parties are made on the terms equivalent to those that prevail in arm's length transactions and within the ordinary course of business. Outstanding balances at respective year ends are unsecured and settlement is generally done in cash.

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(All amounts are in ₹ millions, unless otherwise specified)

38 CAPITAL MANAGEMENT

Net debts comprise of non-current and current debts (including trade payables and other financial liabilities) as reduced by cash and cash equivalents, other bank balances and current investments. Equity comprises all components of equity including other comprehensive income.

The objective of Company's capital management structure is to ensure that there remains sufficient liquidity within the Company to carry out committed work requirements. The Company manages its capital structure and makes adjustments to it, in light of changes to economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital, issue new shares for cash, repay debt, put in place new debt facilities or undertake other such restructuring activities as appropriate.

Particulars	As at 31 March 2026	As at 31 March 2025
Borrowings (including interest accrued)	32,744.33	16,123.82
Trade payables	26,053.38	13,833.75
Other financial liabilities	311.24	318.13
Cash and cash equivalents	(11,881.41)	(3,765.57)
Bank balances other than cash and cash equivalents	(1,526.10)	(564.78)
Net debts (a)	45,701.44	25,945.35
Total equity (b)	**9,732.58**	**9,293.18**
Equity and net debt (c = a + b)	**55,434.02**	**35,238.53**
Gearing ratio % (d = a/ c)	**82.44%**	**73.63%**

39 EMPLOYEE BENEFITS

The Company has adopted Indian Accounting Standard (Ind AS) - 19 on Employee benefit as under:

Defined contribution plans

The Company makes contribution towards employee's provident fund and employee's state insurance.

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
The Company has recognised following as contribution towards these schemes.	17.62	11.81
Expected contribution towards employee's provident fund and employee's state insurance for next reporting year	19.73	13.23

Defined benefit plans

Gratuity (Unfunded)

The Company has a defined benefit gratuity plan. Every employee is entitled to gratuity as per the provisions of the Payment of Gratuity Act, 1972. The liability for Gratuity is recognized on the basis of actuarial valuation.

Risk associated with plan provisions

Salary increases	Actual salary increases will increase the plan’s liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
Discount rate	Reduction in discount rate in subsequent valuations can increase the plan’s liability.
Mortality and disability	Actual deaths and disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
Withdrawals	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact plan’s liability.

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Amounts recognised in the balance sheet:

Particulars	As at 31 March 2026	As at 31 March 2025
Present value of the obligation	108.08	95.81
Current liability (amount due within one year)	6.25	4.81
Non-current liability (amount due over one year)	101.83	91.00

Loss recognised in other comprehensive income:

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Actuarial loss recognised during the year		
Arising from change in demographic assumption	-	-
Arising from change in financial assumption	(3.98)	4.96
Arising from experience adjustment	2.12	1.55
Components of defined benefit costs recognised in other comprehensive income	**(1.86)**	**6.51**

Expenses recognised in statement of profit and loss

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Current service cost	23.37	16.09
Interest cost	6.42	5.02
Past service cost	0.14	-
Cost recognised during the year	**29.93**	**21.11**

Movement in the liability recognised in the balance sheet is as under:

Particulars	31 March 2026	31 March 2025
Present value of defined benefit obligation at the beginning of the year	95.81	70.23
Current service cost	23.37	16.09
Interest cost	6.42	5.02
Past service cost	0.14	-
Actuarial loss net	(1.86)	6.51
Benefits paid	(15.80)	(2.04)
Present value of defined benefit obligation at the end of the year	**108.08**	**95.81**

For determination of the liability of the Company the following actuarial assumptions were used:

Particulars	31 March 2026	31 March 2025
Discount rate	7.00%	6.65%
Salary escalation rate	12.00%	12.00%
Retirement age (Years)	60	60
Withdrawal rate		
Upto 30 years	11.50% - 15.00%	11.50% - 15.00%
From 31 to 44 years	6.60% - 11.15%	6.60% - 11.15%
Above 44 years	1.00% - 6.25%	1.00% - 6.25%
Weighted average duration of defined benefit obligations	11.00	11.00

Mortality rates inclusive of provision for disability -100% of IALM (2012 – 14) Ult.

Notes

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(All amounts are in ₹ millions, unless otherwise specified)

Maturity profile of defined benefit obligation:

Particulars	31 March 2026	31 March 2025
1 year	6.25	4.81
2 to 5 year	34.46	30.77
6 - 10 years	45.28	38.09
10 years onwards	173.17	158.91

Sensitivity analysis for gratuity liability:

Particulars	31 March 2026	31 March 2025
a) Impact of the change in discount rate		
Present value of obligation at the end of the year		
Impact due to increase of 1 %	97.99	86.29
(% change compared to base due to sensitivity)	(9.30%)	(9.90%)
Impact due to decrease of 1 %	119.91	107.10
(% change compared to base due to sensitivity)	11.00%	11.80%
b) Impact of the change in salary increase		
Present value of obligation at the end of the year		
Impact due to increase of 1 %	113.93	101.76
(% change compared to base due to sensitivity)	5.40%	6.20%
Impact due to decrease of 1 %	102.15	89.96
(% change compared to base due to sensitivity)	(5.50%)	(6.10%)

The above sensitivity analysis is based on a change in an assumption of discount rate from 6.65% for the year ended 31 March 2025 to 7.00% for the year ended 31 March 2026, while holding all other assumptions constant. In practice, this is unlikely to occur and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting year) has been applied which was applied while calculating the defined benefit obligation liability recognised in the balance sheet. Further, there is no change in the method of valuation.

Compensated absences (unfunded)

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of undiscounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the statement of profit and loss in the year in which such gains or losses are determined.

Based on the independent actuarial valuation, only a certain amount of provision has been presented as current while the remaining amount has been presented as non-current. The same is in line with the Company's leave policy as employees do not have unconditional right to avail leaves at any time within next one year. During the current year, an amount of ₹ 28.17 million (31 March 2025: ₹ 54.00 million) has been recognised in the statement of profit and loss.

40 LEASES

a) Company as a lessee

The Company has leases for office space and buildings. With the exception of short-term leases and leases of low-value underlying assets, each lease is reflected on the balance sheet as a right-of-use asset and a lease liability. The Company has presented its right-of-use assets in the balance sheet separately from other assets.

Each lease generally imposes a restriction that, unless there is a contractual right for the Company to sublease the asset to another party, the right-of-use asset can only be used by the Company. The Company is prohibited from selling or pledging the underlying leased assets as security. Further, the Company is required to pay maintenance fees in accordance with the lease contracts.

i. Lease liabilities

Particulars	As at 31 March 2026	As at 31 March 2025
Current	41.19	44.22
Non-Current	311.84	234.16

Additions to the right-of-use assets during year were ₹ 124.37 millions (31 March 2025: ₹ 192.13 millions).

ii. Amounts recognised in the statement of profit or loss

Lease liability included in the balance sheet	For the year ended 31 March 2026	For the year ended 31 March 2025
Depreciation on right-of-use assets	56.60	43.27
Interest on lease liabilities (included in interest expenses)	39.60	30.56
Expenses relating to short-term leases	5.79	4.04
Net impact on statement of profit and loss	**101.99**	**77.87**

iii. Amounts recognised in the statement of cash flows

Particulars	As at 31 March 2026	As at 31 March 2025
Payment of lease liabilities- principal and interest	89.32	73.22

iv. Payments associated with short-term leases of equipment and vehicles and all leases of low-value assets are recognised on a straight-line basis as an expense in Statement of profit and loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise IT equipment and small items of office furniture

v. Maturity of lease liabilities

The lease liabilities are secured by the related underlying assets. Future minimum lease payments were as follows:

31 March 2026

Particulars	Minimum lease payments due				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Undiscounted lease payments	83.01	78.79	70.65	303.42	535.87
Finance charges	(42.02)	(36.88)	(31.43)	(72.51)	(182.84)
Net present values	**40.99**	**41.91**	**39.22**	**230.91**	**353.03**

31 March 2025

Particulars	Minimum lease payments due				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Undiscounted lease payments	78.40	63.25	58.98	221.85	422.48
Finance charges	(34.63)	(28.96)	(24.37)	(56.14)	(144.10)
Net present values	**43.77**	**34.29**	**34.61**	**165.71**	**278.38**

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

vi. Information about extension and termination options

31 March 2026

Right of use assets	Number of leases	Range of remaining term (in years)	Average remaining lease term (in years)	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Building premises	27	0.25 to 8.80	4.36	-	-	27

31 March 2025

Right of use assets	Number of leases	Range of remaining term (in years)	Average remaining lease term (in years)	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Building premises	26	0.75 to 8.95	4.09	-	-	26

41 REVENUE RELATED DISCLOSURES

I Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers:

Description	For the year ended 31 March 2026	For the year ended 31 March 2025
(A) Operating revenue		
Revenue from sale of real estate properties	3,831.88	8,745.94
Sale of traded goods	3.78	4.58
Sale of switching station rights	23.71	-
Revenue from construction contracts	8,295.90	8,165.96
Sub-total (A)	**12,155.27**	**16,916.48**
(B) Other operating revenue		
Business support services income	502.85	479.79
Project management fees	534.10	315.20
Branding fees	549.60	480.50
Forfeiture income	23.60	1.92
Scrap sale	43.12	58.58
Sub-total (B)	**1,653.27**	**1,335.99**
Total revenue under Ind AS 115	**13,808.54**	**18,252.47**

The transaction price of the remaining performance obligation (unsatisfied or partially satisfied) towards revenue from sale of real estate properties as at 31 March 2026 is ₹ 87,869.87 million (31 March 2025 ₹ 51,515.89 million). The same is expected to be recognised within 0 to 7 years.

II Contract balances

The following table provides information about receivables and contract liabilities from contract with customers:

Particulars	As at 31 March 2026	As at 31 March 2025
Contract liabilities (real estate projects)		
Advance from customers	16,366.31	11,609.38
Total contract liabilities	**16,366.31**	**11,609.38**
Contract liabilities (construction contracts)		
Advance from customers	796.49	1,674.23
Total contract liabilities	**796.49**	**1,674.23**
Contract liabilities		
Unearned revenue	3.48	19.19
Total contract liabilities	**3.48**	**19.19**
Contract assets		
Unbilled revenue (net of expected credit losses)	525.72	304.14
Total contract assets	**525.72**	**304.14**

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. Contract liability is the entity's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer in advance. Contract assets (unbilled receivables) are transferred to receivables when the rights become unconditional and contract liabilities are recognised as and when the performance obligation is satisfied.

The management expects that the revenue will be recognized against the contract balances starting from financial year ending 31 March 2026.

III Significant changes in the contract liabilities balances during the year are as follows:

(a) Contract liabilities - advance from customers (real estate projects)

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance of contract liabilities - advance from customers	**11,609.38**	**10,430.91**
Less: Amount of revenue recognised during the year	(3,817.04)	(8,668.54)
Add: Addition during the year	8,573.97	9,847.01
Closing balance of contract liabilities - advance from customers	**16,366.31**	**11,609.38**

(b) Contract liabilities - advance from customers (construction contracts)

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance of contract liabilities - advance from customers	**1,674.23**	**2,584.42**
Less: Amount of revenue recognised during the year	(8,295.90)	(8,165.96)
Add: Addition during the year	7,418.16	7,255.77
Closing balance of contract liabilities - advance from customers	**796.49**	**1,674.23**

(c) Contract liabilties - unearned revenue

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance of contract liabilties - unearned revenue	**19.19**	**2.59**
Movement during the year	(15.71)	16.60
Closing balance of contract liabilties - unearned revenue	**3.48**	**19.19**

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(All amounts are in ₹ millions, unless otherwise specified)

(d) Contract assets - unbilled revenue

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance of contract assets - unbilled revenue	**304.14**	**483.98**
Movement during the year	221.58	(179.84)
Closing balance of contract assets - unbilled revenue	**525.72**	**304.14**

(e) Trade receivables

Particulars	As at 31 March 2026	As at 31 March 2025	As at 31 March 2024
Balance as at year end	**5,201.83**	**4,033.79**	**2,120.73**

IV Reconciliation of operating revenue

Particulars	As at 31 March 2026	As at 31 March 2025
Gross revenue	12,197.94	17,005.91
Adjustments for discounts and rebates	(42.67)	(89.43)
Net revenue	**12,155.27**	**16,916.48**

V Closing balances of assets recognised from costs incurred to obtain a contract with a customer

Particulars	As at 31 March 2026	As at 31 March 2025
Closing balance of prepaid brokerage	1,944.65	1,303.62
Expenses recognised during the year	214.94	355.43

VI Disaggregated revenue recognition

Particulars	As at 31 March 2026	As at 31 March 2025
Revenue recognized over a period of time	9,882.45	9,441.45
Revenue recognized at a point in time	3,926.09	8,811.02

42 The Company's shareholders, at their Annual General Meeting held on 28 September 2024, had approved the Signatureglobal Employee Stock Plan 2024 ("ESOP Plan"). The ESOP Plan is administered by the 'Nomination and Remuneration Committee' ('NRC') constituted by the Board of Directors of the Company. During the current year, the NRC in their meeting held on 15 May 2025, approved the grant of 850,000 stock options to eligible employees of the Company, its subsidiaries and joint venture, under the ESOP Plan, with graded vesting over the period of 1- 4 years, subject to fulfilment of specified conditions as per the said ESOP Plan.

Grant date	Number of options	Exercise price (in ₹)	Vesting period	Fair value of the option* (in ₹)	Vesting condition
15 May 2025	5,24,243	586.35	1- 4 years	682.51	Time based
	2,43,902	879.53	1- 4 years	682.51	Time based

*Based on fair valuation report.

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Vesting schedule

The Company has issued stock options on its own shares to specified employees of the Company, its subsidiaries and its joint venture. The Company uses fair value to account for the compensation cost of stock options to empoyees in the standalone financial statements. The following is the vesting pattern of Employee Stock Options Plan.

Particulars	Employee Stock Compensation Plan
At the end of one year of service from grant date	39.05%
At the end of two years	20.31%
At the end of three years	20.32%
At the end of four years	20.32%
Total	**100.00%**

(i) Reconciliation of outstanding options

The details of options granted under the above schemes are as follows:

Particulars	Number of options
	Employee Stock Compensation Plan
Outstanding as at 01 April 2024	-
Granted during the year	-
Lapsed during the year	-
Excercised during the year	-
Outstanding as at 31 March 2025	**-**
Granted during the year	8,50,000
Lapsed during the year	(81,855)
Excercised during the year	-
Outstanding as at 31 March 2026	**7,68,145**

(ii) The Company has considered the fair value of equity shares for the purpose of ESOP accounting by using Black-Scholes model of pricing.

(iii) Inputs used for valuation:

a) Time to Maturity: 2 to 4 years

b) Volatility: 38.14% to 43.60%

c) Risk free rate of interest: 5.94% to 6.10%

d) Expected dividend yield: 0.00%

e) Expected option life (in years): 2.5 to 5.5 years

f) Share price at grant date: ₹ 1,172.70 per share

Notes:

(i) Expected volatility for the options issued by the company has been determined after observing the historical volatility of the Company and other listed peers.

(ii) Pursuant to recognition of employee stock expense at grant date fair value, expense amounting to ₹ 243.11 million (31 March 2025: Nil) has been recognised in the Statement of Profit and Loss and ₹ 276.30 million (31 March 2025: Nil) has been recorded as 'employee stock compensation plan reserve' under 'Other Equity' [includes ₹ 33.19 million for employees of subsidiaries and joint venture].

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to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

43 FINANCIAL RATIOS

Ratio	Measurement unit	Numerator	Denominator	As at 31 March 2026	As at 31 March 2025	% Change	Remarks
				Ratio	Ratio		
Current ratio	Times	Current assets	Current liabilities	1.40	1.43	(1.96)	Refer Note A below
Debt-equity ratio	Times	Total debt [Non-current borrowings + Current borrowings]	Total equity	3.33	1.73	92.27	Refer Note B below
Debt service coverage ratio	Times	Earnings before depreciation and amortisation and interest [Profit/loss after tax + Depreciation and amortisation expense + Finance costs (excluding interest on lease liabilities)]	Interest expense (including capitalised) + Principal repayment (including prepayments)	0.15	0.22	(33.05)	Refer Note C below
Return on equity ratio	Percentage	Profit after tax	Average of total equity	1.70%	6.96%	(75.58)	Refer Note C below
Inventory turnover ratio	Times	Costs of materials consumed	Average inventories	0.30	0.70	(57.81)	Refer Note D below
Trade receivables turnover ratio	Times	Revenue from operations	Average trade receivables	2.99	5.93	(49.59)	Refer Note C and E below
Trade payables turnover ratio	Times	Purchases + other expenses	Average trade payables	0.86	2.50	(65.51)	Refer Note D below
Net capital turnover ratio	Times	Revenue from operations	Working capital [Current assets - Current liabilities]	0.60	1.27	(53.09)	Refer Note C below
Net profit ratio	Percentage	Profit after tax	Revenue from operations	1.17%	3.43%	(65.82)	Refer Note C below
Return on capital employed	Percentage	Earnings before depreciation and amortisation, interest and tax = Profit/ loss before tax + Depreciation and amortisation expense + Finance costs	Capital employed [Total assets - Current liabilities + Current borrowings]	5.27%	9.32%	(43.47)	Refer Note C below
Return on investment	Percentage	Profit after tax	Equity share capital + Instruments entirely equity in nature + Securities premium	1.53%	5.90%	(74.14)	Refer Note C below

Notes:

A Since the change in ratio is less than 25%, no explanation is required to be furnished.

B Variance in ratio is attributable to increase in borrowings as the Company has availed additional loans and NCD's were issued during the year.

C Variance in ratio is attributable to higher revenue recognised on real estate projects in the previous year as compared to the current year.

D Variance in ratio is attributable to increase in inventories due to land acquisition and active development in existing projects during the year.

E Variance in ratio is attributable to decrease in revenue from operations and increase in trade receivables during the year in comparison to previous year.

44 The Ministry of Corporate Affairs (MCA) has prescribed requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted by the Companies (Accounts) Amendment Rules 2021 requiring companies, which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

The accounting software used for maintaining accounting records of the Company has a feature of recording audit trail (edit log) facility and the same has been enabled and operated throughout the year for all relevant transactions recorded in the software at the application level. The 'Independent Service Auditor's Assurance Report on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report' issued in accordance with ISAE 3402, Assurance Reports on Controls at a Service Organization') was available for part of the year. This report does not provide information on audit trail (edit logs) for any direct changes made at the database level.

Further, the accounting software used for maintaining accounting records of the customer and channel partner master has a feature of recording audit trail (edit log) facility and the same has been enabled and operated throughout the year for all relevant transactions recorded in the software at the application level. The 'Independent Service Auditor's Assurance Reports on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report' issued in accordance with ISAE 3402, Assurance Reports on Controls at a Service Organization') was available. However, the audit trail logs are retained for six months for any direct data changes made at the database level and the audit trail logs are not preserved as per the statutory requirements for record retention for any direct data changes made at the database level. Furthermore, the accounting software used for maintenance of payroll related records has a feature of recording audit trail (edit log) facility and the same has been enabled and operated throughout the year for all relevant transactions recorded in the software as per the statutory requirements for record retention from the date the audit trail was enabled for the software.

45 DISCLOSURES AS PER THE REQUIREMENTS OF DIVISION II OF SCHEDULE III TO THE ACT

A Ageing schedule of capital work-in-progress

31 March 2026	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Capital work in progress	-	-	-	-	-

31 March 2025	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Capital work in progress	4.00	-	-	-	4.00

The Company does not have any capital work-in-progress whose completion is overdue or has significantly exceeded its cost compared to its original plan.

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(All amounts are in ₹ millions, unless otherwise specified)

B Details related to loans and advances to promoters, directors, KMPs and the related parties

For the year ended 31 March 2026

Type of Borrower	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans
Related parties	12,952.61	100.00%

For the year ended 31 March 2025

Type of Borrower	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans
Related parties	8,652.28	100.00%

C The Company has not advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) to any person or any entity, including foreign entities (Intermediaries) with the understanding that the intermediary shall:

(a) 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

(b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

D The Company has not received any fund from any person or any entity (other than disclosed below), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Funds received from entity (Funding party)*:

Funding party	Date	Amount
International Finance Corporation Address: 2121 Pennsylvania Avenue, Washington D.C. 20433, United States	16 October 2025	8,750.00

(Inclusive of transaction expenses amounting to ₹ 102.19 million)

Funds lend to other entity (Ultimate beneficiaries):

Ultimate beneficiaries	Date	Amount
Signatureglobal Business Park Limited (Address: 13th Floor, 28- Dr. Gopal Das Bhawan, Barakhamba Road, Cannaught Place New Delhi - 110001)	16 October 2025 17 November 2025	8,619.16 28.65

The purpose of issuing above Non Convertible Debentures (NCDs) was to redeem the existing NCDs, carrying higher interest rate and for land acquisition etc. by the Subsidiary Company (Signatureglobal Business Park Limited), in the normal course of business and for furtherance of Company's interest.

E Transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956:

Name of struck off company	Nature of transactions with struck off company	Balance outstanding		Relationship with the struck off company
		As at 31 March 2026	As at 31 March 2025	
Signatureglobal Marketing Solutions Private Limited	Trade receivables	-	0.01	Entity in which Key Management Personnel (KMP) of the Company are interested

F The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

G The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

H The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

I The Company does not have any 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

J The Company has not been declared as a 'Wilful Defaulter' by any bank or financial institution (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

K The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.

L The title deeds of all the immovable properties held by the Company are held in the name of the Company.

M The Company has not revalued its property, plant and equipment and right to use assets (ROUs) during the year.

N The figures of previous year have been regrouped/ reclassed to make them comparative with those of current year wherever considered necessary. The impact of such reclassification/regrouping is not material to the standalone financial statements.

46 The Company is engaged in the business of providing infrastructural facilities as per Section 186(11) read with Schedule IV of the Act. Accordingly, disclosures under section 186 of the Act are not applicable to the Company.

47 CORPORATE SOCIAL RESPONSIBILITY ACTIVITIES*

In accordance with the provisions of section 135 of the Act, Schedule VII and Companies (Corporate Social Responsibility Policy) Rules, 2014, the Company was required to spend ₹ Nil (31 March 2025: Nil) for Corporate Social Responsibility activities. The Company has voluntarily incurred corporate social responsibility expenditure of ₹ 23.19 millions during the current financial year (31 March 2025: ₹ 11.59 millions) for promoting education of under privileged children, promoting healthcare, empowering women and animal welfare. The details of corporate social responsibility activities are as follows:

Particulars	31 March 2026	31 March 2025
(a) Gross amount required to be spent by the Company during the year	-	-
(b) Amount spent during the year on the following:		
(i) Construction / acquisition of any asset	-	-
(ii) Other than above	23.19	11.59

Notes

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(All amounts are in ₹ millions, unless otherwise specified)

(i) The Company has opted to carry forward the excess amount ₹ 36.78 million (31 March 2025: ₹ 13.59 million) which is spent over and above the gross amount required to be spent by the Company.

(ii) The Company is not required to deposit any amount in scheduled bank as there is no amount required to be spent during the year.

(iii) The Company does not carry any provisions for corporate social responsibility expenses for the current year and in any previous year.

(iv) The Company does not have any ongoing project as at 31 March 2026 and in any previous year.

48 One of the subsidiary company- Gurugram Commercity Limited ('GCL'), had been owning certain parcels of land at Sector 71, Southern Peripheral Road, Gurugram, Haryana, for the purpose of real estate development.

a) During the current year, GCL acquired additional development rights from third parties for use in development of real estate project at Sector 71, for a variable consideration, linked to revenue to be earned from the sale of residential portion of the said project.

b) The Company entered into a Business Transfer Agreement (BTA) with GCL on 29 March 2026, for the acquisition of Residential Business Undertaking (comprising the business of development, construction, building or improvement of any nature on the land admeasuring approximately 60 Kanal 02 Marla or 7.513 acres situated at Sector 71, District Gurugram, Haryana alongwith identified liabilities relating to such Undertaking), on a slump sale basis, for aggregate consideration of ₹ 500.00 million.

The Company's management has assessed that the acquisition does not meet the definition of 'Business' in accordance with Ind AS 103 – Business Combination and accordingly, the said acquisition has been accounted for as an 'asset acquisition'. The Company has allocated the consideration to the group of assets and liabilities acquired as below:

Particulars	As at 19 March 2026 (transaction cut-off date)
Inventories	4,173.87
Other current assets	3,753.01
Total assets (A)	**7,926.88**
Long term provisions	0.25
Short term borrowings	2,126.79
Trade payables*	5,503.77
Other financial liabilities	214.11
Short term provisions	0.02
Total liabilities (B)	**7,844.94**
Net assets (C=A-B)	**81.94**

Being an asset acquisition, the transaction price paid over and above of book value of net assets acquired, has been allocated towards inventory. Accordingly, inventory has been recorded at ₹ 4,591.44 million as at the acquisition date.

*Includes ₹ 3,727.54 million representing value of assumed liabilities of GCL in respect of development rights transferred (sales consideration payable to the seller of development rights, mentioned under (a) above). Such amount has been fully recovered from GCL subsequently while the Company shall be discharging its liability, over the period, as per the agreed terms with the seller.

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(All amounts are in ₹ millions, unless otherwise specified)

c) During the current year, the Company entered into a Securities Subscription and Purchase Agreement ('SSPA') dated 14 February 2026 for strategic collaboration and creation of joint venture with Millennia Realtors Private Limited ('RMZ') of RMZ Group, for development of a mixed-use project, comprising of office buildings, hotel(s) and retail space, utilizing approximately 3.94 million square feet of FSI on the Southern Peripheral Road in Gurugram, subject to fulfilment of certain conditions. The transaction consummated on 29 March 2026 pursuant to execution of Closing Agreement and consequently, the Company transferred 3,569,731 equity shares held in GCL to RMZ for cash consideration of ₹ 567.03 million (out of these, Company yet to receive ₹ 373.67 million which is shown as "Amount receivable from sale of shares") in other current financial assets. Simultaneously, as per the terms of the executed SSPA, GCL issued and allotted 77,860,538 fresh equity shares at ₹ 158.84 each, to RMZ for aggregate consideration of ₹ 12,367.71 million, that resulted in diluting the Company's shareholding in GCL to 50%.

As per the terms of SSPA, all strategic, financial and operating decisions shall require unanimous consent of both the shareholders (the Company and RMZ) and the Company has assessed that it does not solely control the relevant activities of GCL. Consequently, the Company has ceased to exercise control over GCL effective 30 March 2026 and accordingly, GCL has been classified as a 'Joint Venture' in accordance with Ind AS 28 'Investment in Associates and Joint Ventures' and Ind AS 111 'Joint Arrangements', effective from 30 March 2026.

In accordance with Ind AS 27 'Separate Financial Statements', the Company's investment in GCL had been accounted for at cost in the standalone financial statements. On account of the above transaction, the Company has recognised a realised gain of ₹ 506.88 million (presented as 'exceptional item' in these standalone financial statements), arising from the sale of partial stake in the wholly owned subsidiary company and further, upon loss of control, the investment previously classified as 'Investment in Subsidiary' has been reclassified to 'Investment in Joint Venture' at its carrying amount as at 30 March 2026.

49 The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Code viz Code on Wages 2019, Code on Social Security, 2020, Industrial Relations Code, 2020, and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the New Labour Codes). These Codes have been made effective from 21 November 2025. The impact of these changes is not material on the standalone financial statements.

50 The Company has issued 87,500 rated, listed, secured, redeemable Non-Convertible Debentures (NCDs) having face value of ₹ 100,000 each aggregating of ₹ 8,750.00 million on a private placement basis to International Finance Corporation (IFC). These NCDs carry an interest rate of 11% per annum payable on quarterly basis and such NCDs got listed on the BSE Limited on 17 October 2025 and are redeemable in twelve equal quarterly instalments, starting from 15 April 2026 to 15 January 2029. As at the reporting date, the Company has fully utilized the proceeds in accordance with Purpose Clause 14.5 of the Debenture Trust Deed dated 30 September 2025 in the following manner:

Particulars	Actual utilisation of proceeds received from issuance of NCDs	Date of receipt/ utilisation	Amount of proceeds received and its utilisation (₹ in million)
Proceeds from issuance of NCDs		16 October 2025	8,750.00
Manner of utilisation of proceeds from issuance of NCD's			
Towards full redemption of the HCare NCDs to the extent issued by Signatureglobal Business Park Limited (SBPL) including redemption of HCare NCDs, accrued interest, redemption premium and other charges (including but not limited to early redemption premium and additional coupon) in relation thereto;	Loan given to SBPL and such proceeds were utilized for the stated purpose	16 October 2025	4,704.59

Notes

to the standalone financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Actual utilisation of proceeds received from issuance of NCDs	Date of receipt/ utilisation	Amount of proceeds received and its utilisation (₹ in million)
Acquisition of land under the sale deeds	Loan given to SBPL and such proceeds were utilized for the stated purpose	16 October 2025	3,909.98
Construction expenditure in respect of the projects by SBPL	Loan given to SBPL and such proceeds were utilized for the stated purpose	16 October 2025	4.59
		19 November 2025	28.65
Transaction expense	Transaction cost	27 October 2025 and 12 November 2025	102.19
Total			**8,750.00**

51 As per Ind AS 108 "Operating Segments", if a financial report contains both consolidated financial statements and the separate financial statements of the Parent Company, segment information may be presented on the basis of the consolidated financial statements. Thus, disclosure required on segment information has been furnished in consolidated financial statements.

This is summary of material accounting policy information and other explanatory information referred to in our report of even date.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Deepak Mittal
Partner
Membership No.: 503843

Place: Gurugram
Date: 13 May 2026

For and on behalf of the Board of Directors of
Signatureglobal (India) Limited

Ravi Aggarwal
Managing Director
DIN-00203856

Pradeep Kumar Aggarwal
Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13 May 2026

Independent Auditor's Report

To the Members of Signatureglobal (India) Limited

Report on the Audit of the Consolidated Financial Statements

OPINION

1. We have audited the accompanying consolidated financial statements of Signatureglobal (India) Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group') and its joint venture, as listed in Annexure 1, which comprise the Consolidated Balance Sheet as at 31 March 2026, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity for the year then ended, and notes to the consolidated financial statements, including material accounting policy information and other explanatory information.

2. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate financial statements and on the other financial information of the subsidiaries and joint venture, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India of the consolidated state of affairs of the Group and joint venture, as at 31 March 2026, and their consolidated profit (including other comprehensive income), consolidated cash flows and the consolidated changes in equity for the year ended on that date.

BASIS FOR OPINION

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group and its joint venture 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 consolidated 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 together with the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph 15 of the Other Matters section below is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

4. Key audit matters are those matters that, in our professional judgment and based on the consideration of the reports of the other auditors on separate financial statements of the subsidiaries and its joint venture, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

5. We have determined the matters described below to be the key audit matters to be communicated in our report:

Key audit matter	How our audit addressed the key audit matter
Revenue recognition on sale of real estate properties	
The Group applies Ind AS 115, Revenue from Contracts with Customers (Ind AS 115) for recognition of revenue from sale of real estate properties. Refer note 6(n) and 50 to the consolidated financial statements for accounting policy and related disclosures.	Our audit procedures on revenue recognised from sale of real estate properties included, but were not limited to the following: • Evaluated the appropriateness of accounting policy for revenue recognition on sale of real estate properties in terms of principles enunciated under Ind AS 115;

Key audit matter	How our audit addressed the key audit matter
Revenue is recognised upon transfer of control of the constructed units to customers for an amount which reflects the consideration the Group expects to receive in exchange for those units. The point of revenue recognition is normally when the intimation for the handover of unit to the customer is sent on completion of the project, builder buyer agreement has been executed and substantial collection has been received. Application of Ind AS 115 involves significant judgement in identifying performance obligations and determining when 'control' of the units is transferred to the customer. Considering the significance of management judgements and estimates involved and the materiality of amounts involved, aforementioned revenue recognition is identified as a key audit matter.	• Assessed the management evaluation of determining revenue recognition from sale of units at a point in time in accordance with the requirements under Ind AS 115; • Obtained and understood the revenue recognition process, evaluated the design and tested operating effectiveness of key controls over revenue recognition including determination of point of transfer of control and completion of performance obligations on a sample basis; • Inspected, on a sample basis, underlying customer contracts and intimation of handover documents, evidencing the transfer of control of the residential units to the customer based on which revenue is recognised at a point in time; • Visited sites during the year for selected projects to understand the nature, status and progress of the projects; • Selected projects on samples basis and tested various reconciliations, i.e., unit reconciliation, area reconciliation and sales value reconciliation as performed by the management; • Tested unusual non-standard journal entries impacting revenue recorded during the year based on certain risk-based criteria, and • Assessed the adequacy of disclosures included in the consolidated financial statements in compliance with the requirements of Ind AS 115.
Recoverability of carrying value of Inventories, advances paid towards land procurement and deposits paid under joint development arrangements (JDA)	
Refer note 6(k), 6(g), 6(j) and 6(z) to the consolidated financial statements for accounting policies on inventories, advances paid towards land procurement and deposits paid against joint development and collaboration agreements and note 12, 13, 19 and 20 for related financial disclosures. As at 31 March 2026, the carrying value of the inventory comprising of work in progress (including stock of units in completed projects) and stock at sites is ₹ 108,740.86 million, land advances is ₹ 111.64 million and deposits paid against joint development and collaboration agreements is ₹ 1,401.94 million, which represents a significant portion of the Group's total assets. The inventories are carried at lower of cost and net realisable value ('NRV'). The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs.	Our procedures in assessing the carrying value of the inventories, land advances and deposits paid under joint development and collaboration agreements included, but were not limited to the following: • Evaluated the appropriateness of accounting policies with respect to inventories, land advances and deposits paid under joint development and collaboration agreements in terms of principles enunciated under applicable accounting standards; • Evaluated the design and tested operating effectiveness of key controls related to testing of NRV/ net recoverable value vis-a-vis carrying amount of inventory, land advances and deposits paid under joint development and collaboration agreements; • Inquired with management to understand key assumptions used in determination of the NRV/ net recoverable value; and • Obtained and tested the computation of the NRV/ net recoverable value on a sample basis.
Advances paid by the Group to the landowners towards outright purchase of land is recognised as land advance under 'Other assets' during the course of transferring the legal title to the Group after which it is transferred to land stock under 'Inventories'. Further, deposits paid under joint development and collaboration arrangements are in the nature of non-refundable and/or refundable deposits, for acquiring the development rights. On the launch of the project, the non-refundable amount is transferred as land cost to 'Projects-in-progress'.	For inventory balance: • Obtained and assessed the Group's methodology applied and assumptions used in assessing the net realizable value based on current market conditions and having regard to expected launch of the project, project development plan and expected future sales less selling costs;

Key audit matter	How our audit addressed the key audit matter
The aforesaid deposits and advances are carried at the lower of the amount paid and net recoverable value, which is based on the management's assessment including the expected date of commencement and completion of the project and the estimate of sale prices and construction costs of the project. Due to the significance of the balance to the consolidated financial statements as a whole and the involvement of estimates which require significant management judgement, recoverability of carrying value of inventory, land advances and deposits paid under joint development and collaboration agreements is identified as a key audit matter.	• Compared the NRV to recent sales in the project or to the estimated selling price; • Compared the estimated construction costs to complete each project with the Group's updated budgets; • Where the management involved specialists to perform valuations, evaluated the objectivity and independence of those specialists and involved auditor's experts to review the assumptions used by the management specialists; and • For land stock, on a sample basis, obtained the fair valuation reports and reviewed the valuation methodology, key estimates and assumptions adopted in the valuation by involving auditor's valuation experts. For land advances/ deposits paid under joint development and collaboration agreements: • Obtained an update on the status of the land acquisition/ project progress from the management and verified the underlying documents for related developments to assess Group's rights over the land parcels and evaluated management's assessment of expected recoverability of land advances / deposits paid under joint development and collaboration agreements; • Carried out external confirmation procedures on sample basis and alternative procedures wherever confirmations were not received to obtain evidence supporting the carrying value of land advance and deposits paid under joint development and collaboration agreements; and • Assessed the adequacy of disclosures included in the consolidated financial statements in compliance with the applicable accounting standards.

INFORMATION OTHER THAN THE CONSOLIDATED FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

6. The Holding Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the consolidated financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report.

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

   In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

   When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

7. The accompanying consolidated financial statements have been approved by the Holding Company's Board of Directors. The Holding Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated changes in equity and consolidated cash flows of the Group

including its joint venture in accordance with the Ind AS specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India. The respective Board of Directors of the companies included in the Group and its joint venture are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Board of Directors of the Holding Company, as aforesaid.

8. In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group and of its joint venture are responsible for assessing the ability of the Group and of its joint venture 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 Group or to cease operations, or has no realistic alternative but to do so.

9. Those respective Board of Directors are also responsible for overseeing the financial reporting process of the companies included in the Group and of its joint venture.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

10. Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing 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 consolidated financial statements.

11. As part of an audit in accordance with Standards on Auditing specified under section 143(10) of the Act we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated 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 Holding 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 made by management;
- Conclude on the appropriateness of 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 ability of the Group and its joint venture 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 consolidated 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 Group and its joint venture to cease to continue as a going concern;
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group, and its joint venture, to express an opinion on the consolidated financial statements. We are responsible for the

direction, supervision and performance of the audit of financial statements of such entities included in the consolidated financial statements, of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

12. 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.

13. 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.

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

OTHER MATTER

15. We did not audit the financial statements of 9 subsidiaries, whose financial statements reflect total assets of ₹ 32,609.04 million as at 31 March 2026, total revenues of ₹ 9,726.79 million and net cash inflows amounting to ₹ 839.49 million for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net loss (including other comprehensive income) of ₹ 0.36 million for the period ended 31 March 2026 in respect of 1 joint venture, whose financial statements have not been audited by us. These financial statements have been audited by other auditors whose reports have been furnished to us by the Holding Company's management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint venture, and our report in terms of sub-section (3) of section 143 of the Act in so far as it relates to the aforesaid subsidiaries and joint venture, are based solely on the reports of the other auditors.

    Our opinion above on the consolidated financial statements, and our report on other legal and regulatory requirements below, are not modified in respect of the above matters with respect to our reliance on the work done by and the reports of the other auditors.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

16. As required by section 197(16) of the Act, based on our audit and on the consideration of the reports of the other auditors, referred to in paragraph 15, on separate financial statements of the subsidiaries and joint venture, we report that the Holding Company and 5 subsidiaries incorporated in India whose financial statements have been audited under the Act have paid remuneration to their respective directors during the year in accordance with the provisions of and limits laid down under section 197 read with Schedule V to the Act. Further, we report that 8 subsidiaries and 1 joint venture incorporated in India whose financial statements have been audited under the Act have not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act is not applicable in respect of such subsidiaries and joint venture.

17. As required by clause (xxi) of paragraph 3 of Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act based on the consideration of the Order reports issued till date by us and by the respective other auditors as mentioned in paragraph 15 above, of companies included in the consolidated financial statements for the year ended 31 March 2026 and covered under the Act, we report that following are the qualifications/adverse remarks reported by us and the other auditors in the Order reports of the companies included in the consolidated financial statements for the year ended 31 March 2026 for which such Order reports have been issued till date and made available to us:

S. No	Name	Corporate Identity Number	Holding Company / subsidiary	Clause number of the CARO report which is qualified or adverse
1	Signatureglobal Developers Limited	U70100DL2008PLC176641	Subsidiary Company	Clause (vii) (a)

18. As required by section 143(3) of the Act, based on our audit and on the consideration of the reports of the other auditors on separate financial statements and other financial information of the subsidiaries and joint venture incorporated in India whose financial statements have been audited under the Act, we report, to the extent applicable, 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 purpose of our audit of the aforesaid consolidated financial statements;

    b) Except for the matters stated in paragraph 18(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors;

    c) The consolidated financial statements dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements;

    d) In our opinion, the aforesaid consolidated financial statements comply with Ind AS specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015;

    e) On the basis of the written representations received from the directors of the Holding Company, its subsidiaries and joint venture and taken on record by the Board of Directors of the Holding Company, its subsidiaries and joint venture, respectively, and the reports of the statutory auditors of its subsidiaries and joint venture, covered under the Act, none of the directors of the Holding Company, its subsidiaries and joint venture, are disqualified as on 31 March 2026 from being appointed as a director in terms of section 164(2) of the Act;

    f) The modification relating to the maintenance of accounts and other matters connected therewith with respect to the consolidated financial statements are as stated in paragraph 18(b) above on reporting under section 143(3)(b) of the Act and paragraph 18(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);

    g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Holding Company, and its subsidiaries and joint venture covered under the Act, and the operating effectiveness of such controls, refer to our separate report in 'Annexure A' wherein we have expressed an unmodified opinion; and

    h) With respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements and other financial information of the subsidiaries and joint venture incorporated in India whose financial statements have been audited under the Act:

        i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group and joint venture as detailed in Note 41 to the consolidated financial statements;

        ii. The Holding Company, its subsidiaries and joint venture did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2026;

        iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company, and its subsidiaries and joint venture covered under the Act, during the year ended 31 March 2026;

        iv. a. The respective managements of the Holding Company and its subsidiaries and joint venture incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries and joint venture respectively that, to the best of their knowledge and belief on the date of this audit report, as disclosed in note 45A to the consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Holding Company or its subsidiaries and joint venture to or in any person or entity, including foreign entities ('the intermediaries'), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company, or any such subsidiaries and joint venture ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;

b. The respective managements of the Holding Company and its subsidiaries and joint venture incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries and joint venture respectively that, to the best of their knowledge and belief, on the date of this audit report, other than as disclosed in the note 45B to the accompanying consolidated financial statements, no funds have been received by the Holding Company or its subsidiaries and joint venture from any person or entity, including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Holding Company, or any such subsidiaries and joint venture shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c. Based on such audit procedures performed by us and that performed by the auditors of the subsidiaries and joint venture, as considered reasonable and appropriate in the circumstances, nothing has come to our or other auditors' notice that has caused us or the other auditors to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

v. The Holding Company, its subsidiaries and joint venture have not declared or paid any dividend during the year ended 31 March 2026; and

vi. As stated in note 52 to the consolidated financial statements and based on our examination which included test checks and that performed by the respective auditors of the subsidiaries and joint venture, of the Holding Company which are companies incorporated in India and audited under the Act, the Holding Company and its subsidiaries and joint venture, in respect of financial year commencing on 1 April 2025, have used an accounting software for maintaining their books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we and respective auditors of the above referred subsidiaries and joint venture did not come across any instance of audit trail feature being tampered with, other than the consequential impact of the exceptions given below. Furthermore, except for instances mentioned below the audit trail have been preserved by the Holding Company and above referred subsidiaries and joint venture as per the statutory requirements for record retention from the date the audit trail was enabled for the software.

Nature of exception noted	Details of exception
Instances of accounting software maintained by a third party where we are unable to comment on the audit trail feature at database level.	The accounting software used for maintaining accounting records of the Group are operated by third party software service provider. The Independent Service Auditor's Assurance Report on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report') issued in accordance with ISAE 3402, Assurance Reports on Controls at a Service Organization) was available for part of the year. In the absence of any information on existence of audit trail (edit logs) for any direct changes made at the database level in the Type 2 report, we are unable to comment on whether the audit trail feature with respect to the database level of the said software was enabled and operated throughout the year.

Nature of exception noted	Details of exception
Instances of accounting software for maintaining books of account for which the feature of recording audit trail (edit log) facility was not operated for all relevant transactions recorded in the software	The audit trail logs in the accounting software used for maintenance of the customer and channel partners master are retained only for six months for any direct data changes made at the database level throughout the year, by the Group.
Instances of non-preservation of the audit trail	The audit trail logs in the accounting software used for maintenance of the customer and channel partners master are not preserved as per the statutory requirements for record retention for any direct data changes made at the database level.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Deepak Mittal
Partner
Membership No.: 503843
UDIN: 26503843UOCRAJ5232

Place: Gurugram
Date: 13 May 2026

Annexure 1

List of entities included in the Statement:

HOLDING COMPANY:

1. Signatureglobal (India) Limited

SUBSIDIARY COMPANIES:

2. Signature Builders Limited (formerly known as Signature Builders Private Limited)
3. Signatureglobal Developers Limited (formerly known as Signatureglobal Developers Private Limited)
4. JMK Holdings Limited (formerly known as JMK Holdings Private Limited)
5. Signature Infrabuild Limited (formerly known as Signature Infrabuild Private Limited)
6. Fantabulous Town Developers Limited (formerly known as Fantabulous Town Developers Private Limited)
7. Maa-Vaishno Net Tech Limited (formerly known as Maa-Vaishno Net Tech Private Limited)
8. Indeed Fincap Private Limited
9. Sternal Buildcon Limited (formerly known as Sternal Buildcon Private Limited)
10. Forever Buildtech Limited (formerly known as Forever Buildtech Private Limited)
11. Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited)
12. Signatureglobal Homes Limited (formerly known as Signatureglobal Homes Private Limited)
13. Signatureglobal Business Park Limited (formerly known as Signatureglobal Business Park Private Limited)
14. Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (till 29 March 2026)

JOINT VENTURE:

15. Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (from 30 March 2026)

Annexure A

Independent Auditor's Report on the internal financial controls with reference to consolidated financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the consolidated financial statements of Signatureglobal (India) Limited ('the Holding Company'), its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group') and its joint venture as at and for the year ended 31 March 2026, we have audited the internal financial controls with reference to consolidated financial statements of the Holding Company, its subsidiary companies and its joint venture company which are companies covered under the Act, as at that date.

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR INTERNAL FINANCIAL CONTROLS

2. The respective Board of Directors of the Holding Company, its subsidiary companies and its joint venture company, which are companies covered under the Act, are responsible for establishing and maintaining internal financial controls based on internal financial controls with reference to consolidated financial statements criteria established by the respective companies considering the essential components of internal control started in the Guidance note on Audit of Internal Financial Control over Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountant of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the 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 Act.

AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO CONSOLIDATED FINANCIAL STATEMENTS

3. Our responsibility is to express an opinion on the internal financial controls with reference to consolidated financial statements of the Holding Company, its subsidiary companies and its joint venture company, as aforesaid, based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to consolidated financial statements, and the Guidance Note issued by the ICAI. 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 consolidated financial statements were established and maintained and if such controls operated effectively in all material respects.

4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated financial statements includes 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 consolidated financial statements, whether due to fraud or error.

5. We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to consolidated financial statements of the Holding Company, its subsidiary companies and its joint venture company as aforesaid.

MEANING OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO CONSOLIDATED FINANCIAL STATEMENTS

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

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO CONSOLIDATED FINANCIAL STATEMENTS

7. Because of the inherent limitations of internal financial controls with reference to consolidated 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 consolidated financial statements to future periods are subject to the risk that the internal financial controls with reference to consolidated financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

OPINION

8. In our opinion and based on the consideration of the reports of the other auditors on internal financial controls with reference to consolidated financial statements of the subsidiary companies and joint venture company, the Holding Company, its subsidiary companies and its joint venture company, which are companies covered under the Act, have in all material respects, adequate internal financial controls with reference to consolidated financial statements and such controls were operating effectively as at 31 March 2026, based on the internal financial controls with reference to consolidated financial statements criteria established by the respective companies considering the essential components of internal control stated in the Guidance note.

OTHER MATTER

9. We did not audit the internal financial controls with reference to consolidated financial statements insofar as it relates to 9 subsidiary companies, which are companies covered under the Act, whose financial statements reflect total assets of ₹ 32,609.04 million and net assets of ₹ 1,541.41 million as at 31 March 2026, total revenues of ₹ 9,726.79 million and net cash inflows amounting to ₹ 839.49 million for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net loss (including other comprehensive income) of ₹ 0.36 million for the period ended 31 March 2026, in respect of 1 joint venture company, which is a company covered under the Act, whose internal financial controls with reference to financial statements have not been audited by us. The internal financial controls with reference to financial statements in so far as it relates to such subsidiary companies and joint venture company have been audited by other auditors whose reports have been furnished to us by the management and our report on the adequacy and operating effectiveness of the internal financial controls with reference to consolidated financial statements for the Holding Company, its subsidiary companies and its joint venture company, as aforesaid, under Section 143(3)(i) of the Act in so far as it relates to such subsidiary companies and joint venture company is based solely on the reports of the auditors of such companies. Our opinion is not modified in respect of this matter with respect to our reliance on the work done by and on the reports of the other auditors.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Deepak Mittal
Partner
Membership No.: 503843
UDIN: 26503843UOCRAJ5232

Place: Gurugram
Date: 13 May 2026

SIGNATURE™ GLOBAL

Consolidated Balance Sheet

as at 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

	Notes	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-current assets			
Property, plant and equipment	7A	790.22	851.26
Capital work in-progress	7A	-	4.00
Right of use assets	7B(i)	341.41	255.70
Investment property	7C	-	313.08
Goodwill	7D	24.26	24.95
Other intangible assets	7E	5.49	11.72
Financial assets			
Investments	8	12,935.16	0.72
Other financial assets	9	454.05	413.94
Deferred tax assets (net)	10	651.01	2,116.72
Non-current tax assets (net)	11A	1,258.25	698.13
Other non-current assets	12	168.93	194.26
		16,628.78	**4,884.48**
Current assets			
Inventories	13	1,08,740.86	92,797.14
Financial assets			
Investments	14	-	-
Trade receivables	15	655.15	644.30
Cash and cash equivalents	16	23,168.66	12,975.32
Bank balances other than cash and cash equivalents	17	4,198.38	2,002.94
Loans	18	1,895.88	1,460.51
Other financial assets	19	1,011.38	577.76
Current tax assets (net)	11B	-	287.22
Other current assets	20	16,252.88	13,030.63
		1,55,923.19	**1,23,775.82**
TOTAL ASSETS		**1,72,551.97**	**1,28,660.30**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	21	140.51	140.51
Other equity	22	18,355.37	7,126.83
Equity attributable to owners of Holding Company		**18,495.88**	**7,267.34**
Non-controlling interests		-	29.06
Total equity		**18,495.88**	**7,296.40**
Liabilities			
Non current liabilities			
Financial liabilities			
Borrowings	23A	18,477.72	15,454.06
Lease liabilities	7B(ii)	328.50	234.16
Provisions	24	410.14	355.86
		19,216.36	**16,044.08**
Current liabilities			
Financial liabilities			
Borrowings	23B	10,931.80	8,206.20
Lease liabilities	7B(ii)	47.83	47.41
Trade payables	25		
(a) total outstanding dues of micro enterprises and small enterprises		1,596.84	1,282.85
(b) total outstanding dues of creditors other than micro enterprises and small enterprises		33,356.00	21,797.07
Other financial liabilities	26	1,541.54	1,414.62
Other current liabilities	27	87,128.91	72,452.74
Provisions	28	25.87	18.59
Current tax liabilities (net)	29	210.94	100.34
		1,34,839.73	**1,05,319.82**
TOTAL EQUITY AND LIABILITIES		**1,72,551.97**	**1,28,660.30**

The accompanying notes form an integral part of these Consolidated Financial Statements.

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

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

For and on behalf of the Board of Directors of
Signatureglobal (India) Limited

Deepak Mittal
Partner
Membership No.: 503843

Ravi Aggarwal
Managing Director
DIN-00203856

Pradeep Kumar Aggarwal
Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Place: Gurugram
Date: 13 May 2026

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13 May 2026

Consolidated Statement of Profit and Loss

for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

	Notes	For the year ended 31 March 2026	For the year ended 31 March 2025
Revenue			
Revenue from operations	30	25,958.65	24,980.20
Other income	31	1,829.89	1,399.70
Total income		**27,788.54**	**26,379.90**
Expenses			
Cost of revenue	32	19,249.69	19,061.88
Purchases of stock-in-trade	32	19.09	7.76
Employee benefits expense	33	2,499.61	1,715.31
Finance costs	34	602.68	514.86
Depreciation and amortization expense	35	318.00	273.83
Impairment of goodwill	7D	0.70	4.06
Impairment losses on financial assets	36A	-	1.76
Other expenses	36B	4,668.91	3,749.72
Total expenses		**27,358.68**	**25,329.18**
Profit before loss in share of joint venture, exceptional items and tax		429.86	1,050.72
Share of loss in joint venture		(0.36)	-
Profit before exceptional items and tax		**429.50**	**1,050.72**
Exceptional items	53	12,672.19	-
Profit before tax		**13,101.69**	**1,050.72**
Tax expense:			
Current tax	37	599.69	467.88
Tax adjustments related to earlier years		6.79	(17.58)
Deferred tax expense/(credit)		1,548.77	(411.67)
Total tax expense		**2,155.25**	**38.63**
Profit after tax		**10,946.44**	**1,012.09**
Items that will not be reclassified to statement of profit and loss			
Remeasurement gain/(loss) on defined benefit plans		8.14	(13.56)
Income tax effect		(2.05)	3.53
Other comprehensive income for the year		**6.09**	**(10.03)**
Total comprehensive income for the year		**10,952.53**	**1,002.06**
Profit after tax attributable to:			
Owners of the Holding Company		10,946.28	1,010.83
Non-controlling interests		0.16	1.26
		10,946.44	**1,012.09**
Other comprehensive income attributable to:			
Owners of the Holding Company		6.09	(10.03)
Non-controlling interests		-	-
		6.09	**(10.03)**
Total comprehensive income attributable to:			
Owners of the Holding Company		10,952.37	1,000.80
Non-controlling interests		0.16	1.26
		10,952.53	**1,002.06**
Earnings per equity share (in ₹):			
Basic		77.90	7.19
Diluted		77.83	7.19

The accompanying notes form an integral part of these Consolidated Financial Statements.

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

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

For and on behalf of the Board of Directors of
Signatureglobal (India) Limited

Deepak Mittal
Partner
Membership No.: 503843

Ravi Aggarwal
Managing Director
DIN-00203856

Pradeep Kumar Aggarwal
Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Place: Gurugram
Date: 13 May 2026

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13 May 2026

SIGNATURE™ GLOBAL

Consolidated Statement of Cash Flows

for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

	For the year ended 31 March 2026	For the year ended 31 March 2025
A. Cash flows from operating activities		
Profit before tax (after exceptional items)	**13,101.69**	**1,050.72**
Adjustments for :		
Depreciation and amortization expense (refer note 35)	318.00	273.83
Finance costs (refer note 34)	602.68	514.86
Interest income	(904.78)	(954.32)
Profit on sale/discard of property, plant and equipment (net)	(100.08)	(26.76)
Employee stock compensation expense (refer note 33)	276.29	-
Loss on foreign exchange fluctuations (refer note 36B)	1.66	0.66
Gain on remeasurement of financial liability (refer note 31)	(736.08)	(257.87)
Provision no longer required, written back (refer note 31)	(23.40)	(29.72)
Impairment of goodwill on consolidation (refer note 7D)	0.70	4.06
Loss on modification of financial instruments (refer note 36B)	122.67	3.31
Impairment losses on financial assets (refer note 36A)	-	1.76
Exceptional items (refer note 53)	(12,672.19)	-
Loss on sale of investment property (refer note 36B)	12.18	-
Provision for impairment of advances/balance written off (refer note 36B)	39.75	101.41
Operating profit before working capital changes	**39.09**	**681.94**
Working capital adjustments		
Trade receivables	(10.85)	(302.18)
Other non-current assets	(37.48)	(62.03)
Other financial assets	(90.51)	116.96
Other current assets	(3,240.71)	(4,355.67)
Inventories	(11,374.00)	(15,207.78)
Trade payables	1,783.63	2,046.68
Other liabilities	14,682.47	22,467.99
Other financial liabilities	201.47	339.25
Provisions	74.23	128.46
Cash flows from operating activities	**2,027.34**	**5,853.62**
Taxes paid (net of refunds)	(770.16)	(847.07)
Net cash flows from operating activities (A)	**1,257.18**	**5,006.55**
B. Cash flows from investing activities		
Purchase of property, plant and equipment, capital work in progress, intangible assets and investment property including capital creditors and advances (net)	(264.80)	(446.83)
Proceeds from sale of investment property	300.00	235.00
Proceeds from sale of property, plant and equipment	137.40	62.56
Loans given	(2,014.49)	(1,004.51)
Loans received back	7,221.51	1,267.33
Acquisition of non controlling interest in subsidiary company	(29.22)	-
Proceeds from sale of investments (refer note 53)	193.72	-
Investment in long term bank deposits	(118.51)	(137.29)
Proceeds from long term bank deposits	16.92	220.07
Movement in short term bank deposits (net)	(2,248.60)	(636.31)
Interest received	1,588.81	896.77
Net cash flows from investing activities (B)	**4,782.74**	**456.79**

Consolidated Statement of Cash Flows

for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

	For the year ended 31 March 2026	For the year ended 31 March 2025
C. Cash flows from financing activities		
Net (repayments)/proceeds from short term borrowings	(1,581.09)	170.80
Proceeds from long term borrowings	24,176.65	13,809.03
Repayment of long term borrowings	(14,721.89)	(9,575.52)
Payment of principal portion of lease liabilities	(52.07)	(40.40)
Payment of interest on lease liabilities	(41.03)	(30.56)
Finance costs paid	(3,608.30)	(2,926.63)
Net cash flows from financing activities (C)	**4,172.27**	**1,406.72**
Net increase in cash and cash equivalents (A+B+C)	**10,212.19**	**6,870.06**
Cash and cash equivalents at beginning of the year	12,975.32	6,105.26
Cash and cash equivalents transferred on disposal of subsidiary	(18.85)	-
	23,168.66	**12,975.32**
Cash and cash equivalents at the end of the year (refer note 16):		
Balances with banks	6,082.71	3,793.87
Cheques in hand	13.93	15.21
Fixed deposits with original maturity of less than three months	17,072.02	9,166.24
	23,168.66	**12,975.32**

Notes:

a) The above statement of cash flows has been prepared under the "Indirect Method" as set out in the Indian Accounting Standards (IND AS-7) Statement of cash Flows.

b) Significant non-cash transactions includes acquisition of right-of-use assets (refer note 7B(i))

The accompanying notes form an integral part of these Consolidated Financial Statements.

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

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

For and on behalf of the Board of Directors of
Signatureglobal (India) Limited

Deepak Mittal
Partner
Membership No.: 503843

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Managing Director
DIN-00203856

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Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Place: Gurugram
Date: 13 May 2026

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13 May 2026

Consolidated Statement of Changes in Equity

for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

A. EQUITY SHARE CAPITAL*

Particulars	Balance as at 1 April 2024	Changes in equity share capital during the year	Balance as at 31 March 2025	Changes in equity share capital during the year	Balance as at 31 March 2026
Equity share capital	140.51	-	140.51	-	140.51

B. OTHER EQUITY**

Particulars	Reserves and surplus					Other comprehensive income	Total before non-controlling interests	Non-controlling interests	Total
	Capital reserve	Securities premium	Employee stock compensation plan reserve	Reserves fund	Retained earnings	Equity instruments measured at fair value through OCI			
Balance as at 1 April 2024	**541.10**	**10,455.62**	**-**	**8.32**	**(4,888.86)**	**9.85**	**6,126.03**	**27.80**	**6,153.83**
Profit for the year	-	-	-	-	1,010.83	-	1,010.83	1.26	1,012.09
Other comprehensive income									
Remeasurement loss on defined benefit plans (net of tax)	-	-	-	-	(10.03)	-	(10.03)	-	(10.03)
Total comprehensive income	**-**	**-**	**-**	**-**	**1,000.80**	**-**	**1,000.80**	**1.26**	**1,002.06**
Transfer (to)/from retained earnings	-	-	-	1.64	(1.64)	-	-	-	-
Balance as at 31 March 2025	**541.10**	**10,455.62**	**-**	**9.96**	**(3,889.70)**	**9.85**	**7,126.83**	**29.06**	**7,155.89**
Balance as at 1 April 2025	**541.10**	**10,455.62**	**-**	**9.96**	**(3,889.70)**	**9.85**	**7,126.83**	**29.06**	**7,155.89**
Profit for the year	-	-	-	-	10,946.28	-	10,946.28	0.16	10,946.44

Consolidated Statement of Changes in Equity

for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	Reserves and surplus					Other comprehensive income	Total before non-controlling interests	Non-controlling interests	Total
	Capital reserve	Securities premium	Employee stock compensation plan reserve	Reserves fund	Retained earnings	Equity instruments measured at fair value through OCI			
Other comprehensive income									
Remeasurement gain on defined benefit plans (net of tax)	-	-	-	-	6.09	-	6.09	-	6.09
Total comprehensive income	-	-	-	-	10,952.37	-	10,952.37	0.16	10,952.53
Employee stock compensation expense	-	-	276.17	-	-	-	276.17	-	276.17
Acquisition of non controlling interest in subsidiary company	-	-	-	-	-	-	-	(29.22)	(29.22)
Transfer from/(to) retained earnings	-	-	-	1.93	(1.93)	-	-	-	-
Balance as at 31 March 2026	**541.10**	**10,455.62**	**276.17**	**11.89**	**7,060.74**	**9.85**	**18,355.37**	**-**	**18,355.37**

*Refer note 21 for details

**Refer note 22 for details

The accompanying notes form an integral part of these Consolidated Financial Statements.

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

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Deepak Mittal
Partner
Membership No.: 503843

Place: Gurugram
Date: 13 May 2026

For and on behalf of the Board of Directors of
Signatureglobal (India) Limited

Ravi Aggarwal
Managing Director
DIN-00203856

Pradeep Kumar Aggarwal
Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13 May 2026

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

1. GROUP INFORMATION

Signatureglobal (India) Limited ('SGIL' or 'the Holding Company') was incorporated as a private limited company ('Signatureglobal (India) Private Limited' or 'SGIPL'). During the year ended 31 March 2022, SGIPL had been converted to a public company namely 'Signatureglobal (India) Limited' vide revised 'Certificate of Incorporation consequent upon conversion from private company to public company' dated 10 March 2022 as issued by the Ministry of Corporate Affairs ('MCA'). The Holding Company and its subsidiaries (together referred to as 'the Group') are engaged in the business of real estate development. The Group also supplies the construction material and provides construction services. One of the subsidiaries of the Group is also engaged in the business of Non-Banking Financial Company ('NBFC') (Non accepting public deposits). The Holding Company is domiciled in India and the registered office is located at 13th Floor, Dr. Gopal Das Bhawan 28, Barakhamba Road, Connaught Place, New Delhi–110001.

During the year ended 31 March 2024, the Holding Company had completed its Initial Public Offer ('IPO') of 18,961,038 Equity shares having face value of Re. 1 each, at an issue price of ₹ 385 per equity share (including share premium of ₹ 384 per share), comprising offer for sale of 3,298,701 shares by selling shareholder aggregating to ₹ 1,270.00 million and a fresh issue of 15,662,337 shares aggregating to ₹ 6,030.00 million. The equity shares of the Holding Company were listed on BSE Limited ('BSE') and National Stock Exchange of India Limited ('NSE') on 27 September 2023.

During the year ended 31 March 2026, the Holding Company has issued 87,500 rated, listed, secured, redeemable Non-Convertible Debentures (NCDs) having face value of ₹ 100,000 each aggregating of ₹ 8,750.00 million, on a private placement basis to International Finance Corporation (IFC). The NCDs got listed on the BSE Limited on 17 October 2025.

2. BASIS OF PREPARATION AND STATEMENT OF COMPLIANCE WITH IND AS

The consolidated financial statements of Signatureglobal (India) Limited ('the Holding Company'), and its subsidiaries (the Holding Company, its subsidiaries together referred to as 'the Group') and its joint venture ('consolidated financial statements') comply in all material aspects with Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules 2015, as amended and other relevant provisions of the Act. The consolidated financial statements have been prepared using accrual basis of accounting and going concern basis.

The consolidated financial statements were authorized and approved for issue by the Board of Directors on 13 May 2026.

These consolidated financial statements are presented in Indian rupees (₹), which is also the Group's functional and presentation currency. All amounts have been rounded-off to the nearest millions upto two place of decimal, unless otherwise indicated.

3. These consolidated financial statements include the financial statements of the Holding Company and its undermentioned subsidiaries and joint venture:

Name of entity	Relationship	Principal place of business	Percentage holding	
			31 March 2026	31 March 2025
Signature Builders Limited (formerly known as Signature Builders Private Limited)	Subsidiary	India	100%	100%
Signatureglobal Developers Limited (formerly known as Signatureglobal Developers Private Limited)	Subsidiary	India	100%	100%
JMK Holdings Limited (formerly known as JMK Holdings Private Limited)	Subsidiary	India	100%	100%
Signature Infrabuild Limited (formerly known as Signature Infrabuild Private Limited)	Subsidiary	India	100%	100%

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Name of entity	Relationship	Principal place of business	Percentage holding	
			31 March 2026	31 March 2025
Fantabulous Town Developers Limited (formerly known as Fantabulous Town Developers Private Limited)	Subsidiary	India	100%	100%
Maa Vaishno Net-Tech Limited (formerly known as Maa-Vaishno Net Tech Private Limited)	Subsidiary	India	100%	100%
Indeed Fincap Private Limited	Subsidiary	India	100%	84.59%
Sternal Buildcon Limited (formerly known as Sternal Buildcon Private Limited)	Subsidiary	India	100%	100%
Forever Buildtech Limited (formerly known as Forever Buildtech Private Limited)	Subsidiary	India	100%	100%
Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited)	Subsidiary	India	100%	100%
Signatureglobal Homes Limited ((formerly known as Signatureglobal Homes Private Limited)	Subsidiary	India	100%	100%
Signatureglobal Business Park Limited (formerly known as Signatureglobal Business Park Private Limited)	Subsidiary	India	100%	100%
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (till 29 March 2026)	Subsidiary	India	-	100%
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (from 30 March 2026)	Joint Venture	India	50%	-

4. PRINCIPLES OF CONSOLIDATION

Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. The Group has power over the investee even if it owns less than majority voting rights i.e., rights arising from other contractual arrangements. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases. Statement of profit and loss (including other comprehensive income ('OCI')) of subsidiaries acquired or disposed of during the period are recognised from the effective date of acquisition, or up to the effective date of disposal, as applicable. All the consolidated subsidiaries have a consistent reporting date of 31 March 2026.

The Group combines the financial statements of the Holding Company and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Inter group transactions, balances and unrealised gains on transactions between group companies are eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests, presented as part of equity, represent the portion of a subsidiary's statement of profit and loss and net assets that is not held by the Group. Statement of profit and loss balance (including other comprehensive income ('OCI')) is attributed to the equity holders of the Holding Company and to the non-controlling interests, basis the respective ownership interests and such balance is attributed even if this results in controlling interests having a deficit balance.

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the Group. Such a change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognized within equity.

Investments in joint venture

A joint arrangement is a contractual arrangement whereby the Group and other parties undertake an economic activity where the strategic financial and operating policy decisions relating to the activities of the joint arrangement require the unanimous consent of the parties sharing control.

Investments in joint ventures are accounted using the equity method of accounting whereby an interest in joint venture is initially recorded at cost. The carrying amount of the investment in joint ventures is increased or decreased to recognise the Group's share of the profit or loss and other comprehensive income of the joint venture, adjusted where necessary to ensure consistency with the accounting policies of the Group.

Where the Group's share of losses of a joint venture equals or exceeds its equity accounted interest in the entity, including any other unsecured long-term receivables, the Group does not recognise further losses unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains and losses on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in those entities. Where unrealised losses are eliminated, the underlying asset is also tested for impairment. The carrying amount of equity accounted investments are tested for impairment in accordance with impairment policy of the Group.

Changes in ownership interests

When the Group ceases to consolidate or equity account for an investment because of a loss of control, joint control or significant influence, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognised in profit or loss. This fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

5. BUSINESS COMBINATIONS

The Group applies the acquisition method in accounting for business combinations. The consideration transferred by the Group to obtain control of an entity is calculated as the sum of the acquisition-date fair values of assets transferred and liabilities incurred. Acquisition costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their acquisition-date fair values. Goodwill is measured as excess of the aggregate of the fair value of the consideration transferred, the amount recognized for non-controlling interests and fair value of any previous interest held, over the fair value of the net of identifiable assets acquired and liabilities assumed. If the fair value of the net of identifiable assets acquired and liabilities assumed is in excess of the aggregate mentioned above, the resulting gain on bargain purchase is recognized in other comprehensive income and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognizes the gain directly in equity as capital reserve, without routing the same through other comprehensive income.

Business combinations involving entities or businesses under common control are accounted for using the pooling of interest method. The assets and liabilities of the combining entities are reflected at their carrying amounts. No adjustments are made to reflect fair values, or to recognise any new assets or liabilities.

Asset acquisition

Acquisition of assets and liabilities which do not constitute a business is accounted for using asset acquisition method. The consideration paid is allocated to the identifiable assets and liabilities based on the fair values of such assets and liabilities on the acquisition date. Accordingly, no goodwill or deferred tax is created.

6. MATERIAL ACCOUNTING POLICY INFORMATION

The consolidated financial statements have been prepared using the material accounting policies and measurement basis summarised below.

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

(a) Historical cost basis

The consolidated financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities which are measured at fair value as explained in relevant accounting policies.

(b) Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per operating cycle and other criteria set-out in the Act. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

(c) Standards issued but not yet effective

Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants – Amendments to Ind AS 1- The amendments clarify that lender waivers obtained after the reporting date cannot be considered for the purpose of classifying liabilities as current or non- current and require retrospective application in accordance with Ind AS 8. These amendments are effective for reporting periods beginning on or after 1 April 2026. The Group does not expect any material impact on its consolidated financial statements.

(d) Standards issued/amended and became effective

The Ministry of Corporate Affairs (“MCA”) notifies new standards or amendments to existing standards under the Companies (Indian Accounting Standards) Rules from time to time.

MCA has notified amendments to Ind AS 1 – Presentation of Financial Statements (classification of liabilities as current or non- current, including liabilities with covenants), Ind AS 12 – Income Taxes (International Tax Reform – Pillar Two Model Rules), Ind AS 21 – The Effects of Changes in Foreign Exchange Rates (Lack of Exchangeability), and Ind AS 7 – Statement of Cash Flows and Ind AS 107 – Financial Instruments: Disclosures (Supplier Finance Arrangements), effective from 1 April 2025.

The Group has reviewed these amendments and based on its evaluation, has determined that they do not have any impact on the Group’s consolidated financial statements.

(e) Property, plant and equipment (‘PPE’)

Recognition, measurement and de-recognition

PPE are stated at cost; net of tax or duty credits availed, less accumulated depreciation and impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.

Subsequent expenditure related to an item of PPE is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance and cost of the item can be measured reliably. All other expenses on existing PPE, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Gains or losses arising from de-recognition of PPE are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is de-recognised.

Subsequent measurement (depreciation and useful lives)

Depreciation on PPE is provided on the written down value method except for the temporary structures and leasehold improvements where depreciation is provided on the straight line basis, computed on the basis of useful life prescribed in Schedule II to the Act (‘Schedule II’).

De-recognition

An item of property, plant and equipment initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in Statement of Profit and Loss when the asset is derecognised.

Considering the applicability of Schedule II as mentioned above, in respect of certain class of assets – the Management has assessed the useful lives (as mentioned in the table below) different than as prescribed in the Schedule II, based on the technical assessment.

Assets category	Useful life estimated by the management (years)	Useful Life as per Schedule II (years)
Plant and machinery other than Mivon	15 years	15 years
Plant and machinery – Mivon*	8 years	
Office equipment	5 years	5 years
Computers	3-6 years	3-6 years
Furniture and fixture	10 years	10 years
Vehicle	8 years	8 years
Temporary Structure**	5 years	3 years

*Based on technical assessment carried out by the Holding Company.

**Based on technical assessment by the Group, taking into consideration the tenure of the respective project.

Leasehold improvements are amortized over the period of lease.

(f) Investment property

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group. All other repair and maintenance costs are recognised in Statement of Profit or Loss as incurred.

Subsequent measurement (depreciation and useful lives)

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses, if any. Depreciation on investment properties is provided on the straight-line method, computed on the basis of useful lives prescribed in Schedule II to the Act, as per below table.

Assets category	Useful life estimated by the management (years)	Useful Life as per Schedule II (years)
Land	Not applicable	Not applicable
Building	60 years	60 years
Plant and machinery	15 years	15 years

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

De-recognition

Investment properties are de-recognised either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in Statement of Profit and Loss in the period of de-recognition.

(g) Impairment of non-financial assets

Goodwill

Goodwill is tested for impairment on annual basis. If on testing, any impairment exists, the carrying amount of goodwill is reduced to the extent of any impairment loss and such loss is recognized in the statement of profit and loss. For the purpose of assessing impairment, goodwill is allocated to a cash generating unit. After this, an estimate of the recoverable

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

amount of the cash generating unit is made. If carrying value of cash generating unit exceeds their recoverable amount, are written down to the recoverable amount after impairment of related assets and goodwill. Recoverable amount is higher of an cash generating unit's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from cash generating unit.

Other assets

At each balance sheet date, the Group assesses whether there is an indication that an asset may be impaired. If any such indication exists, the Group estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit (i.e. properties under a single license are treated as a project which is considered as a cash generating unit by the Group) to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount and the reduction is treated as an impairment loss and is recognised in the statement of profit and loss. The Group treats individual projects (properties under a single license are treated as a project) as separate cash generating units for assessment of impairment. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost and impairment loss is accordingly reversed in the Statement of Profit and Loss.

(h) Leases

Group as a lessee – Right of use assets and lease liabilities

A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'.

Classification of leases

The Group enters into leasing arrangements for various assets. The assessment of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/purchase etc.

Recognition and initial measurement of right of use assets

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

Subsequent measurement of right of use assets

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

Lease liabilities

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

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

Group as a lessor

Leases in which the Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. The respective leased assets are included in the balance sheet based on their nature. Rental income is recognized on straight-line basis over the lease-term.

(i) Financial instruments

Recognition and initial measurement

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs that are directly attributable to the financial asset /liability, except for those carried at fair value through profit or loss which are measured initially at fair value and also trade receivable which are recorded initially at transaction price.

The classification depends on the Group's business model for managing the financial assets and the contractual terms of the cash flows. For assets measured at fair value, gains and losses will either be recorded in the statement of profit and loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income ('FVOCI').

Financial assets

Subsequent measurement

Financial assets carried at amortised cost – a financial asset is measured at amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

Investments in other equity instruments – Investments in equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL). For all other equity instruments, the Group makes an irrevocable choice upon initial recognition, on an instrument by instrument basis, to classify the same either as at fair value through other comprehensive income (FVTOCI) or fair value through profit or loss (FVTPL). Amounts presented in other comprehensive income are not subsequently transferred to profit or loss. However, the Group transfers the cumulative gain or loss within equity. Dividends on such investments are recognised in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

Investments in mutual funds – Investments in mutual funds are measured at fair value through profit and loss (FVTPL).

De-recognition of financial assets

A financial asset is de-recognised when the contractual rights to receive cash flows from the asset have expired or the Group has transferred its rights to receive cash flows from the asset.

Financial liabilities

Subsequent measurement

Subsequent to initial recognition, the measurement of financial liabilities depends on their classification, as described below:

De-recognition of financial liabilities

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

Derivative contracts

Derivatives embedded in all host contract (except asset) are separated only if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured to their fair value at the end of each reporting period.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Group or the counterparty.

(j) Impairment of financial assets

The Group assesses on a forward-looking basis the expected credit losses associated with its financial assets and the impairment methodology depends on whether there has been a significant increase in credit risk.

Trade receivables

In respect of trade receivables, the Group applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

Other financial assets

In respect of its other financial assets, the Group assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Group measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Group uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Group compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Group assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

(k) Inventories

Inventories comprises of following: -

i. Projects in progress represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects, where revenue is yet to be recognised. Such project in progress includes cost of land/ development cost of land, internal development costs, external development charges, construction costs, development/construction materials, overheads, borrowing costs and other directly attributable expenses and is valued at cost or net realisable value ('NRV'), whichever is lower.

ii. Stock at site is valued at cost or NRV, whichever is lower. Cost is determined on weighted average basis. Cost includes purchase cost and expenses to bring it to current location.

iii. Traded goods are valued at lower of cost or NRV. Cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on a weighted average basis.

iv. Land received under collaboration arrangements is measured at fair value of consideration in case of revenue sharing arrangements and fair value of the estimated construction service rendered to the land owner in case of area sharing arrangement and is recognised as inventory at the time of the launch of the project. The non-refundable security deposit paid by the Group under the collaboration arrangements is classified as security deposit and presented in the balance sheet under the heading "other current assets". These deposits are reclassified to inventory once letter of intent for granting license on said land is received from the authorities and at the time of the launch of the project, such deposit is adjusted with fair value of the consideration.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

(l) Borrowing costs

Borrowing costs directly attributable to the acquisition and/or construction/production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are charged to the statement of profit and loss as incurred. Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

(m) Employee stock compensation plan

Employees of the Group receive remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments (equity-settled transactions).

Equity-settled transactions:

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model.

That cost is recognised, together with a corresponding increase in employee stock compensation plan reserves in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and The Group's best estimate of the number of equity instruments that will ultimately vest. The Statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense service.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

(n) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services is transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. The Group has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods and services before transferring them to the customers.

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

Revenue from sale of real estate properties

Revenue from sale of real-estate properties is recognized when the performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e., offer for possession (possession request letter) of properties have been issued to the customers and substantial sales consideration has been received from the customers.

The Group considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

For each performance obligation identified, the Group determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time. A receivable is recognised by the Group when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

When either party to a contract has performed, an entity shall present the contract in the balance sheet as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment.

The costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period such changes are determined. However, when

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the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

For contracts involving sale of real estate unit, the Group receives the consideration in accordance with the terms of the contract in proportion to the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers. Such consideration is received and utilized for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Group has concluded that such contracts with customers do not involve any significant financing element since the same arises for reasons explained above, which is other than for provision of finance to/ from the customer.

Recognition of revenue from sale of land and development rights

Revenue from sale of land and development rights is recognised upon transfer of all significant risks and rewards

of ownership of such real estate/property, as per the terms of the contracts entered into with buyers, which generally, coincides with the firming of the sales contracts/agreements. Revenue from sale of land and development rights is only recognised when transfer of legal title to the buyer is not a condition precedent for transfer of significant risks and rewards of ownership to the buyer.

Construction contracts

Construction contracts where the Group is acting as contractor, revenue is recognised in accordance with the terms of the construction agreements. Under such contracts, assets created do not have an alternative use and the Group has an enforceable right to payment. The estimated project cost includes construction cost, development and construction material and overheads of such project.

The Group uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Group recognises revenue in proportion to the actual project cost incurred as against the total estimated project cost. The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately. As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognised only to the extent of costs incurred in the statement of profit and loss.

Revenue from joint development agreements with area share arrangement –

For projects executed through joint development with area share arrangement, the Company has evaluated that land owners are not engaged in the same line of business as the Group and hence, has concluded that such arrangements are contracts with customers. The revenue from the development and transfer of constructed area and the corresponding land/ development rights received under joint development arrangements is measured at the fair value of the estimated construction service to be rendered to the land owner plus an appropriate margin and the same is accounted from launch of the project. The fair value is estimated with reference to the terms of the joint development arrangements and the related cost that is allocable to discharge the obligation of the Group under the joint development arrangements. The management of the Holding Company is of the view that the fair value method and estimates are reflective of the prevailing market condition at the relevant time.

Sale of traded goods

Revenue from sale of goods is recognized when the control of goods is transferred to the buyer as per the terms of the contract, in an amount that reflects the consideration the Group expects to be entitled to in exchange for those goods. Control of goods refers to the ability to direct the use of and obtain substantially all of the remaining benefits from goods.

Business support service income

Such income is recognized on an accrual basis in accordance with the terms of the relevant agreements.

Interest on delayed payments, forfeiture income, transfer fees and holding charges

Revenue is recognised as and when reasonable certainty of collection/realisation is established in relation to such income.

Dividend income

Dividend income is recognized when the Group's right to receive dividend is established by the reporting date.

Interest income

Interest income is recorded on accrual basis using the Effective Interest Rate (EIR) method.

Commission income

Commission income is recognized on accrual basis in accordance with the terms of the agreement.

Scrap sale

Scrap sales are recognised when control of scrap goods are transferred i.e. on dispatch of goods and are accounted for net of returns and rebates.

The Group collects goods and services tax (GST) on behalf of the government and, therefore, they are excluded from revenue.

(o) Cost of revenues in respect of properties and developed plots

Cost of constructed properties includes cost of land (including development rights), estimated internal development costs, external development charges, other related government charges, borrowing costs, overheads construction costs and development/construction materials, which is charged to the Statement of Profit and Loss proportionate to the revenue recognised, as per accounting policy on revenue from sale of real estate properties.

(p) Cost of development rights

Cost of development rights includes proportionate development rights cost and other related cost, which is charged to statement of profit and loss as explained in accounting policy for revenue, in consonance with the concept of matching cost and revenue.

(q) Employee benefits

i) Provident fund

The Group makes contributions to statutory provident fund in accordance with the Employees Provident Fund and Miscellaneous Provisions Act, 1952, which is a defined contribution plan. The Group's contributions paid/payable under the scheme is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

ii) Gratuity

Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of gratuity is the present value of the defined benefit obligation at the balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit obligation is determined by actuarial valuation as on the balance sheet date, using the projected unit credit method.

Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income in the period in which they occur and are not reclassified to profit or loss in subsequent periods.

iii) Compensated absences

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of undiscounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the statement of profit and loss in the year in which such gains or losses are determined. This is done in line with the leave policy as employees do not have unconditional right to avail leave at any time within next one year.

iv) Other short-term benefits

Expense in respect of other short-term benefits is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

(r) Commission and brokerage

The commission and brokerage cost incurred for obtaining the contract with customer is recognized as an asset as "Prepaid Expenses" under "Other current assets" and expensed off in the statement

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of profit and loss when the corresponding revenue for the contract is recognized and is presented under the head "Other Expenses".

(s) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, share split and any new equity issue. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

(t) Provisions, contingent assets and contingent liabilities

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and when a reliable estimate of the amount of obligation can be made at the reporting date. Provisions are discounted to their present values, where the time value of money is material, using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

When the Group expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Group; or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

(u) Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statements comprise cash at bank and in hand and short-term bank deposits with an original maturity of three months or less.

(v) Income taxes

Tax expense comprises current and deferred tax. Current and deferred tax is recognised in statement of profit and loss except to the extent that it relates to items recognised directly in equity or other comprehensive income.

The current income-tax charge is calculated on the basis of the tax laws enacted at the balance sheet date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred tax is provided in full, on temporary differences arising between the tax base of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled. Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

In the situations where one or more entities in the group are entitled to a tax holiday under the Income-tax Act, 1961 enacted in India, no deferred tax (asset or liability) is recognized in respect of temporary differences which reverse during the tax holiday period, to the extent the concerned entity's gross total income is subject to the deduction during the tax holiday period. Deferred tax in respect of temporary differences which reverse after the tax holiday period is recognized in the year in which the temporary differences originate. However, the group restricts recognition of deferred tax assets to the extent it is probable that sufficient future taxable income will be available against which such deferred tax assets can be realized. For recognition of deferred taxes, the temporary differences which originate first are considered to reverse first.

Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously. Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority.

Minimum Alternate Tax (MAT) paid in a year is charged to the statement of profit and loss as current tax for the year. The deferred tax asset is recognised for MAT credit available only to the extent that it is probable that the respective entity will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the entity recognizes MAT credit as an asset, it is created by way of credit to the statement of profit and loss and shown as part of deferred tax asset. The Group reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent that it is no longer probable that it will pay normal tax during the specified period.

(w) Operating Segments

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker ('CODM') of the Group. The CODM is responsible for allocating resources and assessing performance of the operating segments of the Group.

(x) Non-current assets held for sale and discontinued operations

The Group classifies non-current assets as held for sale if their carrying amounts will be recovered principally through a sale rather than through continuing use. Actions required to complete the sale should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale expected within one year from the date of classification.

The criteria for held for sale classification is regarded met only when the assets or disposal group is available for immediate sale in its present condition, subject only to terms that are usual and customary for sales of such assets, its sale is highly probable; and it will genuinely be sold, not abandoned. The Group treats sale of the asset to be highly probable when:

i. The appropriate level of management is committed to a plan to sell the asset;

ii. An active programme to locate a buyer and complete the plan has been initiated;

iii. The asset is being actively marketed for sale at a price that is reasonable in relation to its current fair value;

iv. The sale is expected to qualify for recognition as a completed sale within one year from the date of classification; and

v. Actions required to complete the plan indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

Non-current assets held for sale are measured at the lower of their carrying amount and the fair value less costs to sell. Assets and liabilities classified as held for sale are presented separately in the consolidated balance sheet.

Investment property once classified as held for sale is not depreciated or amortised.

(y) Capital work in progress

Property, plant and equipment under construction and cost of assets not ready to use before the year end are classified as 'Capital work in progress'.

(z) Critical estimates and judgements

The preparation of the Group's consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgements, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

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(All amounts are in ₹ millions, unless otherwise specified)

Judgements

Impairment of non-financial assets

The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Impairment of financial assets

The Group estimates the recoverable amount of trade receivables and other financial assets where collection of the full amount is expected to be no longer probable. For individually significant amounts, this estimation is performed on an individual basis considering the length of time past due, financial condition of the counter- party, impending legal disputes, if any and other relevant factors.

Recognition of deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Group's future taxable income against which the deferred tax assets can be utilized.

Provisions

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

Contingencies

In the normal course of business, contingent liabilities may arise from litigation, taxation and other claims against the Group. A tax provision is recognised when the Group has a present obligation as a result of a past event; it is probable that the Group will be required to settle that obligation. Where it is management's assessment that the outcome cannot be reliably quantified or is uncertain the claims are disclosed as contingent liabilities unless the likelihood of an adverse outcome is remote. Such liabilities are disclosed in the notes but are not provided for in the financial statements. When considering the classification of a legal or tax cases as probable, possible or remote there is judgement involved. This pertains to the application of the legislation, which in certain cases is based upon management's interpretation of country specific tax law, in particular India, and the likelihood of settlement. Management uses in-house and external legal professionals to inform their decision.

Although there can be no assurance regarding the final outcome of the legal proceedings, the Group does not expect them to have a materially adverse impact on the Group's financial position or profitability.

Leases

The Group evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. Identification of a lease requires significant judgment. The Group uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate. The Group determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the Group is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Group is reasonably certain not to exercise that option. In assessing whether the Group is reasonably certain to exercise an option to extend a lease, or not to exercise an option to terminate a lease, it considers all relevant facts and circumstances that create an economic incentive for the Group to exercise the option to extend the lease, or not to exercise the option to terminate the lease. The Group revises the lease term if there is a change in the non-cancellable period of a lease.

Estimates

Revenue and inventories

The estimates around total budgeted cost i.e., outcomes of underlying construction and service contracts, which further require estimates to be made for changes in work scopes, claims (compensation, rebates, etc.), the cost of meeting other contractual obligations to the customers and other payments to the extent they are probable, and they are capable of being reliably measured. For the purpose of making these estimates, the Group used the available contractual and historical information and also its expectations of future costs. The estimates of the saleable area are also reviewed periodically and effect of any changes in such estimates is recognised in the period such changes are determined.

Estimation of net realisable value for inventory

Inventory is stated at the lower of cost and net realisable value (NRV). NRV for completed inventory is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Group, based on comparable transactions identified by the Group for properties in the same geographical market serving the same real estate segment. NRV in respect of inventory under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

Accounting for revenue and land cost for projects executed through joint development arrangements with revenue share arrangement

For projects executed through joint development arrangements with revenue sharing arrangements, the Company has evaluated that land owners are engaged in the same line of business as the Company and such contracts are not contracts with customers, but a transaction for purchase of land/development rights.

The corresponding land/ development rights received under joint development arrangement is measured at the fair value of the estimated consideration payable to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the joint development arrangement. Such assessment is carried out at the launch of the real estate project and is reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

Accounting for revenue and land cost for projects executed through joint development arrangements with area share arrangement

For projects executed through joint development with area share arrangement, the Company has evaluated that land owners are not engaged in the same line of business as the Company and hence, has concluded that such arrangements are contracts with customers. The revenue from the development and transfer of constructed area and the corresponding land/ development rights received under joint development arrangements is measured at the fair value of the estimated construction service to be rendered to the land owner plus an appropriate margin and the same is accounted from launch of the project. The fair value is estimated with reference to the terms of the joint development arrangements and the related cost that is allocable to discharge the obligation of the Company under the joint development arrangements. The management is of the view that the fair value method and estimates are reflective of the prevailing market condition at the relevant time.

Useful lives of depreciable/amortisable assets

Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utilisation of assets.

Fair value measurement

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

Fair valuation of investment property

Investment property is stated at cost. However, as per Ind AS 40, there is a requirement to disclose fair value as at the balance sheet date. The Group engaged independent valuation specialists to determine the fair value of its investment property as at reporting date. Sales comparison method/ market survey method under market approach is used to estimate the market value of the land. Cost of construction method under cost approach is adopted for building valuation. The determination of the fair value of investment properties requires the prevailing market rates for similar size plots in the same locality which is to be considered after enquiries being done from local property dealers and real estate agents.

Defined benefit obligation (DBO)

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

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(All amounts are in ₹ millions, unless otherwise specified)

7A PROPERTY, PLANT AND EQUIPMENT AND CAPITAL WORK IN PROGRESS

Description	Leasehold improvements	Temporary structure	Office equipments	Furnitures and fixtures	Vehicles	Plant and machinery	Computers	Total	Capital work in progress^
Gross block									
As at 1 April 2024	110.49	-	80.52	34.92	252.15	1,158.89	59.11	1,696.08	147.09
Additions	43.27	231.43	32.65	24.62	165.02	58.99	31.91	587.89	61.34
Deletions	10.21	-	2.96	1.36	16.83	105.59	1.61	138.56	204.43
As at 31 March 2025	**143.55**	**231.43**	**110.21**	**58.18**	**400.34**	**1,112.29**	**89.41**	**2,145.41**	**4.00**
Additions	32.05	0.00	89.65	9.62	63.40	42.45	31.41	268.58	-
Deletions on account of disposal of subsidiary	-		1.89	0.88	4.06	4.33	0.07	11.23	-
Deletions	7.80	-	17.69	1.31	31.50	177.54	14.79	250.63	4.00
As at 31 March 2026	**167.80**	**231.43**	**180.28**	**65.61**	**428.18**	**972.87**	**105.96**	**2,152.13**	**-**
Accumulated depreciation									
As at 1 April 2024	82.81	-	63.25	17.22	121.29	823.98	39.45	1,148.00	-
Charge for the year	15.65	28.05	14.21	7.31	51.05	111.92	20.72	248.91	-
Deletions	6.91	-	2.12	0.70	15.27	76.23	1.53	102.76	-
As at 31 March 2025	**91.55**	**28.05**	**75.34**	**23.83**	**157.07**	**859.67**	**58.64**	**1,294.15**	**-**
Charge for the year	11.56	44.20	31.39	10.36	82.33	78.65	27.06	285.55	-
Deletions on account of disposal of subsidiary	-	-	1.25	0.32	1.89	0.99	0.06	4.51	-
Deletions	7.41	-	14.95	0.95	24.47	151.44	14.06	213.28	-
As at 31 March 2026	**95.70**	**72.25**	**90.53**	**32.92**	**213.04**	**785.89**	**71.58**	**1,361.91**	**-**
Net block									
As at 31 March 2025	**52.00**	**203.38**	**34.87**	**34.35**	**243.27**	**252.62**	**30.77**	**851.26**	**4.00**
As at 31 March 2026	**72.10**	**159.18**	**89.75**	**32.69**	**215.14**	**186.98**	**34.38**	**790.22**	**-**

^For ageing of capital work in progress, refer note 45C.

For property, plant and equipment pledged as security against borrowings, refer note 23D.

For capital and other commitments, refer note 41.

During the year ended 31 March 2026, depreciation amounting to ₹ 40.31 millions (31 March 2025: 33.69 million) has been transferred to inventory-project in progress.

7B LEASES

i) Right of use assets

Particulars	Buildings	Total
Gross carrying value		
As at 1 April 2024	215.33	215.33
Additions	204.14	204.14
Deletions	(55.33)	(55.33)
As at 31 March 2025	**364.14**	**364.14**
Additions	151.12	151.12
Deletions	-	-
As at 31 March 2026	**515.26**	**515.26**
Accumulated amortization		
As at 1 April 2024	89.10	89.10
Charge for the year	50.07	50.07
Deletions	(30.73)	(30.73)
As at 31 March 2025	**108.44**	**108.44**
Charge for the year	65.41	65.41
Deletions	-	-
As at 31 March 2026	**173.85**	**173.85**
Net block		
As at 31 March 2025	**255.70**	**255.70**
As at 31 March 2026	341.41	341.41

ii) Lease liabilities

Particulars	Total
As at 1 April 2024	154.21
Additions	192.57
Accretion of interest	30.56
Payments of lease liabilities	(70.96)
Deletions	(24.81)
As at 31 March 2025	**281.57**
Additions	146.83
Accretion of interest	41.03
Payments of lease liabilities	(93.10)
As at 31 March 2026	**376.33**

Particulars	31 March 2026	31 March 2025
Current	47.83	47.41
Non-current	328.50	234.16

Refer note 51 for lease related disclosures.

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(All amounts are in ₹ millions, unless otherwise specified)

7C INVESTMENT PROPERTY

Particulars	Land	Building	Plant and machinery	Total
Gross block				
Balance as at 1 April 2024	235.12	71.88	14.42	321.42
Additions	-	-	-	-
Balance as at 31 March 2025	**235.12**	**71.88**	**14.42**	**321.42**
Additions	-	-	-	-
Deletions	235.12	71.88	14.42	321.42
Balance as at 31 March 2026	**-**	**-**	**-**	**-**
Accumulated depreciation				
Balance as at 1 April 2024	-	2.98	3.13	6.11
Charge for the year	-	1.24	0.99	2.23
Balance as at 31 March 2025	**-**	**4.22**	**4.12**	**8.34**
Charge for the year	-	0.52	0.42	0.94
Deletions	-	4.74	4.54	9.28
Balance as at 31 March 2026	**-**	**-**	**-**	**-**
Net block				
As at 31 March 2025	**235.12**	**67.66**	**10.30**	**313.08**
As at 31 March 2026	-	-	-	-

(i) Amount recognised in statement of profit and loss for investment properties

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Rental income	-	-
Less: Direct operating expenses that generated rental income*	-	-
Less: Direct operating expenses that did not generate rental income*	-	-
Profit from leasing of investment property before depreciation	**-**	**-**
Less: Depreciation expense	0.94	2.23
Loss from leasing of investment property after depreciation	(0.94)	(2.23)

*Direct operating expenses attributable to investment properties cannot be specifically identified with property, although management does not expect them to be material.

(ii) Fair value of investment properties:

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Fair value	-	371.05

The Group executed the sale deed on 30 December 2025 with respect to its investment property located at Gurugram, Haryana for the consideration amounting to ₹ 300.00 million. Hence, there is no investment property as at 31 March 2026. With respect to the previous year, the Group had appointed a registered valuer in accordance with Rule 2 of Companies ((Registered valuer and valuation) Rules, 2017) for the valuation of investment property. The fair value of investment property had been determined by external, independent property valuers, having appropriate qualifications and recent

Notes

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(All amounts are in ₹ millions, unless otherwise specified)

experience in the location and category of the property being valued. The Group had obtained independent valuation for its investment property which as per management represented the fair value at which such property could be sold in an active market. The fair value measurement for the investment property had been categorized as a Level 3 fair value based on the inputs to the valuation technique used. The Group followed Market approach for land valuation. Market approach for land valuation was applied, using sales comparison/market survey method. Cost of construction method under cost approach, was used to estimate Gross Current Replacement Value for valuation of building.

(iii) For Investment properties pledged as security against borrowings, refer note 23D.

7D 7D GOODWILL

Description	Goodwill	Total
Gross block		
As at 1 April 2024	**29.01**	**29.01**
Impairment during the year	(4.06)	(4.06)
As at 31 March 2025	**24.95**	**24.95**
Impairment during the year	(0.70)	(0.70)
As at 31 March 2026	**24.25**	**24.25**

Note:

Impairment testing of goodwill

Goodwill arising on Business Combination is carried at cost and tested annually for impairment. The initial goodwill amount of ₹ 307.77 million (i.e. ₹ 166.71 million for Forever Buildtech Limited and ₹ 136.51 million for Sternal Buildcon Limited) mainly pertained to the real estate segment and acquisition of the respective entities. Impairment testing for goodwill has been carried out considering their recoverable amounts which, Inter-alia, includes estimation of their value-in-use, based on management projections. The remaining goodwill pertains to acquisition of certain other entities. The projections have been made for the period of the respective real estate projects not exceeding period of five years, as applicable and consider various factors, such as market scenario and margin projections specific to the business. Since the real estate projects to which such goodwill pertains to are nearing completion, no long term growth rates have been assigned for computation of value in use. Based on the above assessment, an impairment loss of ₹ 0.70 million (31 March 2025: ₹ 4.06 million) has been recognised in the consolidated statement of profit and loss during the year ended 31 March 2026, to the extent of margin already realised from underlying projects in the aforementioned subsidiaries.

7E OTHER INTANGIBLE ASSETS

Description	Computer softwares	Brands / trademarks	Total
Gross block			
As at 1 April 2024	30.58	0.44	31.02
Additions	0.85	0.42	1.27
Deletions	-	-	-
As at 31 March 2025	**31.43**	**0.86**	**32.29**
Additions	0.14	-	0.14
Deletions	-	-	-
As at 31 March 2026	**31.57**	**0.86**	**32.43**

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Description	Computer softwares	Brands / trademarks	Total
Accumulated amortisation			
As at 1 April 2024	13.98	0.28	14.26
Charge for the year	6.19	0.12	6.31
Deletions	-	-	-
As at 31 March 2025	**20.17**	**0.40**	**20.57**
Charge for the year	6.23	0.14	6.37
Deletions	-	-	-
As at 31 March 2026	**26.40**	**0.54**	**26.94**
As at 31 March 2025	**11.26**	**0.46**	**11.72**
As at 31 March 2026	**5.17**	**0.32**	**5.49**

8 INVESTMENTS (NON-CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
	Number of shares/units	Number of shares/units	Amount	Amount
Investments accounted for using equity method				
In joint venture				
In equity shares (unquoted)				
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited (shares of face value of ₹ 10 each) (refer note 53))	8,14,30,269	-	12,934.74	-
Share of loss in joint venture			(0.36)	-
			12,934.38	**-**
Deemed investment (refer note (i) below)				
Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited)			0.06	-
Others (unquoted at fair value through other comprehensive income) (refer note (ii) below)				
Urbandigs India Private Limited (shares of face value of ₹ 10 each) (refer note (iii) below)	67,000	67,000	0.71	0.71
Signatureglobal Foundation Trust			0.01	0.01
			12,935.16	**0.72**
Aggregate amount of unquoted investments			12,935.16	0.72

Notes:

(i) These investments are on account of stock options issued to employees of joint venture (refer note 46)

(ii) These investments are not held for trading. Accordingly, the Group has elected to present changes in the fair value of these investments in other comprehensive income.

(iii) Book value is considered as the best estimate of fair value.

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(All amounts are in ₹ millions, unless otherwise specified)

9 OTHER FINANCIAL ASSETS (NON-CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured, considered good unless otherwise stated)		
Security deposits		
Considered good	95.02	83.69
Considered doubtful	11.56	11.56
Fixed deposits having maturity more than 12 months*	359.03	330.25
	465.61	**425.50**
Less: Allowance for impairment	(11.56)	(11.56)
	454.05	**413.94**

*As at 31 March 2026, deposits aggregating to ₹ 357.12 millions (31 March 2025: ₹ 329.23 millions), are with banks/financial institutions on account of debt service reserve account and as security for bank guarantees and held in escrow account for projects registered under Real Estate (Regulation and Development) Act, 2016 ('RERA').

10 DEFERRED TAX ASSETS (NET)

Particulars	As at 31 March 2026	As at 31 March 2025
Deferred tax assets on account of		
Expenditure to be claimed subsequently under Income tax Act, 1961, on payment basis	930.49	404.01
Property, plant and equipment, investment property and intangible assets	105.10	78.96
Carried forward business loss and unabsorbed depreciation	1,064.83	1,357.51
Allowance for expected credit losses	32.79	29.88
Employee benefits provisions	159.63	80.79
Impairment of assets and inventories	-	-
Lease liabilities	90.52	70.06
Deferred tax liabilities on account of		
Fair valuation of investment (also, refer note 53)	(1,736.15)	(0.13)
Right of use assets	(84.23)	(61.76)
Deferred tax assets (net)	**562.98**	**1,959.32**
Minimum alternative tax credit entitlement	88.03	157.40
Deferred tax assets (net) (including MAT credit entitlement)	**651.01**	**2,116.72**

(i) Movement in deferred tax assets (net)

Particulars	1 April 2025	Addition/ (Deletions) on account of disposal of subsidiary (refer note 53)	Recognised/ (credited) through profit and loss	Recognised in other comprehensive income	31 March 2026
Assets					
Expenditure to be claimed subsequently under Income tax Act, 1961, on payment basis	404.01	(5.65)	532.13	-	930.49
Property, plant and equipment, investment property and intangible assets	78.96	460.75	(434.61)	-	105.10

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(All amounts are in ₹ millions, unless otherwise specified)

Particulars	1 April 2025	Addition/ (Deletions) on account of disposal of subsidiary (refer note 53)	Recognised/ (credited) through profit and loss	Recognised in other comprehensive income	31 March 2026
Carried forward business loss and unabsorbed depreciation	1,357.51	(369.99)	77.31	-	1,064.83
Allowance for expected credit losses	29.88	-	2.91	-	32.79
Employee benefits provisions	80.79	-	80.89	(2.05)	159.63
Lease liabilities	70.06	-	20.46	-	90.52
Liabilities					
Fair valuation of investment (also, refer note 53)	(0.13)	-	(1,736.02)	-	(1,736.15)
Right of use assets	(61.76)	-	(22.47)	-	(84.23)
Deferred tax assets (net)	**1,959.32**	**85.11**	**(1,479.40)**	**(2.05)**	**562.98**
Minimum alternative tax credit entitlement	157.40	-	(69.37)	-	88.03
Total	**2,116.72**	**85.11**	**(1,548.77)**	**(2.05)**	**651.01**

Particulars	1 April 2024	Addition/ (Deletions) on account of disposal of subsidiary	Recognised/ (credited) through profit and loss	Recognised in other comprehensive income	31 March 2025
Assets					
Expenditure to be claimed subsequently under Income tax Act, 1961, on payment basis	394.86	-	9.15	-	404.01
Property, plant and equipment, investment property and intangible assets	79.60	-	(0.64)	-	78.96
Carried forward business loss and unabsorbed depreciation	963.46	-	394.05	-	1,357.51
Allowance for expected credit losses	8.95	-	20.93	-	29.88
Employee benefits provisions	110.99	-	(33.73)	3.53	80.79
Impairment of assets and inventories	1.48	-	(1.48)	-	-
Lease liabilities	32.44	-	37.62	-	70.06
Liabilities					
Fair valuation of investment	(0.14)	-	0.01		(0.13)
Right of use assets	(25.63)		(36.13)		(61.76)
Deferred tax assets (net)	**1,566.01**	**-**	**389.78**	**3.53**	**1,959.32**
Minimum alternative tax credit entitlement	135.81	-	21.89	-	157.40
Total	**1,701.82**	**-**	**411.67**	**3.53**	**2,116.72**

Notes:

(a) As at 31 March 2025, the Holding Company and certain Subsidiary Companies taking into account the future business projections and outlook, had decided to opt for the new tax regime under Section 115BAA effective from 31 March 2025 and the consequential impact thereof, had been considered in the current tax and deferred tax computation for the previous year.

Based on the future business projections of taxable earnings, the Group has recognized deferred tax asset (net) amounting to ₹ 651.01 million as at 31 March 2026, on carry forward business losses [pertaining to assessment year 2019-20 to assessment year 2026-27 and eligible for carry forward for 8 subsequent years from the respective assessment year], unabsorbed depreciation [having indefinite time period for carryforward and set off] and other timing/ temporary differences, at the tax rates at which such assets are expected to be realized. The Group management is reasonably certain of realization of the above-mentioned deferred tax asset in near future.

(b) Deferred tax liabilities on undistributed earnings of certain subsidiaries have not been provided as such earnings are deemed to be reinvested in the business and the Group is able to control the timing of the reversals of temporary differences associates with these investments.

(c) Details of unused tax losses and unabsorbed depreciation on which no deferred tax has been created, along with their expiry is as follows–

Particulars	As at 31 March 2026	As at 31 March 2025
Unabsorbed depreciation (never expires)		
Gross amount	0.22	0.16
Unrecognised tax impact	0.05	0.04
Unused tax losses (expiry - ranging from AY 2032-33 to AY 2034-35)		
Gross amount	106.98	94.93
Unrecognised tax impact	26.92	23.89

(d) The Group has minimum alternate tax credit entitlement amounting to ₹ 88.03 million (31 March 2025: ₹ 157.40 million). Such tax credits have been recognised on the basis that recovery is probable in the foreseeable future.

Pertaining to financial year ending	Expiry date	As at 31 March 2026	As at 31 March 2025
31 March 2019	31 March 2034	37.69	79.54
31 March 2020	31 March 2035	5.70	10.32
31 March 2021	31 March 2036	0.78	0.78
31 March 2023	31 March 2038	43.86	44.89
31 March 2025	31 March 2040	-	21.87
		88.03	**157.40**

11A NON-CURRENT TAX ASSETS (NET)

Particulars	As at 31 March 2026	As at 31 March 2025
Advance income tax (net of provision for taxation)	1,258.25	698.13
	1,258.25	**698.13**

11B CURRENT TAX ASSETS (NET)

Particulars	As at 31 March 2026	As at 31 March 2025
Advance income tax	-	287.22
	-	**287.22**

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(All amounts are in ₹ millions, unless otherwise specified)

12 OTHER NON-CURRENT ASSETS

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured, considered good unless otherwise stated)		
Prepaid expenses	45.37	88.60
Security deposits for land	76.48	76.48
Security deposits under protest (refer note 41(b)(i))	47.08	28.15
Capital advances		
Unsecured, considered good	-	1.03
Unsecured, considered doubtful	10.00	10.00
	178.93	**204.26**
Less: Provision for doubtful advances	(10.00)	(10.00)
	168.93	**194.26**

13 INVENTORIES (VALUED AT LOWER OF COST AND NET REALIZABLE VALUE)

Particulars	As at 31 March 2026	As at 31 March 2025
Stock-in-hand	433.92	419.76
Projects-in-progress*	1,08,307.01	92,381.14
	1,08,740.93	**92,800.90**
Less: Provisioning for net realizable value	(0.07)	(3.76)
	1,08,740.86	**92,797.14**

*For inventories pledged as security against borrowings, refer note 23D).

14 INVESTMENTS (CURRENT)

Particulars	As at 31 March 2026 Number of shares/units	As at 31 March 2025 Number of shares/units	As at 31 March 2026 Amount	As at 31 March 2025 Amount
In equity shares (at fair value through other comprehensive income)				
Chromatic India Limited^	18,000	18,000	0.18	0.18
			0.18	**0.18**
Less: Provision for impairment loss			(0.18)	(0.18)
			-	**-**
Aggregate amount of quoted investments and market value thereof.			-	-

^These investments are not held for trading. Accordingly, the Company has elected to present changes in the fair value of these investments in other comprehensive income.

15 TRADE RECEIVABLES

Particulars	As at 31 March 2026	As at 31 March 2025
Unsecured, considered good		
From related party (refer note 42)	344.49	454.98
From others	310.66	189.32
Unsecured, credit impaired		
From others	1.26	1.26
	656.41	**645.56**
Less: Allowance for expected credit loss	(1.26)	(1.26)
	655.15	**644.30**

The carrying amount of trade receivables approximate their fair value, refer note 39.

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(All amounts are in ₹ millions, unless otherwise specified)

Ageing schedule

As at 31 March 2026

Particulars	Unbilled	Outstanding for following periods from due date of invoice					
		Less than 6 months	6 months - 1 year	1-2 Years	2-3 years	More than 3 years	Total
Undisputed trade receivables – considered good	-	520.20	81.04	53.91	-	-	655.15
Undisputed trade receivables – credit impaired	-	-	-	-	-	1.26	1.26

As at 31 March 2025

Particulars	Unbilled	Outstanding for following periods from due date of invoice					
		Less than 6 months	6 months - 1 year	1-2 Years	2-3 years	More than 3 years	Total
Undisputed trade receivables – considered good	-	357.41	123.23	163.48	0.18	-	644.30
Undisputed trade receivables – credit impaired	-	-	-	-	-	1.26	1.26

16 CASH AND CASH EQUIVALENTS

Particulars	As at 31 March 2026	As at 31 March 2025
Balances with banks	6,082.71	3,793.87
Cash on hand	13.93	15.21
Bank deposits with original maturity of less than three months*	17,072.02	9,166.24
	23,168.66	**12,975.32**

Notes:

(i) Cash at banks include ₹ 1,863.67 millions (31 March 2025: ₹ 1,814.83 millions) held in escrow account for projects under Real Estate (Regulation and Development) Act, 2016 (“RERA”). The money can be utilised for payments of the specified projects.

(ii) Cash at banks earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the Group and earns interest at the respective short-term deposit rates.

17 BANK BALANCES OTHER THAN CASH AND CASH EQUIVALENTS

Particulars	As at 31 March 2026	As at 31 March 2025
Balance with bank in deposit account having maturity of more than three months but less than twelve months*	4,198.38	2,002.94
	4,198.38	**2,002.94**

*As at 31 March 2026, deposits/ bank balances aggregating to ₹ 11,410.78 millions (31 March 2025: ₹ 10,529.89 millions) are with banks/ financial institutions on account of debt service reserve account, as security for bank guarantees and held in escrow account for projects registered under Real Estate (Regulation and Development) Act, 2016 (‘RERA’).

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(All amounts are in ₹ millions, unless otherwise specified)

18 LOANS (CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured, considered good unless otherwise stated)		
Other than non-banking financial services business		
Loans to related parties (refer note 42)*	640.47	316.94
Loans to others**	995.86	523.15
Non-banking financial services business		
Loans to related parties (refer note 42)*	42.35	135.84
Loans to others		
Unsecured, considered good	217.20	484.58
Unsecured, considered doubtful	19.18	20.09
	1,915.06	**1,480.60**
Less: Allowance for expected credit loss	(19.18)	(20.09)
	1,895.88	**1,460.51**

*Loan of ₹ 597.03 million (31 March 2025: ₹ 432.78 million) has been granted to group related companies, Sarvpriya Securities Private Limited and Skyfull Maintenance Services Private Limited having interest rate ranging from 12% per annum to 15% per annum to be used for general corporate purpose and interest free loan of ₹ 15.00 millions (31 March 2025: ₹ 20.00 millions) has been granted to Mr. Rajat Kathuria (Chief Executive Officer of the Holding Company). All these loans are repayable on demand.

Further, loan of ₹ 70.80 million (31 March 2025: ₹ Nil) has been granted to group joint venture company, Gurugram Commercity Limited having fixed rate of interest of 12% per annum, to be used for general corporate purpose.

**Includes loans given by subsidiary companies to certain unrelated parties in the normal course of business activities, that carry interest rate ranging from 10%- 20% per annum and are repayable on demand/ due within a short period of time.

Loans granted to promoters, directors, Key Managerial Personnel (KMP) and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are repayable on demand -

Type of borrower	As at 31 March 2026		As at 31 March 2025	
	Amount of loan outstanding	% total loans	Amount of loan outstanding	% total loans
KMP	15.00	0.78%	20.00	1.35%
Related parties	667.82	34.87%	432.78	29.23%

19 OTHER FINANCIAL ASSETS (CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured, considered good unless otherwise stated)		
Advance to employees	9.68	9.71
Amount recoverable	149.27	31.57
Amount receivable on sale of shares	373.67	-
Unbilled revenue	13.79	24.13
Refundable land advances (including security deposits for land)	453.00	472.46
Security deposits - others	11.97	39.89
	1,011.38	**577.76**

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(All amounts are in ₹ millions, unless otherwise specified)

20 OTHER CURRENT ASSETS

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured, considered good unless otherwise stated)		
Advances (including advances/security deposits for land)		
Unsecured, considered good	984.10	1,104.32
Unsecured, considered doubtful	6.70	6.70
Balances with government authorities	211.25	460.30
Prepaid expenses		
Brokerage	9,576.17	8,063.42
Others	277.34	125.37
Advances to contractors and material suppliers		
Unsecured, considered good	5,051.62	3,185.08
Unsecured, considered doubtful (refer note 41(ii))	97.64	85.32
Others advances	152.40	92.14
	16,357.22	**13,122.65**
Less : Provision for doubtful advances	(104.34)	(92.02)
	16,252.88	**13,030.63**

21 SHARE CAPITAL

Type of borrower	As at 31 March 2026		As at 31 March 2025	
	Number	Amount	Number	Amount
Authorised				
Equity shares of ₹ 1 each fully paid up	50,00,00,000	500.00	50,00,00,000	500.00
	50,00,00,000	**500.00**	**50,00,00,000**	**500.00**
Issued, subscribed and paid up shares				
Equity shares of ₹ 1 each fully paid up	14,05,10,691	140.51	14,05,10,691	140.51
Total	**14,05,10,691**	**140.51**	**14,05,10,691**	**140.51**

a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Type of borrower	As at 31 March 2026		As at 31 March 2025	
	Number	Amount	Number	Amount
Balance as at beginning of the year	14,05,10,691	140.51	14,05,10,691	140.51
Balance at the end of the year	**14,05,10,691**	**140.51**	**14,05,10,691**	**140.51**

b. Terms/rights attached to equity shares

The Holding Company has only one class of equity shares having par value of ₹ 1 per share. Each holder of equity shares is entitled to one vote per share. The Holding Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors, if any, is subject to the approval of the shareholders in the ensuing Annual General

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Meeting. In the event of liquidation of the Holding Company, all preferential amounts, if any, shall be discharged by the Holding Company. The remaining assets of the Holding Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Holding Company's residual assets.

c. Details of shareholders holding more than 5% of the share capital

Name of shareholders	As at 31 March 2026		As at 31 March 2025	
	Number	%	Number	%
Sarvpriya Securities Private Limited	2,43,49,900	17.33%	2,43,49,900	17.33%
Pradeep Kumar Aggarwal	92,00,960	6.55%	92,00,960	6.55%
Lalit Kumar Aggarwal	91,65,940	6.52%	91,65,940	6.52%
Devender Aggarwal	89,55,960	6.37%	89,55,960	6.37%
Ravi Aggarwal	89,13,940	6.34%	89,13,940	6.34%

d. Aggregate number of shares issued for consideration other than cash

(i) During the year ended 31 March 2022, the Board of Directors of the Holding Company had approved share split of equity shares from ₹ 10 per share to ₹ 1 per share and the same had been duly approved by the shareholders of the Holding Company. Accordingly, the number of issued, subscribed and fully paid up shares had increased from 5,687,940 shares to 56,879,400 shares.

Further, during the year ended 31 March 2022, the Holding Company had also issued 56,879,400 bonus shares in the ratio of 1:1 to the existing shareholders as on 23 March 2022 by utilising the securities premium account.

(ii) During the year ended 31 March 2023, the Board of Directors and the Shareholders of the Holding Company had passed a resolution to convert all CCDs of the Company into equity shares in connection with the Initial Public Offer by the Holding Company. Accordingly, such CCDs were converted into 11,089,554 equity shares at ₹ 417 per equity share (including ₹416 per share as securities premium) in accordance with the terms of the agreements with the CCD holders.

e. Shareholding of promoters :

As at 31 March 2026

Shares held by promoters at the end of the year				
S. No.	Promoters name	Number of shares	% of total shares	% change during the year
1	Devender Aggarwal	89,55,960	6.37%	-
2	Devender Aggarwal (HUF)	46,55,000	3.31%	-
3	Lalit Kumar Aggarwal	91,65,940	6.52%	-
4	Lalit Kumar Aggarwal (HUF)	47,25,000	3.36%	-
5	Pradeep Kumar Aggarwal	92,00,960	6.55%	-
6	Pradeep Kumar Aggarwal (HUF)	46,20,000	3.29%	-
7	Ravi Aggarwal	89,13,940	6.34%	-
8	Ravi Aggarwal (HUF)	48,30,000	3.44%	-
9	Sarvpriya Securities Private Limited	2,43,49,900	17.33%	-
	Total	**7,94,16,700**	**56.51%**	

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As at 31 March 2025

Shares held by promoters at the end of the year				
S. No.	**Promoters name**	**Number of shares**	**% of total shares**	**% change during the year**
1	Devender Aggarwal	89,55,960	6.37%	-
2	Devender Aggarwal (HUF)	46,55,000	3.31%	-
3	Lalit Kumar Aggarwal	91,65,940	6.52%	-
4	Lalit Kumar Aggarwal (HUF)	47,25,000	3.36%	-
5	Pradeep Kumar Aggarwal	92,00,960	6.55%	-
6	Pradeep Kumar Aggarwal (HUF)	46,20,000	3.29%	-
7	Ravi Aggarwal	89,13,940	6.34%	-
8	Ravi Aggarwal (HUF)	48,30,000	3.44%	-
9	Sarvpriya Securities Private Limited	2,43,49,900	17.33%	-
	Total	**7,94,16,700**	**56.51%**	

f. The Holding Company has not bought back any class of shares, nor issued any bonus shares (other than mentioned under note 21(d) above) during the period of five years immediately preceding the balance sheet date.

22 OTHER EQUITY

Particulars	As at 31 March 2026	As at 31 March 2025
Capital reserve	541.10	541.10
Securities premium account	10,455.62	10,455.62
Reserves fund	11.89	9.96
Employee stock compensation plan reserve	276.17	-
Retained earnings	7,060.74	(3,889.70)
Equity instruments measured at fair value through OCI	9.85	9.85
	18,355.37	**7,126.83**

Notes:

Nature and purpose of other reserves

Capital reserve

Capital reserve represents balance recognized at the time of acquisitions as per the Scheme of Amalgamation.

Securities premium account

Securities premium is used to record the premium on issue of shares. This balance can be utilised in accordance with provisions of the Act.

Reserves fund

These are statutory reserves required to be created as per section 45IC of RBI Act, 1934.

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Employee stock compensation plan reserve

The Holding Company has established an Employee Stock Options Plan (ESOP) to grant options to eligible employees of the Holding Company, its subsidiaries and its joint venture. In accordance with applicable accounting standards, the cost of options granted under the ESOP is measured at fair value on the grant date and is recognized as an employee compensation expense over the vesting period, with a corresponding credit to the ESOP reserve under 'Other equity'.

Retained earnings

Retained earnings is used to record balance of statement of profit and loss and other equity adjustments.

Equity instruments measured at fair value through OCI

The Company has elected to recognise changes in the fair value of certain investments in equity securities, in other comprehensive income. These changes are accumulated within the FVOCI equity investments reserve within equity.

Debenture redemption reserve

Debenture Redemption Reserve ('DRR') in respect of Non- convertible debentures issued by the Holding Company, is not required to be maintained as per Rule 18(7)(b)(iii) of Companies (Share Capital and Debentures) Rules, 2014.

23A BORROWINGS - NON CURRENT

Particulars	As at 31 March 2026		As at 31 March 2025	
	Non current portion	Current portion	Non current portion	Current portion
Secured				
Non-Convertible Debentures (NCD's)				
Nil (31 March 2025: 221,748) 12% Non-Convertible Debentures series of ₹ 10,000 each (refer note 23D.1)	-	-	1,254.32	954.05
Nil (31 March 2025: 200,000) 12% Non-Convertible Debentures series of ₹10,000 each (refer note 23D.2)	-	-	2,000.00	-
87,500 (31 March 2025 - Nil) 11% Non-convertible debentures of ₹ 100,000 each (refer note 23D.3)	5,793.43	2,863.90	-	-
Term loans				
From banks (refer note 23D.4 to 23D.21)	8,496.23	4,645.46	7,193.37	1,266.44
From financial institutions (refer 23D.22 to 23D.36)	4,061.00	1,477.74	4,872.40	2,388.14
Vehicle loans				
From banks (refer 23D.37)	113.91	39.06	121.91	40.84
From financial institutions (refer 23D.37)	13.15	3.34	12.06	3.34
	18,477.72	**9,029.50**	**15,454.06**	**4,652.81**
Less: Amount disclosed under current borrowings as "current maturities of non-current borrowings"	-	(9,029.50)	-	(4,652.81)
Total	**18,477.72**	**-**	**15,454.06**	**-**
Non-current borrowings guaranteed by directors and others				
Non-convertible debentures	5,793.43	2,863.90	3,254.32	954.05
Indian rupee term loan from banks and others	12,557.23	6,123.20	12,065.77	3,608.75

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23B BORROWINGS - CURRENT

Particulars	As at 31 March 2026	As at 31 March 2025
Secured		
Cash credit facilities from bank (refer 23B.1)	1,739.73	2,423.19
Short-term loans from financial institutions (refer note 23B.2 to 23B.6)	147.57	225.88
Loan from other parties (refer note 23B.7)	-	750.00
Current maturities of non-current borrowings (refer note 23A)	9,029.50	4,652.81
Unsecured		
Loan from other parties (refer note 23B.8)	15.00	154.32
	10,931.80	**8,206.20**
Current borrowings guaranteed by directors and others		
Cash credit facilities from banks	1,739.73	2,423.19
Short-term loans from financial institutions	147.57	225.88

23C RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

Particulars	As at 31 March 2026		As at 31 March 2025	
	Current borrowings (excluding current maturities)	Non current borrowings (including current maturities)	Current borrowings (excluding current maturities)	Non current borrowings (including current maturities)
Balance in the beginning of the year	**3,553.39**	**20,106.87**	**3,373.59**	**15,805.42**
Cash flows:				
- Proceeds	200.00	24,176.65	1,912.32	13,809.03
- Repayment	(1,781.09)	(14,721.89)	(1,741.52)	(9,575.52)
Non cash:				
- Ancillary cost adjustment	-	(113.11)	-	67.94
- Interest expense adjustment	-	-	9.00	-
- Others (on account of disposal of subsidiary)	(70.00)	(1,941.30)	-	-
Balance at the end of the year	**1,902.30**	**27,507.22**	3,553.39	**20,106.87**

** Refer note 7B(ii) for reconciliation of lease liabilities.

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(All amounts are in ₹ millions, unless otherwise specified)

23D BORROWINGS-SECURITY

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
A.	**Long term borrowings**			
1	During the year ended 31 March 2023, the Subsidiary Company (Signatureglobal Business Park Limited) had issued 400,000 12% Non-Convertible Debentures (NCDs) of ₹10,000 each amounting to ₹4,000.00 millions. After the expiry of principal moratorium period, the Subsidiary Company had to redeem the debentures in following manner: (a) 4% at the end of 7th, 8th, 9th and 10th calendar quarters from the closing date. (b) 6% at the end of each quarter thereafter. During the current year, the subsidiary company has fully redeemed the said NCDs.	The said NCDs were secured by way of: (i) First Ranking charge on Project proposed to be developed on land situated at Village Mahendwara, Bhondsi, Ghamroz, Tehsil Sohna, Haryana.(ii) Second Ranking charge on Land situated at Village Morta, Ghaziabad, Uttar Pradesh. This security was provided by Subsidiary Company (Signatureglobal Developers Limited). (iii) Corporate Guarantee of Holding Company and the Subsidiary Company (Signatureglobal Developers Limited) (iv) Personal guarantee of the promoters (Directors and members of Holding Company). (v) Second Ranking charge on Land admeasuring land (i) situated in Village Hayatpur, (ii) situated in Village Wazirpur, and (iii) situated in Village Wazirpur, totally situated in Sub-Tehsil Harsaru, Hadbast No. 115 (now in the development plan of Sector 93), District Gurugram, Haryana. This security was provided by Subsidiary Company (Signature Builders Limited). The same has been satisfied before the end of previous financial year. (vi) Second Ranking charge on Land situated at Sector-36, Sohna, Haryana. This security was provided by the Subsidiary Company (Signatureglobal Homes Limited). The same had been satisfied before the end of previous financial year. (vii) Second Ranking charge on Land situated in the revenue estate of Village Wazirpur, Tehsil and District Gurgaon, Haryana.This security was provided by the Subsidiary Company (Signature Builders Limited). The same had been satisfied before the end of previous financial year.	-	2,217.48

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S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
2	During the year ended 31 March 2024, the Subsidiary Company (Signatureglobal Business Park Private Limited) had issued 200,000 12% Non-Convertible Debentures (NCDs) of ₹10,000 each total amounting to ₹2,000.00 millions. After the expiry of principal moratorium period, the Subsidiary Company shall redeem the debentures equally at the end of 11th to 20th quarters from closing date. During the current year, the subsidiary company has fully redeemed the said NCDs.	The said NCDs were secured by way of: (i) Pari passu charge (with the charge created in terms of 400,000 12% Non-Convertible Debentures (NCDs) of ₹10,000 each total amounting to ₹4,000.00 millions issued during the year ended 31 March 2024) in the form of mortgage over the project land (other than the Sohna joint development agreement land) and the additional project land (other than the Raj Nagar joint development agreement land), together with all buildings, structures, flats, units, erections and constructions executed and immoveable properties of every description which are standing, erected or attached or shall at appropriate or any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the project land and the additional project land or any part thereof, over all rights, title and interest in the project land and the additional project land and all rights to use common areas and facilities and incidentals attached thereto, together with all trees, fences, hedges, ditches, ways, sewers, drains, waters, watercourses, liberties, privileges, easements and appurtenances whatsoever in the project land and the additional project land or premises or any part thereof, presently in existence or in the future belonging to or in any way appurtenant thereto and all the estate, right, title, interest, property, insurance policies, and claim and demand whatsoever of the/upon the project land and the additional project land, which description shall include all properties of the above description, whether presently in existence, constructed or acquired hereafter, to secure the obligations.	-	2,000.00

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S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
		(ii) Pari passu charge (with the charge created in terms of 400,000 12% Non-Convertible Debentures (NCDs) of ₹10,000 each total amounting to ₹4,000.00 millions issued during the period ended 31 March 2023) by way of hypothecation on the movables, including cash flows and the receivables owing to, received or receivable in respect of the project and the additional project to secure the obligations. (iii) Corporate guarantee of the Holding Company and the Subsidiary Company (Signatureglobal Developers Private Limited). (iv) Personal guarantee of promoters (directors and members of the Holding Company).		
3	During the year ended 31 March 2026, the Holding Company has issued 87,500 rated, listed, secured, redeemable Non Convertible Debentures (NCDs) having face value of ₹ 100,000 each aggregating of ₹ 8,750.00 million, on a private placement basis to International Finance Corporation (IFC). Such NCDs carry an interest rate of 11% per annum, payable on quarterly basis. The NCDs got listed on the BSE Limited on 17 October 2025. As at the reporting date, the Company has fully utilized the proceeds in accordance with Clause 14.5 of the Debenture Trust Deed (DTD) dated 30 September 2025. Such NCDs are redeemable in twelve equal quarterly instalments, starting from 15 April 2026 to 15 January 2029.	As per the terms of the DTD, the NCDs are secured by way of first ranking exclusive charge over: (i) Signatureglobal Business Park Limited' (SBPL)('the Subsidiary Company)'s specified Larger Lands located at Sohna, Haryana alongwith all constructions (present and future) thereon, all present and future receivables, all rights, title and interest to the development rights under the Collaboration Agreement (present and future) and to its specified Project Escrow Accounts and the amounts held therein; Insurance receivables; moveable assets in relation to the Projects etc.; (ii) The Holding Company's rights, title and interest in the specified accounts and the amounts lying in such accounts, all present and future receivables of the Company. (iii) Personal guarantee of promoters (directors and members of the Holding Company). (iv) Corporate guarantee by SBPL.	8,750.00	-

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(v) As per the terms of DTD, the Holding Company is required to maintain at all times, Minimum Security Cover equal to 1.50x (one point five times) of the outstanding principal amount and interest due on the Debentures. As required under the DTD, the management has considered the market/ fair value of SBPL's Project Land, as per the valuation report issued by third-party expert valuer appointed by the management. Market/ Fair value per valuation report issued by registered valuer as at 31 March 2026 is ₹ 36,595.00 millions.		
4	During the year ended 31 March 2025, the Subsidiary Company (Signatureglobal Business Park Limited) had availed term loan facility of ₹ 250.00 million from ICICI Bank Limited which is repayable in 45 monthly installments from the date of disbursement commencing from the 15th day of the 4th month from the date of first disbursement having floating interest rate of IMCLR-1Y and Spread of 1.85% i.e 10.20% per annum as on 31 March 2026 (10.95% per annum as on 31 March 2025).	The said term loan is secured by way of:: (i) An extension of exclusive charge by way of equitable mortgage on the land situated at village Gadoli kalan, Sector37D,Gurugram, Haryana, including the Project "DeLuxe DXP" owned by the Subsidiary Company (Signatureglobal Business Park Limited) together with buildings and structures thereon excluding the sold units. (ii) An extension of exclusive charge by way of hypothecation on the future Scheduled Receivables of the Project and all insurance proceeds, both present and future. (iii) An exclusive charge by way of hypothecation on the debt service reserve account all monies credited/ deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be) of the Borrower; (iv) An extension of exclusive charge by way of hypothecation on the escrow account of the project and all monies credited/ deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be) of the Borrower.	171.60	238.80

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(v) An extension of exclusive charge by way of equitable mortgage on the land situated at sector 37D, Gurugram together with buildings and structures thereon. (vi) Corporate guarantee of subsidiary companies (SIgnatureglobal Homes Limited and Fantabulous Town Developers Limited). (vii) Personal guarantee of promoters (directors and members of Holding Company). (viii) Security cheque of the facility amount and principal instalments.		
5	During the year ended 31 March 2021, the Holding Company had availed working capital term loan facility of ₹ 200.00 millions from Yes Bank Limited for a tenure of 60 months including moratorium period of 1 year from date of first disbursement, carrying floating interest rate of 9.25% per annum ie. 1.00 % over and above bank's one year MCLR (31 March 2023 - 9.25% per annum). The facility was governed under the Guaranteed Emergency Credit Line scheme under National Credit Guarantee Trustee Company Limited. During the current year, the Holding Company has fully repaid the said loan.	The Loan facility was secured by the way of following:- (i) All piece and parcel of land situated and standing at Gadoli Khurd and Gadoli Kalan, Tehsil Gurugram, Sector-37D, Gurugram by the Holding Company, land situated at village Dhunela, sector 36, Tehsil Sohna District Gurugram Haryana by the Subsidiary Company (Sternal Buildcon Limited), land situated at village Wazirpur, sector 95A, Tehsil and District Gurugram Haryana by the Subsidiary Company (Forever Buildtech Limited). (ii) 100 % credit guarantee by National Credit Guarantee Trust Company Limited (NCGTC).	-	45.83
6	During the year ended 31 March 2025, the Holding Company had availed term loan of ₹ 770.00 millions from Yes Bank Limited (amount disbursed till 31 March 2026 is ₹ 230 millions) carrying an interest rate of 10.15% per annum, linked to GoI 3 months treasury bills benchmark rate per annum, the term loan is repayable in 13 quarterly installment starting from the end of 4th quarter from the date of first disbursement.	The Loan facility is secured by way of following:- (i) Exclusive charge by way of hypothecation on current assets both present and future of Orchard Avenue 3 project being developed by the Subsidiary Company (Signature Builders Limited) and Park-1 extn project being developed by the Subsidiary Company (Signatureglobal Homes Limited). (ii) Exclusive charge on land and building (present and future) of both the projects as mentioned above. (iii) Corporate guarantee by the Subsidiary Companies (Signature Builders Limited and Signatureglobal Homes Limited). (iv) Personal guarantee of promoters (directors and members of the Holding Company).	107.53	195.00

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
7	During the year ended 31 March 2023, the Holding Company had availed term loan facility of ₹ 800.00 millions from Indusind Bank for a tenure of 54 months from date of first disbursement, carrying floating interest rate of 10.50 % per annum i.e. linked to 1 year equal to Indusind bank Limited MCLR plus applicable spread. During the current year, the Holding Company has fully repaid the said loan.	The loan facility was secured by the way of following: (i) Equitable mortgage on development rights of the project Signature Global City 79B, Gurugram (project being developed by the Subsidiary Company (JMK Holdings Limited)). (ii) Equitable mortgage on project Karnal City 1, Sector 28A,developed by the Subsidiary Company (Maa Vaishno Net Tech Limited). (iii) Equitable mortgage on ready inventory in various projects in Gurugram (The properties which had been released from the facility as on 31 March 2025: Imperial 88A, Golf Green 79, SCO-36, SCO-88A, SCO 88A-II, Grand IVA) (iv) Hypothecation of project receivables over Project Signature Global City 79B, DDJAY and Karnal City 1 & City 2, Sector 28A. (v) First charge by way of hypothecation on all other fixed assets and other current assets of the project Signature Global City 79B, DDJAY and Karnal City 1, Sector 28A (vi) First charge on the escrow accounts, RERA account of project Signature Global City DDJAY, sector 79B and Karnal City 1, Sector 28A. (vii) Cross- collaterialisation of all receivables of all the projects funded by IBL across group entities. (viii) Personal guarantee of promoters (directors and members of the Holding Company). (ix) Corporate guarantee by the group related company (Sarvpriya Securities Private Limited) and Subsidiary Companies (Signature Builders Limited and Signature Global Developers Limited).	-	102.54

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
8	During the year ended 31 March 2025, the Holding Company had availed term loan facility of ₹ 1,500.00 millions from ICICI Bank Limited, the term loan is repayable in 48 months from the date of first disbursement, with repayment commencing from 15th day of 4th month from the date of first disbursement, carrying a floating interest rate of 10.95% per annum i.e. 1.85% over and above bank's one year MCLR.	The loan facility is secured by way of following:- (i) An extension of exclusive charge by way of equitable mortgage on the land situated at village Gadoli kalan, Sector-37D,Gurugram, Haryana with respect to the project "De-luxe DXP" owned by the Subsidiary Company (Signatureglobal Business Park Limited and Fantabulous Town Developers Limited) together with buildings and structures thereon both present & future, along with all the development potential arising thereon (including the project named "De-luxe DXP") developed by the Subsidiary Company (Signatureglobal Business Park Limited). (ii) An extension of exclusive charge by way of hypothecation on the future Scheduled receivables of the project and all insurance proceeds, both present and future. (iii) An extension of exclusive charge by way of hypothecation on the DSR Account all monies credited/deposited therein, and all investments in respect thereof of the Company. (iv) An extension of exclusive charge by way of hypothecation on the Escrow Account of the project all monies credited/deposited therein, and all investments in respect thereof of the Subsidiary Company (Signatureglobal Business Park Limited). (v) Exclusive charge by way of equitable mortgage on the land situated at village Gadoli kalan, Sector-37D, Gurugram, Haryana together with buildings and structuresthereon.with respect to the project "Signature Global Sarvam at DXP estate" owned by Signatureglobal Homes Limited (vi) Corporate guarantee by the Subsidiary Companies (Fantabulous Town Developers Limited and Signatureglobal Homes Limited). (vii) Personal guarantee of promoters (directors and members of the Holding Company). (viii) Security cheque for the facility amount and principal installments.	217.04	1,210.80

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
9	During the year ended 31 March 2025, the Holding Company availed term loan facility of ₹ 1,200.00 millions from Standard Chartered Bank, that carries an interest rate ranging from 11.15% to 12.40% per annum, the term loan is repayable in 18 equal monthly installment starting from the 19th month from the date of first disbursement.	The Loan facility is secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the project Signature Global Titanium SPR, Signature Global Cloverdale SPR, City of Colours and SG Spectrum Square properties being developed by the Holding Company. (ii) First ranking pari passu charge by way of hypothecation over the Signature Global Titanium SPR, Signature Global Cloverdale SPR, City of Colours and SG Spectrum Square project receivables, movable assets and account assets (subject to the provision of RERA and except account asset in repect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts). (iii) Personal guarantee of promoters (directors and members of the Holding Company).	616.34	896.70
10	During the year ended 31 March 2024, the Holding Company had availed term loan facility of ₹ 950.00 millions from Standard Chartered Bank, that carried an interest rate of 12.75% per annum, the term loan was repayable in 8 equal quarterly installment starting from the 9th quarter from the date of first disbursement. During the current year, the Holding Company has fully repaid the said loan.	The Loan facility was secured by way of following:- (i) First ranking pari passu charge by way of mortgage and hypothecation over the immovable property of the Subsidiary Company (Signature Builders Limited) along with all development right, easement right, right of ingress and egress and all assets, right, title and interests of the Subsidiary Company (Signature Builders Limited) in respect thereof and residential project 'SG City-93' being constructed/to be constructed and developed/to be developed over all that piece and parcel of land located at sector 93, District Gurgaon. (ii) Corporate guarantee by the Subsidiary Company (Signatureglobal Builders Limited). (iii) Personal guarantee of promoters (directors and members of the Holding Company).	-	174.80

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
11	During the year ended 31 March 2025, the Holding Company had availed term loan facility of ₹ 3,800.00 millions from Standard Chartered Bank, that carries an interest rate ranging from 10.18% to 11.50% per annum, the term loan is repayable in 24 equal monthly installment starting from the end of 25th month from the date of first utilisation date.	The Loan facility is secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the project Signature Global Titanium SPR, Signature Global Cloverdale SPR being developed by the Holding Company. (ii) First ranking pari passu charge by way of hypothecation over the Signature Global Titanium SPR, Signature Global Cloverdale SPR project receivables, movable assets and account assets (subject to the provision of RERA and except account asset in repect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts). (iv) Personal guarantee of promoters (directors and members of the Holding Company).	3,308.47	2,993.50
12	During the year ended 31 March 2025, the Holding Company had availed term loan facility of ₹ 180.00 millions from SBM Bank (India) Limited by way of down selling the partial loan facility from Arka Fincap Limited for a tenure of 48 months from date of first disbursement, carrying floating interest rate of 11.70% per annum (11.50% per annum as on 31 March 2025) i.e. 1.5% per annum over and above bank six months MCLR. The loan is repayable in 12 quarterly instalments starting from the month of June 2025.	The Loan facility is secured by the way of following:- (i) First ranking pari passu charge by way of mortgage over land and buildings & structures thereon on the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon being developed by the Subsidiary Company (Sternal Buildcon Limited). (ii) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon (iii) First pari passu charge by way of mortgage over land and buildings & structures thereon on the project Signature Global 37D II residential project at Sector 37D, Gurgaon (iv) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global 37D II residential project at Sector 37D, Gurgaon	79.69	160.77

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(v) Personal guarantee of promoters (directors and members of the Holding Company). (vi) Demand promissory note of the borrower. (vii) 2 months interest service reserve account. (viii) Undated cheques for principal repayment and 3 months interest payment.		
13	During the year ended 31 March 2025, the Holding Company had availed term loan facility of ₹ 1,400.00 millions from Axis Bank Limited, the term loan is repayable in 12 equal quarterly instalments starting from the end of 3 months from the date of first disbursement, carrying floating interest rate of 1 year MCLR plus 0.70% per annum (currenty MCLR is 10.10% per annum).	The Loan facility is secured by way of following:- (i) Mortgage over commerical plotted colony (project SCO 88A I and II) located at Sector 88A, Gurgaon (owned by the Subsidiary Company JMK Holdings Limited). (ii) Mortgage over development rights for residential (Imperial 88A) which is under Joint Development Agreement (project developed by the Holding Company) (iii) Charge over receivables of residential project Imperial and commercial plotted colony (project SCO 88A I and II) located at Sector 88A, Gurgaon. (iv) Personal guarantee of promoters (directors and members of the Holding Company). (v) Shortfall undertaking from promoters of the Company.	917.86	375.69
14	During the year ended 31 March 2026, the Holding Company has availed term loan facility of ₹ 1,250.00 millions from Indusind Bank, the term loan is repayable in 10 equal quarterly installments after a moratorium period of six months from date of first disbursement, carrying floating interest rate of 9% per annum.	The loan facility is secured by the way of following: (i) Extension of charge by way of equitable mortgage on development rights of the project Signature Global City 79B, Gurugram (project being developed by the Subsidiary Company (JMK Holdings Limited). (ii) Extension of charge by way of equitable mortgage on land and building of the project SG City-92(2),developed by the Subsidiary Company (Signature Infrabuild Limited). (iii) Extension of charge by way of equitable mortgage on land and building of the project Infinity Mall, Sector-36, Sohna, Gurugram, developed by the Subsidiary Company (Sternal Buildcon Limited).	23.31	-

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(iv) Extension of charge by way of hypothecation of project receivables over all the three projects mentioned above. (v) Personal guarantee of promoters (directors and members of the Holding Company). (vi) Corporate guarantee by the Subsidiary Companies (JMK Holdings Limited, Signature Infrabuild Limited and Sternal Buildcon Limited). (vii) Debt Service Reserve Account (DSRA) equivalent to one month interest in the form of lien marked fixed deposits.		
15	During the year ended 31 March 2026, the Holding Company has availed term loan facility of ₹ 3,700.00 millions from ICICI Bank Limited, the term loan is repayable in 54 months from the date of first disbursement, with repayment commencing from 15th day of 7th month from the date of first disbursement, carrying a floating interest rate of 9.75% per annum i.e. 1.25% over and above bank's one year MCLR.	The loan facility is secured by way of following:- (i) An extension of exclusive charge by way of equitable mortgage on the land situated at village Gadoli kalan, Sector-37D,Gurugram, Haryana with respect to the project "De-luxe DXP" owned by the Subsidiary Company (Signatureglobal Business Park Limited and Fantabulous Town Developers Limited) together with buildings and structures thereon excluding the sold units. (ii) An extension of exclusive charge by way of hypothecation on the future Scheduled receivables of the project and all insurance proceeds, both present and future. (iii) An extension of exclusive charge by way of hypothecation on the DSR Account all monies credited/deposited therein, and all investments in respect thereof of the Subsidiary Company. (iv) An extension of exclusive charge by way of hypothecation on the Escrow Account of the project all monies credited/deposited therein, and all investments in respect thereof of the Subsidiary Company (Signatureglobal Business Park Limited).	2,900.35	-

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(v) An extension of exclusive charge by way of equitable mortgage on the land situated at village Gadoli kalan, Sector-37D,Gurugram, Haryana with respect to the project "Signature Global Sarvam at DXP estate" owned by the Subsidiary Company (Signatureglobal Homes Limited) together with buildings and structure thereon. (vi) An exclusive charge by way of hypothecation on the future Scheduled receivables of the project as mentioned in point v above and all insurance proceeds, both present and future. (vii) An exclusive charge by way of hypothecation on the Escrow Account of the project all monies credited/deposited therein, and all investments in respect thereof of Subsidiary Company (Signatureglobal Homes Limited). (viii) Personal guarantee of promoters (directors and members of the Holding Company). (ix) Security cheque for the facility amount and principal installments. (x) Shortfall undertaking from promoters of the Holding Company.		
16	During the year ended 31 March 2026, the Holding Company has availed term loan facility of ₹ 800.00 millions from ICICI Bank Limited, the term loan is repayable in 36 months from the date of first disbursement, with repayment commencing from next month from the date of first disbursement, carrying a floating interest rate of 9.35% per annum i.e. 1% over and above bank's one year MCLR.	The loan facility is secured by way of following:- (i) First pari passu charge, to be shared with other facilities provided by ICICI Bank, by way of equitable mortgage on land located at Gurugram owned by the Subsidiary Companies (Signatureglobal Business Park Limited and Fantabulous Town Developers Limited) including the project named "De-luxe-DXP", building and structures thereon excluding the sold units, but including any cancellations. (ii) First pari passu charge, to be shared with other facilities provided by ICICI Bank, by way of hypothecation on the future schedules receivables of the project and all insurance proceeds, both present and future.	733.40	-

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(iii) First pari passu charge, to be shared with other facilities provided by ICICI Bank, by way of hypothecation on the Escrow Account of the Project and the DSR Account all monies credited/deposited therein (in whatever form the same may be), and all investment in respect thereof (in whatever form the same may be) of the Borrower. (iv) First pari passu charge, to be shared with other facilities provided by ICICI Bank by way of equitable mortgage on land located at sector-37D, Gurugram, Haryana with respect to the project "Signature Global Sarvam at DXP estate" owned by the Subsidiary Company (Signatureglobal Homes Limited). (v) First pari passu charge, to be shared with other facilities provided by ICICI Bank, by way of hypothecation on the future Scheduled Receivables of the Other Project and all insurance proceeds, both present and future. (vi) First pari passu charge, to be shared with other facilities provided by ICICI Bank, by way of hypothecation on the Escrow Account of the other project. (vii) Corporate guarantee by the Subsidiary Companies (Signatureglobal Business Park Limited, Fantabulous Town Developers Limited and Signatureglobal Homes Limited). (viii) Personal guarantee of promoters (directors and members of the Holding Company). (ix) Security cheque for the facility amount and principal installments.		
17	During the year ended 31 March 2026, the Holding Company has availed term loan of ₹ 1,000.00 millions from Yes Bank Limited carrying an interest rate of 10.10% per annum, linked to GoI 3 months treasury bills benchmark rate per annum, the term loan is repayable in 16 quarterly installment starting from the end of 4th quarter from the date of first disbursement.	The Loan facility is secured by way of following:- (i) Exclusive charge on land and building (present and future) of the projects Orchard Avenue 3 project being developed by the Subsidiary Company (Signature Builders Limited) and Park-1 extn project being developed by the Subsidiary Company (Signatureglobal Homes Limited).	779.30	-

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(ii) Exclusive charge on all current assets (present and future) of both the projects as mentioned above. (iii) Corporate guarantee by the Subsidiary Companies (Signature Builders Limited and Signatureglobal Homes Limited). (iv) Personal guarantee of promoters (directors and members of the Holding Company). (v) Shortfall undertaking from promoters of the Holding Company.		
18	During the year ended 31 March 2026, the Holding Company has availed term loan facility of ₹ 1,500.00 millions from Axis Bank Limited, the term loan is repayable in 10 equal quarterly instalments starting from the end of 9 months from the date of first disbursement, carrying floating interest rate of 1 year MCLR plus 0.60% per annum (currenty MCLR is 9.75% per annum).	The Loan facility is secured by way of following:- (i) First and exclusive charge by way of mortgage over the "Project Signature Global City-93", inter alia comprising of the land parcel located at sector-93, Gurugram owned by the Subsidiary Company (Signature Builders Limited). (ii) First and exclusive charge by way of mortgage over all the development rights over the project inter alia comprising of the land parcel located at Village Wazirpur, Sector-93, Gurugram, Haryana including the land parcel which is under joint development agreement. (iii) Exclusive charge over receivables of Signature Global City-93 located at Sector-93, Gurugram. (iv) Personal guarantee of promoters (directors and members of the Holding Company). (v) Undated cheques for principal repayment for entire facility.	918.85	-

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
19	During the year ended 31 March 2026, the Holding Company has availed term loan facility of ₹ 2,250.00 millions from Standard Chartered Bank, the term loan is repayable in principal moratorium of 24 months followed by 24 equal monthly instalments starting from end of the 25th month. Rate of Interest is 9.75% % per annum.	The Loan facility is secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the Project Signature Global Titanium SPR, Signature Global Cloverdale SPR being developed by the Holding Company. (ii) First ranking pari passu charge by way of hypothecation over the Signature Global Titanium SPR, Signature Global Cloverdale SPR project receivables, movable assets and account assets (subject to the provision of RERA and except account asset in respect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts).	2,250.00	-
20	During the year ended 31 March 2026, the Holding Company has availed term loan facility of ₹ 1,000.00 millions from Standard Chartered Bank, the term loan is repayable in principal moratorium of 24 months followed by 24 equal monthly instalments starting from end of the 25th month. Rate of Interest is 9.75% % per annum.	The Loan facility is secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the Project Signature Global Titanium SPR, Signature Global Cloverdale SPR being developed by the Holding Company. (ii) First ranking pari passu charge by way of hypothecation over the Signature Global Titanium SPR, Signature Global Cloverdale SPR project receivables, movable assets and account assets (subject to the provision of RERA and except account asset in respect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts).	250.00	-

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
21	During the previous year ended 31 March 2023, the Subsidiary Company Gurugram commercity Private Limited had availed the term loan facility amounting to ₹800.00 millions from Kotak Mahindra Bank. Rate of interest: 8.75% per annum payable monthly (linked to 6 months Kotak Mahindra bank Marginal cost of funds based lending rate (MCLR) + 3.10%). The Loan was repayable in 48 months from the first disbursement of Loan. The said facility was transferred as part of subsidiary disposal (refer note 53).	The Loan facility was secured by the way of following:- (i) First exclusive charge over Cash flow of commercial plotted project proposed to be developed under the Subsidiary Company (Gurugram Commercity Private Limited) located at village Fazilpur, Jharsa and Badshahpur, Tehsil & Distt. Gurugram, Haryana (ii) Equitable mortgage over Commercial land located in village Fazilpur, Jharsa, Tehsil Badshahpur, Distt. Gurugram, Haryana measuring 5.07 acres owned by the Subsidiary Company (Gurugram Commercity Private Limited).	-	451.36
22	During the year ended 31 March 2025, the Subsidiary Company (Gurugram Commercity Private Limited) had availed term loan of ₹ 1,700.00 millions from Standard Chartered Capital Limited was carrying an interest rate of 12.75% per annum, the term loan was repayable in 24 equal monthly instalments after a moratorium period of 24 months from the date of first disbursement. The said facility was transferred as part of subsidiary disposal (refer note 53).	The loan facility was secured by way of following:- (i) First and exclusive charge by way of mortgage of land and hypothecation over the receivables of project Titanium SPR on land located at Village Fazilpur, Kharsa, Sector 71, Gurugram, Haryana owned by Holding Company (Signatureglobal (India) Limited). (ii) Corporate guarantee by Holding Company (Signatureglobal (India) Limited). (iii) Personal guarantee of promoters (directors and members of the Holding Company).	-	1,700.00
23	During the year ended 31 March 2025, the Holding Company had availed term loan of ₹ 130.00 millions from Industrial Investment Trust Limited carried an interest rate of 13.00% per annum, the term loan was repayable in 36 monthly installment starting from July 2024. During the current year, the Holding Company has fully repaid the said loan.	The Loan facility was secured by way of following:- (i) Sole and exclusive charge by way of mortgage over land situated at 340 Udyog vihar phase-4 Gurugram, Haryana,along with entire building structure.	-	102.15

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(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
24	During the year ended 31 March 2025, the Holding Company has availed term loan of ₹ 600.00 millions from Industrial Investment Trust Limited carrying fixed interest rate of 12.75% per annum, the term loan is repayable in 30 monthly installment starting from the end of 7th month from the date of first disbursement.	The Loan facility is secured by way of following:- (i) First and exclusive charge by way of mortgage of the development right of the Subsidiary Company (Signatureglobal Homes Limited) in terms of Joint development agreement over the project to be developed on land situated at sector-37D Gurugram together with the hypothecation of all the receivables arising therefrom and first and exclusive charge by way of mortgage over registered sale deed registration no. 12616 dated 15/09/2006. (ii) Demand promissory note. (iii) Escrow arrangement for the receivables (iv) Corporate guarantee by the Subsidiary Company (Signatureglobal Homes Limited). (v) Personal guarantee of promoters (directors and members of the Holding Company).	383.28	600.00
25	During the year ended 31 March 2025, the Holding Company has availed term loan of ₹ 1,400.00 millions from Standard Chartered Capital Limited carrying an interest rate of 12.40% per annum, the term loan is repayable in 18 equal monthly installment starting from the end of 19th month from the date of first disbursement.	The Loan facility is secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the project Signature Global Titanium SPR, Signature Global Cloverdale SPR, City of Colours and SG Spectrum Square being developed by Holding Company. (ii) First ranking pari passu charge by way of hypothecation over the Signature Global Titanium SPR, Signature Global Cloverdale SPR, City of Colours and SG Spectrum Square project receivables, movable assets and account assets (subject to the provision of RERA and except account asset in respect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts). (iii) Personal guarantee of promoters (directors and members of the Holding Company).	1,348.20	1,348.20

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
26	During the year ended 31 March 2025, the Holding Company had availed term loan of ₹ 1,700.00 millions from Standard Chartered Capital Limited carried an interest rate of 12.50% per annum, the term loan was repayable in 6 quarterly instalments starting from the end of 5th quarter from the date of first disbursement. During the current year, the Holding Company has fully repaid the said loan.	The Loan facility was secured by way of following:- (i) First ranking pari passu charge by way of equitable mortgage over the land of project SG City 93 being developed by the Subsidiary Company (Signature Builders Limited). (ii) First ranking pari passu charge by way of hypothecation over the project SG City 93 receivables, movable assets & account assets (subject to the provision of RERA and except account asset in respect of Debt Service Reserve Account (DSRA), collection, accounts and RERA designation accounts). (iii) Corporate guarantee by the Subsidiary Company (Signature Builders Limited). (iv) Personal guarantee of promoters (directors and members of the Holding Company).	-	1,700.00
27	During the year ended 31 March 2024, the Holding Company had availed term loan facility of ₹ 700.00 millions from Arka Fincap Limited for a tenure of 48 months from date of first disbursement, carrying floating interest rate of 10.95 % to 12.00% per annum linked to 3 months MCLR of ICICI Bank. During the year ended 31 March 2025, Arka Fincap Limited downsell the said loan facility to State Bank of Mauritius amounting to ₹180.00 millions.	The Loan facility is secured by the way of following:- (i) First pari passu charge by way of mortgage over land and buildings and structures thereon on the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon being developed by the Subsidiary Company (Sternal Buildcon Limited). (ii) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon (iii) First pari passu charge by way of mortgage over land and buildings and structures thereon on the project Signature Global 37D II residential project at Sector 37D, Gurgaon (iv) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global 37D II residential project at Sector 37D, Gurgaon	144.12	373.97

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(v) Personal guarantee of promoters (directors and members of the Holding Company). (vi) Demand promissory note of the borrower. (vii) 2 months interest reserve account. (viii) Undated cheques for principal repayment and 3 months interest payment.		
28	During the year ended 31 March 2025, the Holding Company had availed term loan facility of ₹ 250.00 millions from Arka Fincap Limited, the term loan is repayable in 37 months starting from the end of 7th month from the date of first disbursement, carrying floating interest rate ranging from 10.95% to 11.50 % per annum linked to 3 months MCLR and 285 basis points.	The Loan facility is secured by the way of following:- (i) First pari passu charge by way of mortgage over land and buildings and structures thereon on the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon being developed by the Subsidiary Company (Sternal Buildcon Limited). (ii) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global Millennia IV residential project at Sector 37D, Gurgaon (iii) First pari passu charge by way of mortgage over land and buildings and structures thereon on the project Signature Global 37D II residential project at Sector 37D, Gurgaon (iv) First pari passu charge by way of hypothecation over receivables (both present and future) including escrow pertaining to the project Signature Global 37D II residential project at Sector 37D, Gurgaon (v) Personal guarantee of promoters (directors and members of the Holding Company). (vi) Demand promissory note of the borrower. (vii) 2 months interest service reserve account. (viii) Undated cheques for principal repayment and 3 months interest payment.	109.01	250.00

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
29	During the year ended 31 March 2025, the Holding Company had availed term loan facility of ₹ 1,250.00 millions from Kotak Mahindra Investment Limited for a tenure of 40 months, carried a fixed rate of interest of 11.00% per annum. During the current year, the Holding Company has fully repaid the said loan.	The Loan facility was secured by extension of first charge by way of equitable mortgage following:- (i) Freehold land along with building constructed/ to be constructed known as project "SG City-37D" situated at Sector-37D,Gurugram, Haryana along with all existing/ future potential, FSI, TDR, Development rights, benefits, title & interest thereon owned by the Subsidiary Company (Signatureglobal Developers Limited). (ii) Freehold land along with building constructed/ to be constructed thereon of the project "SG City-63A" situated at Sector-63A,Kardarpur, Gurugram, Haryana owned by Holding Company. (iii) Freehold land along with building constructed/to be constructed thereon of the project "Signature Global City-81" situated at Sector-81,Nakhdola, Gurugram, Haryana owned by the Subsidiary Company (Sternal Buildcon Limited). (iv) Hypothecation and escrow of eligible receivables from the point (i), (ii) & (iii) stated above. (v) Corporate guarantee of the Subsidiary Companies (Signatureglobal Developers Limited and Sternal Buildcon Limited). (vi) Personal guarantee of promoters (directors and members of the Holding Company).	-	1,250.00
30	During the year ended 31 March 2024, the Holding Company had availed term loan facility of ₹ 3,000.00 millions from Kotak Mahindra Investment Limited for a tenure of 48 months, carried a fixed rate of interest of 11.75% per annum. During the current year, the Holding Company has fully repaid the said loan.	The Loan facility was secured by extension of first charge by way of equitable mortgage following:- (i) Freehold land along with building constructed/ to be constructed known as project "SG City-37D" situated at Sector-37D,Gurugram, Haryana owned by the Subsidiary Company (Signatureglobal Developers Limited).	-	71.44

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(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
		(ii) Freehold land along with building constructed/ to be constructed thereon of the project "SG City-63A" situated at Sector-63A,Kardarpur, Gurugram, Haryana owned by Holding Company. (iii) Freehold land along with building constructed/to be constructed thereon of the project "Signature Global City-81" situated at Sector-81,Nakhdola, Gurugram, Haryana owned by the Subsidiary Company (Sternal Buildcon Limited). (iv) Hypothecation and escrow of eligible receivables from the point (i), (ii) & (iii) stated above. (v) Corporate guarantee of the Subsidiary Companies (Signatureglobal Developers Limited and Sternal Buildcon Limited). (vi) Personal guarantee of promoters (directors and members of the Holding Company).		
31	During the year ended 31 March 2024, the Holding Company had availed term loan facility of ₹ 1,250.00 millions from Kotak Mahindra Investment Limited for a tenure of 44 months, carried a fixed rate of interest of 11.00% per annum. During the current year, the Holding Company has fully repaid the said loan.	The Loan facility was secured by extension of first charge by way of equitable mortgage following:- (i) Freehold land along with building constructed/ to be constructed known as project "SG City-37D" situated at Sector-37D,Gurugram, Haryana along with all existing/ future potential, FSI, TDR, Development rights, benefits, title & interest thereon owned by the Subsidiary Company (Signatureglobal Developers Limited). (ii) Freehold land along with building constructed/ to be constructed thereon of the project "SG City-63A" situated at Sector-63A,Kardarpur, Gurugram, Haryana owned by Holding Company. (iii) Freehold land along with building constructed/to be constructed thereon of the project "Signature Global City-81" situated at Sector-81,Nakhdola, Gurugram, Haryana owned by the Subsidiary Company (Sternal Buildcon Limited).	-	1,250.00

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
		(iv) Hypothecation and escrow of eligible receivables from the point (i), (ii) & (iii) stated above. (v) Corporate guarantee of the Subsidiary Companies (Signatureglobal Developers Limited and Sternal Buildcon Limited). (vi) Personal guarantee of promoters (directors and members of the Holding Company).		
32	During the year ended 31 March 2021, the Holding Company had availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 17.30 millions, carried a fixed rate of interest of 12.00% per annum. The loan was repayable in 13 equal monthly installments started from March 2022. During the current year, the Holding Company has fully repaid the said loan.	This was secured by way of hypothecation of underlying plant and machinery assets.	-	4.31
33	During the year ended 31 March 2024, the Holding Company had availed term loan of ₹ 700.00 millions from Standard Chartered Capital Limited carried an interest rate of 12.50% per annum, the term loan was repayable in 12 equal monthly installment starting from the end of 13th month from the date of first disbursement. During the current year, the Holding Company has fully repaid the said loan.	The Loan facility was secured by way of following:- (i) First ranking pari passu charge by way of mortgage and hypothecation over the immovable property of the Subsidiary Company (Signatureglobal Homes Limited) along with all development right, easement right, right of ingress and egress and all assets, right, title and interests of the Subsidiary Company (Signatureglobal Homes Limited) in respect thereof and residential project 'Signature Global Park 1, 2, 3, 4 and 5' being constructed/to be constructed and developed/to be developed over all that piece and parcel of land located at village Hariahera sector 36, Sohna, District Gurgaon. (ii) Corporate guarantee by the Subsidiary Company (Signatureglobal Homes Limited). (iii) Personal guarantee of promoters (directors and members of the Holding Company).	-	222.40

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
34	During the year ended 31 March 2024, the Holding Company had availed term loan of ₹ 800.00 millions from Standard Chartered Capital Limited carried an interest rate of 12.50% per annum, the term loan was repayable in 12 equal monthly installment starting from the end of 13th month from the date of first disbursement. During the current year, the Holding Company has fully repaid the said loan.	The Loan facility was secured by way of following:- (i) First ranking pari passu charge by way of mortgage and hypothecation over the immovable property of the Subsidiary Company (Signatureglobal Homes Limited) along with all development right, easement right, right of ingress and egress and all assets, right, title and interests of the Subsidiary Company (Signatureglobal Homes Limited) in respect thereof and residential project 'Signature Global Park 1, 2, 3, 4 and 5' being constructed/to be constructed and developed/ to be developed over all that piece and parcel of land located at village Hariahera sector 36, Sohna, District Gurgaon. (ii) Corporate guarantee by the Subsidiary Company (Signatureglobal Homes Limited). (iii) Personal guarantee of promoters (directors and members of the Holding Company).	-	127.02
35	During the year ended 31 March 2026, the Holding Company has availed term loan facility of ₹ 1,000.00 millions from Arka Fincap Limited, the term loan is repayable in 36 months starting from the end of 12th month from the date of first disbursement, carrying floating interest rate of 11.50 % per annum linked to 6 months MCLR of ICICI Bank.	The Loan facility is secured by the way of following:- (i) First and exclusive charge by way of mortgage over land, buildings and structures thereon on the project SG City - 81 residential project at Sector 81, Gurgaon being developed by the Subsidiary Company (Sternal Buildcon Limited). (ii) First and exclusive charge by way of Hypothecation over receivables (both present and future) including escrow pertaining to the project SG City - 81 residential project at Sector 81, Gurgaon (iii) First and exclusive charge by way of mortgage over land, buildings and structures thereon on the project SG City – 63A residential project at Sector 63A, Gurgaon being developed by the Holding Company. (iv) First and exclusive charge by way of Hypothecation over receivables (both present and future) including escrow pertaining to the project SG City – 63A residential project at Sector 63A, Gurgaon	593.00	-

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details and repayment terms	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
36	During the year ended 31 March 2026, the Holding Company has availed term loan of ₹ 4,000.00 millions from Tata Capital Housing Finance Limited carrying floating interest rate of 1 year New Corporate Prime Lending Rate plus 1.65% per annum (currenty NCPLR is 10.10% per annum)., the term loan is repayable in 60 months from the date of first disbursement.	The Loan facility is secured by way of following:- (i) Exclusive charge by way of equitable mortgage of the project being developed on the Property and on the collaboration rights by the Holding Company situated at Sector 71, Gurugram, Haryana (including rights, title, interest, claims, benefits, demand under the project documents both present and future. (ii) Exclusive charge by way of hypothecation of the scheduled receivables of the above project being developed and all the insurance policies, current assets and movable fixed assets, both present and future. (iii) Exclusive charge by way of hypothecation on the escrow account of the Project and the Debt Service Reserve Account (DSRA) along with all the monies credited/ deposited therein, and all the investments in respect thereof. (iv) Personal guarantee of promoters (directors and members of the Holding Company).	3,000.00	-
37	The vehicle loans availed by the Group from banks and financial institutions and carry interest rate of 7.30% per annum to 9.41% per annum and are repayable with in five years from the date of disbursement.	These vehicles loans are secured by way of hypothecation of underlying vehicles.	175.31	200.33
Total non-current borrowings before adjustment of processing fees			**27,776.66**	**20,263.09**
Less: Unamortised processing fees			(269.44)	(156.22)
Less: Current maturities			(9,029.50)	(4,652.81)
Total			**18,477.72**	**15,454.06**

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details	Security	Outstanding amount As at 31 March 2026	Outstanding amount As at 31 March 2025
B.	**Short term borrowings**			
Secured borrowings				
1	During the year ended 31 March 2024, the Holding Company had availed overdraft facility of ₹ 2,500.00 millions from ICICI Bank Limited for a tenure of 12 Months, carrying floating interest rate of 10.05% per annum (31 March 2025: 10.75%) ie. 1.60% over and above bank's 6 months MCLR as on 16 January 2024. The Holding Company is not required to file any quarterly statements with the bank in respect of the said facility.	The loan facility secured by way of following:- (i) Exclusive charge by way of equitable mortgage on the property situated at Sector-37D,Gurugram, Haryana together with buildings and structures thereon of the Subsidiary Companies (Signatureglobal Business Park Limited & Fantabulous Town Developers Limited). (ii) Exclusive charge by way of hypothecation on the future Scheduled receivables of the projects and all insurance proceeds, both present and future. (iii) Exclusive charge by hypothecation on the DSR account all monies credited/deposited therein, and all investments in respect thereof of the Company. (iv) Exclusive charge by hypothecation on the Escrow Account of the project all monies credited/deposited therein, and all investments in respect thereof of the Subsidiary Company (Signatureglobal Business Park Limited). (v) Corporate guarantee by the Subsidiary Companies (Signatureglobal Business Park Limited and Fantabulous Town Developers Limited). (vi) Personal guarantee of promoters (directors and members of the Holding Company).	1,739.73	2,423.19
2	During the year ended 31 March 2025, the Holding Company had availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 200.00 millions, was carrying a fixed rate of interest of 12.00% per annum. The loan was repayable in 11 equal monthly installments starting from July 2024. During the current year, the Holding Company has fully repaid the said loan.	These are secured by way of hypothecation of underlying plant and machinery assets.	-	37.97

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
3	During the year ended 31 March 2026, the Holding Company has availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 200.00 millions, was carrying a fixed rate of interest of 12.00% per annum. The loan was repayable in 11 equal monthly installments starting from January 2026.		147.57	-
4	During the year ended 31 March 2025, the Holding Company had availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 86.25 millions, was carrying a fixed rate of interest of 12.00% per annum. The loan was repayable in 11 equal monthly installments starting from November 2024. During the current year, the Holding Company has fully repaid the said loan.		-	48.21
5	During the year ended 31 March 2025, the Holding Company had availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 110.00 millions, carrying a fixed rate of interest of 12.00% per annum. The loan is repayable in 11 equal monthly installments starting from May 2025. During the current year, the Holding Company has fully repaid the said loan.		-	110.00
6	During the year ended 31 March 2025, the Holding Company had availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 29.70 millions, carrying a fixed rate of interest of 12.00% per annum. The loan is repayable in 11 equal monthly installments starting from May 2025. During the current year, the Holding Company has fully repaid the said loan.		-	29.70

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

S. No	Facility details	Security	Outstanding amount	
			As at 31 March 2026	As at 31 March 2025
7	During the year ended 31 March 2025, the Subsidiary Company (Signatureglobal Business Park Limited) had availed borrowings of ₹ 750.00 millions from Accelerate Mercantile Private Limited repayable on or before 30 June 2025, having interest rate of 12% per annum compounded quarterly. During the current year, the Subsidiary Company has fully repaid the said facility.	The said term loan was secured by way of: (i) A promissory Note for the entire loan amount including interest, duly executed at the time of execution of Inter Corporate Loan Agreement. (ii) Equitable mortgage of the title deeds of land situated at revenue estate of Village Gadoli Kalan, Sub-Tehsil Kadipur, District Gurugram, Haryana. (iii) Post dated cheque for the total repayment amount.	-	750.00
Unsecured borrowings				
8	Certain subsidiary companies have taken short term borrowings from other body corporates, which are repayable on demand and carry interest rate ranging 9% per annum to 12% per annum.		15.00	154.32
Total current borrowings (excluding current maturities of long-term borrowings)			**1,902.30**	**3,553.39**
Add: Current maturities of long-term borrowings			9,029.50	4,652.81
Total current borrowings			**10,931.80**	**8,206.20**
Grand Total			**29,409.52**	**23,660.26**

Note - The term 'directors' referred to in the above note does not include Independent directors

24 PROVISIONS (NON-CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
Provision for employee benefits		
Gratuity (refer note 44)	185.89	155.06
Compensated absences (refer note 44)	224.25	200.80
	410.14	**355.86**

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

25 TRADE PAYABLES

Particulars	As at 31 March 2026	As at 31 March 2025
Total outstanding dues of micro enterprises and small enterprises*	1,596.84	1,282.85
Total outstanding dues of creditors other than micro enterprises and small enterprises	33,356.00	21,797.07
	34,952.84	**23,079.92**

*Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006"):

S. No.	Particulars	As at 31 March 2026	As at 31 March 2025
i)	the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	1,596.84	1,282.85
ii)	the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
iii)	the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	-	-
iv)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
v)	the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-

Ageing schedule

As at 31 March 2026

Particulars	Not due	Outstanding for following periods from due date of invoice				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
Micro, small and medium enterprises	1,126.19	456.52	1.73	4.64	7.76	1,596.84
Others	32,196.05	1,142.38	1.00	2.40	14.17	33,356.00

As at 31 March 2025

Particulars	Not due	Outstanding for following periods from due date of invoice				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
Micro, small and medium enterprises	779.40	481.49	8.09	10.65	3.22	1,282.85
Others	19,296.63	2,369.75	116.99	5.58	8.12	21,797.07

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

26 OTHER FINANCIAL LIABILITIES (CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
Interest free maintenance security deposits from customers	995.54	814.31
Security deposits	8.00	6.47
Interest accrued on borrowings	269.16	332.44
Book overdraft	18.69	111.87
Payable to employees	246.63	147.33
Other payables	3.52	2.20
	1,541.54	**1,414.62**

27 OTHER CURRENT LIABILITIES

Particulars	As at 31 March 2026	As at 31 March 2025
Statutory dues payables	317.24	357.84
Advance received from customers (refer note 50)	83,818.86	68,891.60
Security deposits	2.50	2.50
Unearned revenue	2,990.31	3,200.80
	87,128.91	**72,452.74**

28 PROVISIONS (CURRENT)

Particulars	As at 31 March 2026	As at 31 March 2025
Provision for employee benefits		
Gratuity (refer note 44)	10.72	7.58
Compensated absences (refer note 44)	15.15	11.01
	25.87	**18.59**

29 CURRENT-TAX LIABIITIES (NET)

Particulars	As at 31 March 2026	As at 31 March 2025
Income-tax payable (net of advance income-tax)	210.94	100.34
	210.94	**100.34**

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

30 REVENUE FROM OPERATIONS

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Operating revenue		
Revenue from sale of real estate properties	25,357.21	24,242.66
Revenue from sale of switching station rights	3.98	46.18
Revenue from construction contracts	312.42	470.65
Sale of traded goods	1.83	0.27
Interest income from non-banking financial business	113.61	74.19
	25,789.05	**24,833.95**
Other operating revenue		
Forfeiture income/cancellation charges/other service charges	121.00	80.97
Business support services income	5.48	5.82
Scrap sales	43.12	59.46
	169.60	**146.25**
	25,958.65	**24,980.20**

31 OTHER INCOME

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Interest income on (measured at fair value through profit and loss):		
Deposits	650.47	639.47
Delay in payment by customers	163.59	193.16
Loans	130.58	219.46
Income-tax refunds	7.75	18.96
Others	2.37	2.24
Other non operating revenue:		
Profit on sale of property, plant and equipment (net)	101.49	26.76
Provision/advances no longer required, written back	23.40	29.72
Gain on remeasurement of financial liability	736.08	257.87
Miscellaneous income	14.16	12.06
	1,829.89	**1,399.70**

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

32 COST OF REVENUE

Particulars		For the year ended 31 March 2026	For the year ended 31 March 2025
Purchases of stock-in-trade		**19.09**	**7.76**
Cost of revenue - contracting business			
a)	**Raw material consumed**		
	Inventory at the begining of the year	6.53	9.80
	Add: Purchases (net)	8.01	25.60
		14.54	**35.40**
	Less: Inventory at end of the year	(1.01)	(6.53)
	Total raw material consumed (A)	**13.53**	**28.87**
b)	**Other costs**		
	Sub contractor expenses	272.49	403.85
	Consultancy charges	0.39	0.36
	Total other costs incurred (B)	**272.88**	**404.21**
	Total cost of revenue - contracting business (C=A+B)	**286.41**	**433.08**
Cost of revenue - real estate business			
a)	**Cost of construction materials consumed**		
	Inventory at the begining of the year	91.63	74.74
	Add: Purchases (net)	1,039.44	660.63
		1,131.07	735.37
	Less: Inventory at end of the year	(109.61)	(91.63)
	Total raw material consumed (D)	**1,021.46**	**643.74**
b)	**Other direct costs**		
	Land and development rights/ collaboration	17,401.85	26,216.33
	Contracting costs	17,639.03	12,889.39
	External/internal development charges and other approval costs	6,711.17	6,013.66
	Design and consultancy fees	181.95	118.03
	Finance costs	5,021.70	3,700.08
	Employees benefits expenses	724.73	481.98
	Depreciation and amortization expense	40.31	33.69
	Other costs	144.31	89.14
	Less: Cost of revenue - contracting business	(231.55)	(292.52)
	Total other cost incurred (E)	**47,633.50**	**49,249.78**
c)	**Changes in inventories of projects work-in-progress**		
	Project inventory at the beginning of the year	92,377.38	61,112.66
	Less: Inventory transfer on disposal of subsidiary	(13,762.12)	-
	Less: Inventory at the end of the year	(1,08,306.94)	(92,377.38)
	Changes in inventories of projects work-in-progress (F)	**(29,691.68)**	**(31,264.72)**
	Total cost of revenue - real estate business (G=D+E+F)	**18,963.28**	**18,628.80**
	Total cost of revenue (A+B+E)	**19,249.69**	**19,061.88**

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(All amounts are in ₹ millions, unless otherwise specified)

33 EMPLOYEES BENEFITS EXPENSES

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Salaries wages and bonus	2,804.25	2,063.82
Employee stock compensation expense	276.17	-
Contribution to provident and other funds	37.35	24.47
Staff welfare expenses	106.57	109.00
	3,224.34	**2,197.29**
Less: Amount transferred to projects in progress	(724.73)	(481.98)
	2,499.61	**1,715.31**

34 FINANCE COSTS

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Interest expense on borrowings	5,530.26	4,058.91
Interest on lease liabilities	41.03	30.56
Other borrowing costs	53.09	125.47
	5,624.38	**4,214.94**
Less : Amount transferred to projects in progress	(5,021.70)	(3,700.08)
	602.68	**514.86**

35 DEPRECIATION AND AMORTIZATION EXPENSE

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Depreciation on property, plant and equipment	285.60	248.91
Depreciation on investment property	0.93	2.23
Amortization of right of use assets	65.41	50.07
Amortization of intangible assets	6.37	6.31
	358.31	**307.52**
Less:- Amount transferred to project-in-progress	(40.31)	(33.69)
	318.00	**273.83**

36A IMPAIRMENT LOSSES ON FINANCIAL ASSETS

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Allowance for expected credit losses - Non-Banking Financial Company	-	1.76
	-	**1.76**

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

36B OTHER EXPENSES

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Rent	14.80	16.84
Rates and taxes	356.67	286.82
Insurance	18.18	18.30
Repair and maintenance - others	376.51	219.38
Security expenses	25.91	8.47
Customer incentive charges	18.73	-
Advertisement and publicity	1,069.51	894.60
Business promotion	250.37	332.80
Bank charges	1.50	2.24
Commission and brokerage	1,647.83	1,365.84
Travelling and conveyance	108.06	62.72
Communication charges	5.53	5.30
Legal and professional fees	398.09	284.37
Membership and subscription	15.11	10.88
Donation and charity*	78.62	56.79
Electricity expenses	8.81	1.31
Printing and stationery	9.71	10.06
Provision for impairment of advances/balance written off (refer note 41(b))	39.75	101.41
Loss on sale of investment property (refer note 7C(ii))	12.18	-
Loss on impairment of property, plant and equipment	1.41	-
Loss on modification of financial instruments	122.67	3.31
Software implementation and services charges	32.23	39.11
Power and fuel	3.31	-
Loss on foreign exchange fluctuations (net)	1.66	0.66
Miscellaneous expenses	51.76	28.51
	4,668.91	**3,749.72**

*includes corporate social responsibility expenses

37 INCOME TAX

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Tax expense comprises of:		
Current tax	599.69	467.88
Tax adjustments related to earlier years	6.79	(17.58)
Minimum alternate tax	-	-
Deferred tax credit	1,548.77	(411.67)
Income tax expense reported in the statement of profit and loss	**2,155.25**	**38.63**
Tax effect of items taken to other comprehensive income	(2.05)	2.95
Income tax (credit)/expense reported in the statement of other comprehensive income	**(2.05)**	**2.95**
Total tax expense	**2,157.30**	**35.68**

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(All amounts are in ₹ millions, unless otherwise specified)

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Holding Company and the reported tax expense in profit or loss is as follows:

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Accounting profit before income tax (including other comprehensive income)	**13,109.83**	**1,037.16**
At India's statutory income tax rate, at the Holding Company level: 25.168%* (31 March 2025: 25.168%)	3,299.48	234.20
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Impact of income and expenses which will never be allowed	20.47	13.91
Earlier years tax adjustments (net)	6.79	(17.58)
Impact of deferred tax not recorded/ now recorded (net)	159.62	(216.52)
Impact of items chargeable at different tax rate under Income-tax Act, 1961	(1,330.26)	23.96
Others	1.20	(2.29)
Income tax expense	**2,157.30**	**35.68**

*As at 31 March 2025, the Holding Company taking into account the future business projections and outlook, had decided to opt for the new tax regime under Section 115BAA effective previous financial year (also, refer note 10).

38 EARNINGS PER SHARE

Earnings per share ('EPS') is determined based on the net profit attributable to the shareholders. Basic earnings per share is computed using the weighted average number of shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year, except where the result would be anti-dilutive.

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Profit attributable to equity shareholders	10,946.28	1,010.83
Weighted average number of equity shares	14,05,10,691	14,05,10,691
Effect of dilution - weighted average number of potential equity shares on account of Employee stock compensation plan	2,52,672	-
Weighted average number of equity shares adjusted for the effect of dilution	14,07,63,363	14,05,10,691
Earnings per equity share (in ₹):		
Basic	77.90	7.19
Diluted	77.83	7.19

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(All amounts are in ₹ millions, unless otherwise specified)

39 FINANCIAL INSTRUMENTS

i) Financial assets and liabilities

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

Particulars	As at 31 March 2026		As at 31 March 2025	
	Fair value	Amortised cost	Fair value	Amortised cost
Financial assets				
Investments#	0.72	12,934.44	0.72	-
Cash and cash equivalents	-	23,168.66	-	12,975.32
Bank balances other than cash and cash equivalents	-	4,198.38	-	2,002.94
Loans	-	1,895.88	-	1,460.51
Other financial assets	-	1,465.43	-	991.70
Trade receivables	-	655.15	-	644.30
Total financial assets	**0.72**	**44,317.94**	**0.72**	**18,074.77**
Financial liabilities				
Borrowings	-	29,409.52	-	23,660.26
Lease liabilities	-	376.33	-	281.57
Trade payables	-	34,952.84	-	23,079.92
Other financial liabilities	-	1,541.54	-	1,414.62
Total financial liabilities	**-**	**66,280.23**	**-**	**48,436.37**

#Book value is considered as the best estimate of fair value.

ii) Fair value hierarchy

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

Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

Level 2: Directly (i.e. as prices) or indirectly (i.e. derived from prices) observable market inputs, other than Level 1 inputs; and

Level 3: Inputs which are not based on observable market data (unobservable inputs).The input factors considered are Estimated cash flows and other assumptions.

iii) Financial assets measured at fair value–recurring fair value measurement

Particulars	As at 31 March 2026		As at 31 March 2025	
	Level 1	Level 3	Level 1	Level 3
Financial Assets				
FVOCI				
Investments	-	0.72	-	0.72

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

iv) Valuation technique used to determine fair value

Specific valuation techniques used to value financial instruments include the use of Comparable Companies Multiples Method and Comparable Transactions Multiples Method for certain investments and Adjusted NAV for others.

v) The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements. See (iv) above for the valuation techniques adopted.

Particulars	Fair value as at		Significant unobservable inputs	Data inputs		Sensitivity* - gain/ (loss)	
	As at 31 March 2026	As at 31 March 2025		As at 31 March 2026	As at 31 March 2025	5% increase in inputs	5% decrease in inputs
Financial assets							
Investments in unquoted equity shares	0.72	0.72	Price/ Book value multiple	5%	5%	31 March 2026: 0.03 31 March 2025: 0.03	31 March 2026: (0.03) 31 March 2025: (0.03)

*Impact on statement of profit and loss (net of tax).

vi) The following table presents the changes in level 3 items for the year ended 31 March 2026 and 31 March 2025

Financial instruments measured at fair value through other comprehensive income

Particulars	Investments
As at 1 April 2024	**0.72**
Addition/ disposal of financial asset	-
Gain/ (loss) recognised in statement of profit and loss	-
As at 31 March 2025	**0.72**
Addition/ disposal of financial asset	-
Gain/ (loss) recognised in statement of profit and loss	-
As at 31 March 2026	**0.72**

vii) Fair value of instruments measured at amortised cost

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

Particulars	As at 31 March 2026		As at 31 March 2025	
	Carrying value	Fair value*	Carrying value	Fair value*
Financial assets				
Loans	1,895.88	1,895.88	1,460.51	1,460.51
Cash and cash equivalents	23,168.66	23,168.66	12,975.32	12,975.32
Bank balances other than cash and cash equivalents	4,198.38	4,198.38	2,002.94	2,002.94
Other financial assets	1,465.43	1,465.43	991.70	991.70
Trade receivables	655.15	655.15	644.30	644.30
Total financial assets	**31,383.50**	**31,383.50**	**18,074.77**	**18,074.77**

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	As at 31 March 2026		As at 31 March 2025	
	Carrying value	Fair value*	Carrying value	Fair value*
Financial liabilities				
Borrowings	29,409.52	29,409.52	23,660.26	23,660.26
Lease liabilities	376.33	376.33	281.57	281.57
Trade payables	34,952.84	34,952.84	23,079.92	23,079.92
Other financial liabilities	1,541.54	1,541.54	1,414.62	1,414.62
Total financial liabilities	**66,280.23**	**66,280.23**	**48,436.37**	**48,436.37**

*The Carrying value of current financial assets and current financial liabilities (cash and cash equivalents, bank balances other than cash and cash equivalents, loans, trade receivables, trade payables and other current financial assets and liabilities) are considered to be equal to fair value due to their short term nature.

40 FINANCIAL RISK MANAGEMENT

The Group’s activities expose it to credit risk, liquidity risk and market risk. The Group's board of directors has overall responsibility for the establishment and oversight of the Group's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the consolidated financial statements.

Risk	Exposure arising from	Measurement	Management
Credit risk	Trade receivables, cash and cash equivalents, bank balances other than cash and cash equivalents, loans and other financial assets measured at amortised cost	Ageing analysis	Diversification of bank deposits and regular monitoring
Liquidity risk	Lease liabilities and other financial liabilities	Cash flow forecasts	Availability of funds and credit facilities.
Market risk - foreign exchange	Recognised financial assets and liabilities not denominated in Indian rupee (INR)	Fluctuation in foreign exchange rates	Monitoring of exposure levels at regular internal
Market risk – interest rate	Borrowings at variable rates	Sensitivity analysis	Diversification of borrowings

A) Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial asset fails to meet its contractual obligations. The Group’s exposure to credit risk is influenced mainly by the individual characteristics of each financial asset. The carrying amounts of financial assets represent the maximum credit risk exposure. The Group monitors its exposure to credit risk on an ongoing basis.

a) Credit risk management

i) Credit risk rating

The Group assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets. The Group assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk

B: Moderate credit risk

C: High credit risk

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

Asset groups	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, bank balances other than cash and cash equivalents, loans, trade receivables and other financial assets	12 month or life time expected credit loss
High credit risk	Trade receivables, loans and other financial assets	Life time expected credit loss or fully provided for

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Group. The Group continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in consolidated statement of profit and loss.

Credit rating	Particulars	As at 31 March 2026	As at 31 March 2025
Low credit risk	Cash and cash equivalents, bank balances other than cash and cash equivalents, trade receivables, loans and other financial assets	31,383.50	18,074.77
High credit risk	Trade receivables, loans and other financial assets	32.00	32.91

Trade receivables

The Group closely monitors the credit-worthiness of customers, thereby, limiting the credit risk. The Group uses a simplified approach (lifetime expected credit loss model) for the purpose of computation of expected credit loss for trade receivables. Trade receivables also include receivables from other group companies where the credit risk is assessed as low.

Cash and cash equivalents and bank balances other than cash and cash equivalents

Credit risk related to cash and cash equivalents and bank deposits is managed by only diversifying bank deposits and accounts in different banks. Credit risk is considered low because the Group deals with reputed banks.

Loans (non NBFC business) and other financial assets

Loans and other financial assets measured at amortized cost includes security deposits and other receivables. Credit risk related to these financial assets is managed by monitoring the recoverability of such amounts continuously. With respect to other financial assets, credit risk is considered low because the Company is in possession of the underlying asset. Further, the Company creates provision by assessing individual financial asset for expectation of any credit loss basis expected credit loss model.

Loans from NBFC business

Stage 1 (not due–29 days past due) – When a loan is originated or purchased, ECLs resulting from default events that are possible within the next 12 months are recognised (12-month ECL) and a loss allowance is established. On subsequent reporting dates, 12-month ECL also applies to existing loans with no significant increase in credit risk since their initial recognition. Interest revenue is calculated on the loan's gross carrying amount (that is, without deduction for ECLs).

Stage 2 (30 days–89 days past due) – If a loan's credit risk has increased significantly since initial recognition and is not considered low, lifetime ECLs are recognised. The calculation of interest revenue is the same as for Stage 1.

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(All amounts are in ₹ millions, unless otherwise specified)

Stage 3 (90 days past due) – If the loan's credit risk increases to the point where it is considered credit-impaired, interest revenue is calculated based on the loan's amortised cost (that is, the gross carrying amount less the loss allowance). Lifetime ECLs are recognised, as in Stage 2.

ii) Concentration of financial assets

Concentration of credit risk arise when a number of counterparties or exposures have comparable economic characteristics, or such counterparties are engaged in similar activities or operate in same geographical area or industry sector so that collective ability to meet contractual obligations is uniformly affected by changes in economic, political or other conditions. The Group primarily carries on the business as a real estate developer including construction services. Further, the Group also extends loans as part of it's non-banking financial business. Loans and other financial assets majorly represents loans to related parties and deposits given for business purposes. Concentration of credit risk is managed by the Group by diversifying it's loan portfolio of non-banking financial business.

b) Credit risk exposure

i) Expected credit losses for financial assets

The Group provides for 12 month expected credit losses for following financial assets:

As at 31 March 2026

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	23,168.66	-	23,168.66
Bank balances other than cash and cash equivalents	4,198.38	-	4,198.38
Trade receivables	656.41	(1.26)	655.15
Loans	1,915.06	(19.18)	1,895.88
Other financial assets	1,476.99	(11.56)	1,465.43

As at 31 March 2025

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	12,975.32	-	12,975.32
Bank balances other than cash and cash equivalents	2,002.94	-	2,002.94
Trade receivables	645.56	(1.26)	644.30
Loans	1,480.60	(20.09)	1,460.51
Other financial assets	1,003.26	(11.56)	991.70

The credit risk for cash and cash equivalents and other bank balances is considered negligible, since the counterparties are reputable banks with high quality external credit ratings. Loan is given to related parties and others. However, credit risk for loan is considered negligible. Other financial assets includes unbilled revenue, other receivables, land advances, security deposits receivable for which credit risk is considered negligible considering the Group is already in possession of the property against which the deposit/advance is given and significant part of unbilled revenue is due from related parties.

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(All amounts are in ₹ millions, unless otherwise specified)

Expected credit loss for trade receivables under simplified approach

As at 31 March 2026 and 31 March 2025, the Group considered the individual probabilities of default of its financial assets (other than trade receivables) and determined that in respect of counterparties with low credit risk, no default events other than mentioned above are considered to be possible within the 12 months after the reporting date. In respect of trade receivables, the Group measures the loss allowance at an amount equal to lifetime expected credit losses using a simplified approach.

The Group measures the expected credit loss of trade receivables based on historical trend, industry practices and the business environment in which the entity operates. Loss rates are based on the actual credit loss experience and past trends. Based on historical data, loss of collection on receivables is not material. Hence, no additional provision required.

Particulars	Less than 6 months	6 months - 1 year	1-2 Years	2-3 years	More than 3 years	Total
As at 31 March 2026						
Gross carrying amount	520.20	81.04	53.91	-	1.26	656.41
% of expected credit losses	-	-	-	-	100%	
Allowance for expected credit losses	-	-	-	-	1.26	1.26
Net carrying amount after impairment provision	**520.20**	**81.04**	**53.91**	**-**	**-**	**655.15**
As at 31 March 2025						
Gross carrying amount	357.41	123.23	163.48	0.18	1.26	645.56
% of expected credit losses	-	-	-	-	100%	
Allowance for expected credit losses	-	-	-	-	1.26	1.26
Net carrying amount after impairment provision	**357.41**	**123.23**	**163.48**	**0.18**	**-**	**644.30**

Reconciliation of expected credit loss for other financials asset and trade receivables

Reconciliation of loss allowance	Other financial assets	Trade receivables
Loss allowance on 1 April 2024	**11.56**	**1.26**
Allowance for expected credit loss	-	-
Loss allowance on 31 March 2025	**11.56**	**1.26**
Allowance for expected credit loss	-	-
Loss allowance on 31 March 2026	**11.56**	**1.26**

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(All amounts are in ₹ millions, unless otherwise specified)

Changes in the gross carrying amount in relation to loans given from beginning to end of reporting period:

Particulars	Non banking financial company			Other than non banking financial company		
	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3
Gross carrying amount as on 1 April 2024	**391.50**	**-**	**13.98**	**1,296.70**	**-**	**-**
Assets originated	532.48	-	-	513.27	-	-
Assets recovered	(297.45)	-	-	(969.88)	-	-
Net transfer between stages	(4.56)	-	4.56	-	-	-
Assets written off	-	-	-	-	-	-
Gross carrying amount as on 31 March 2025	**621.97**	**-**	**18.54**	**840.09**	**-**	**-**
Assets originated	787.16	-	-	1,370.09	-	-
Assets recovered	(1,148.93)	-	-	(548.74)	-	-
Net transfer between stages	-	-	-	-	-	-
Assets written off	-	-	-	(25.11)	-	-
Gross carrying amount as on 31 March 2026	**260.20**	**-**	**18.54**	**1,636.33**	**-**	**-**

Summary of expected credit loss for loans

Particulars	As at 31 March 2026	As at 31 March 2025
Stage-1	0.65	1.56
Stage 2	-	-
Stage 3	18.53	18.53
Total	**19.18**	**20.09**

Reconciliation of expected credit loss for loans from beginning to end of reporting period:

Particulars	Stage 1	Stage 2	Stage 3
Loss allowance as on 1 April 2024	**4.35**	**-**	**13.98**
Increase of provision due to assets originated during the year and increase in allowance due to stage transfer	(2.79)	-	4.55
Loss allowance as on 31 March 2025	**1.56**	**-**	**18.53**
(Decrease)/increase of provision due to assets originated during the year and increase in allowance due to stage transfer	(0.91)	-	-
Loss allowance as on 31 March 2026	**0.65**	**-**	**18.53**

B) Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group'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.

Maturities of financial liabilities

The tables below analyse the Group's financial liabilities into relevant maturity groupings based on their contractual maturities.

As at 31 March 2026	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Borrowings (including interest accrued)	11,346.10	8,700.46	6,499.25	3,402.31	29,948.12
Trade payables	20,360.40	5,963.60	5,320.88	13,661.57	45,306.45
Lease liabilities	92.22	88.85	76.80	306.37	564.24
Other financial liabilities	1,272.38	-	-	-	1,272.38
Total	**33,071.10**	**14,752.91**	**11,896.93**	**17,370.25**	**77,091.19**

As at 31 March 2025	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Borrowings (including interest accrued)	8,590.66	8,784.65	6,125.46	646.36	24,147.13
Trade payables	15,841.28	6,010.62	2,964.79	1,929.14	26,745.83
Lease liabilities	81.59	63.25	58.98	221.85	425.67
Other financial liabilities	1,084.68	-	-	-	1,084.68
Total	**25,598.21**	**14,858.52**	**9,149.23**	**2,797.35**	**52,403.31**

The Group had access to following funding facilities :

Funding facilities*	Total facility	Drawn	Undrawn
As at 31 March 2026	39,080.00	35,469.73	3,610.27
As at 31 March 2025	35,670.00	33,268.88	2,401.12

*excluding Buyers credit, vehicle loan, equipment loan

C) Market risk

Interest rate risk

i) Liabilities

The Group's policy is to minimise interest rate cash flow risk exposures on financing. At 31 March 2026, the Group is exposed to changes in market interest rates as the Group has borrowings from banks, financial institutions and others.

The Group's variable rate borrowing is subject to interest rate risk. Below is the overall exposure of the borrowing:

Particulars	As at 31 March 2026	As at 31 March 2025
Variable rate borrowing	17,707.80	14,990.59
Fixed rate borrowing	11,701.72	8,669.67
Total borrowings	**29,409.52**	**23,660.26**

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(All amounts are in ₹ millions, unless otherwise specified)

Sensitivity

Profit or loss and equity is sensitive to higher/lower interest expense from variable rate borrowings as a result of changes in interest rates (net of tax)

Particulars	As at 31 March 2026	As at 31 March 2025
Interest rates – increase by 50 basis points	(66.26)	(56.09)
Interest rates – decrease by 50 basis points	66.26	56.09

ii) **Assets**

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

iii) **Foreign exchange risk**

The Group is exposed to foreign exchange risk arising from foreign currency transactions, primarily with respect to the USD. Foreign exchange risk arises from recognised liabilities denominated in a currency that is not the functional currency of any of the Company. Considering the low volume of foreign currency transactions, the Group's exposure to foreign currency risk is limited.

There are no unhedged foreign currency exposures as at 31 March 2026 and 31 March 2025.

iv) **Price risk**

The Group's exposure price risk arises from investments held and classified in the balance sheet either as fair value through other comprehensive income or at fair value through profit or loss. To manage the price risk arising from investments, the Group diversifies its portfolio of assets.

Particulars	As at 31 March 2026	As at 31 March 2025
Quoted investments (carried at fair value through other comprehensive income)	-	-
Unquoted investments (carried at fair value through other comprehensive income)	0.72	0.72
Total	**0.72**	**0.72**

Sensitivity

Profit or loss and equity is sensitive to change in fair value of investments (net of tax)

Financial assets	Strengthening		Weakening	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
5% movement				
5% movement	-	-	-	-

41 CAPITAL AND OTHER COMMITMENTS

	Particulars	As at 31 March 2026	As at 31 March 2025
a)	**Commitments**		
	Estimated amount of contracts remaining to be executed on capital account and not provided for	72.49	63.86
	For commitment relating to lease arrangements, refer note 54		
b)	**Contingent liabilities (under litigation)**		
	Claims against the Group not acknowledged as debts		
	Demand for Income tax		
	- AY 2014-15 - Refer note A	1.04	1.04
	- AY 2015-16 - Refer note B	-	4.38
	- AY 2016-17 - Refer note C	2.01	13.28
	- AY 2016-17 - Refer note D	4.62	4.46
	- AY 2016-17 - Refer note E	-	1.53
	- AY 2018-19 - Refer note F	0.15	0.15
	- AY 2021-22 - Refer note G	0.61	0.61
	- AY 2019-20 - Refer note H	1.21	1.21
	- AY 2022-23 - Refer note I	39.19	39.12
	- AY 2023-24 - Refer note J	1.98	1.98
	- AY 2015-16 and A.Y 2016-17 - Refer note K	65.68	61.18
	- AY 2013-14 and A.Y 2015-16 - Refer note L	-	2.75
	- AY 2020-21 - Refer note M	9.67	9.66
	- AY 2024-25 - Refer note N	26.77	-
	Demand for tax deducted at source (refer note O)		
	- AY 2016-17	0.67	0.67
	- AY 2017-18	2.72	2.72
	- AY 2018-19	0.02	0.02
	- AY 2020-21	0.36	0.60
	Demand due to deficiency in stamp duty amount (Refer Note P)	3.01	3.01
	Demand for goods and service tax		
	- FY 2018-19 - (Refer note Q)	-	0.99
	Demand for other statutory dues		
	Demand from employee state insurance corporation (Refer note R)	-	5.91

Customer related and other matters

(i) Customer litigation (Refer Note S)

(ii) Litigation with contractor (Refer Note T)

(iii) The Group has certain other litigations involving customers, vendors, contractors labourers and land-owners in the normal course of business. The management of the Group has assessed the above matters in consultation with its legal experts and is of the view that no material liability shall devolve on the Group, requiring any adjustment in these consolidated financial statements.

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A For assessment year 2014-15, an order was passed by DCIT Central Circle (4), New Delhi on 27 March 2023 against the Holding Company raising demand of ₹ 1.04 million on account of various additions. On this, the Holding Company had filed a rectification request before assessing officer on 31 March 2023 which is currently pending for disposal. The said demand has been currently adjusted with the refund claim for assessment year 2022-23.

B For assessment year 2015-16, an order was passed by DCIT Central Circle (4), New Delhi on 28 March 2023 against the Holding Company raising demand of ₹ 4.38 millions on account of various additions. On this, the Holding Company had filed an appeal before National Faceless Appeal Centre (NFAC), Delhi on 19 April 2023. In the said matter, CIT(A) has passed an order on 22 February 2025 against the Company. In response, the Holding Company has filed an appeal before ITAT, Delhi. The appeal was allowed in favor of the Company by Income Tax Appellate Tribunal (ITAT) order on 03 July 2025. Earlier, the said demand had been adjusted with the refund claim for assessment year 2022-23, now as per ITAT order, the refund of ₹ 4.38 millions is receivable.

C (i) For assessment year 2016-17, an order was passed by DCIT Central Circle (4), New Delhi on 27 March 2023 against the Holding Company raising demand of ₹ 13.28 millions on account of various additions. On this, the Holding Company had filed an appeal before National Faceless Appeal Centre (NFAC), Delhi on 19 April 2023. On the said matter, CIT(A) has passed an order on 22 February 2025 against the Holding Company. In response, the Holding Company has filed an appeal before ITAT, Delhi. The appeal was allowed by ITAT in favor of Holding Company vide order dated 03 July 2025. The said demand has been currently adjusted with the refund claim for assessment year 2022-23.

(ii) For assessment year 2016-17, an order was passed by ACIT Central Circle (4), New Delhi on 9 March 2026 against the Holding Company raising demand of ₹ 2.01 millions under Section 156 of Income tax act, 1961 on account of various additions. The Holding Company is in the process of filing a rectification request for the same.

D For assessment year 2016-17, an income tax demand had been raised against the Subsidiary Company (Rose Building Solutions Limited) during the year ended 31 March 2024. Appeal has been filed before CIT(A), which is currently pending disposal.

E For assessment year 2016-17, an income tax demand has been raised against the Subsidiary Company (Signature Builders Limited) during the year ended 31 March 2025. Appeal has been filed before CIT(A), which was disallowed. The Subsidiary Company filed the appeal before ITAT on 10 October 2025. The appeal was allowed by ITAT in favor of subsidiary company vide order dated 26 November 2025.

F For assessment year 2018-19, one of the Subsidiary Company (Signatureglobal Developers Limited) had filed return of income declaring total income of ₹ 48.98 millions. In the intimation u/s 143(1), income has been computed at ₹ 49.54 millions on account of disallowance u/s 36(1)(va) ₹ 0.14 millions and ₹ 0.42 millions on account of ICDS adjustment. Demand of ₹ 0.15 millions had been raised on account of said additions by way of reduction in refund amount. The Subsidiary Company had filed an appeal before CIT(A) on 03 April 2023 which is currently pending disposal.

G For assessment year 2021-22, an order had been passed against the Subsidiary Company (Signatureglobal Developers Limited) under the Income Tax Act, 1961, wherein the assessed loss had been reduced by ₹ 2.43 millions by the Assessing Officer on account of certain disallowances. The Subsidiary Company had filed an appeal against the said order before the Commissioner of Income Tax (Appeals) on 19 January 2023, which is currently pending disposal.

H For assessment year 2019-20, an order was passed by DCIT Central Circle (4), New Delhi on 27 March 2023 against the Holding Company raising demand of ₹ 1.21 million on account of various additions. On this, the Holding Company had filed a rectification request before assessing officer on 31 March 2023. The said demand has been currently adjusted with the refund claim for assessment year 2022-23.

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I For assessment year 2022-23, assessment order was passed u/s 143(3) and an income tax demand had been raised against the Subsidiary Company (Maa Vaishno Net Tech Limited) during the year ended 31 March 2024. The subsidiary company had filed an appeal before CIT(A) on 29 March 2024, which is currently pending disposal.

J For assessment year 2023-24, one of the Subsidiary Company (Signatureglobal Homes Limited) had received intimation under section 143(3) of the Income Tax Act, 1961 on 22 March 2025 raising demand of ₹ 1.98 million, on account of disallowance of excess interest expenses amounting to ₹ 6.16 million under Section 40(A)(2)(b). The Subsidiary Company had filed an appeal before CIT(A) on 7 April 2025 which is currently pending disposal.

K For assessment year 2015-16 and 2016-17, an income tax demand has been raised against the Subsidiary Company (Indeed Fincap Private Limited) under block assessment. Appeal has been filed before CIT(A), and both the appeals were allowed by CIT (A) and additions were removed. On 03 december 2025, Income Tax Department filed as appeal in ITAT for the assessment year 2015-16, which is currently pending disposal.

L For assessment year 2013-14 and 2015-16, an income tax demand has been raised against the Subsidiary Company (Forever Buildtech Limited) under block assessment. Appeal has been filed before CIT(A). On 17 July 2025, appeal for assessment year 2013-14 was allowed by CIT(A) in favor of the Subsidiary Company. On 26 June 2025, appeal for assessment year 2015-16 was dismissed by CIT(A).

M For assessment year 2020-21, Assessment order was passed u/s 143 (3) and an income tax demand had been raised against the Subsidiary Company (Forever Buildtech Limited) during the year ended 31 March 2024. Appeal has been filed before CIT(A) on 23 October 2023. The said appeal was allowed in favor of the Subsidiary Company by CIT(A) order dated 22 December 2025.

N For assessment year 2024-25, Assessment order was passed u/s 143 (3) and an income tax demand had been raised against the Subsidiary Company (Fantabulous Town Developers Limited). Appeal has been filed before CIT(A) on 30 March 2026, which is currently pending disposal.

O For assessment year 2016-17, 2017-18, 2018-19 and 2020-21, the assessing officer had passed an order against certain Subsidiary Companies for payment of external development charges/internal development charges to Haryana Urban Development Authority on behalf of Directorate of Town and Country Planning without tax deducted at source and issued notice U/s 201(1)/201(1A) of the Income Tax Act and accordingly raised demand of ₹ 0.67 millions for AY 2016-17, ₹ 2.72 millions for AY 2017-18, ₹ 0.02 millions for AY 2018-19 and ₹ 0.36 millions for AY 2020-21 respectively. Appeal has been filed before CIT(A) which is currently pending disposal. For AY 2020-21, demand of ₹ 0.24 millions was raised vide order dated 21 October 2024 against which the company has filed an appeal before CIT(A) dated 18 November 2024, and on 8 December 2025, an order was passed by CIT(A) in favor of the Company.

P One of the Subsidiary Company (Rose Building Solutions Limited) got notice u/s 47-A of Indian Stamp Act for deficiency of Stamp duty from DRO collector vide case number 283/DRO for the stamp duty paid on purchase of Agricultural land as per the valuation, however later on changed the land to residential for which the collector of Stamps,Karnal imposed increased stamp duty which was calculated at higher valuation. The deficiency in the stamp duty as calculated by authority is ₹ 3.01 millions and the matter is currently pending disposal.

Q For financial year 2018-19, an order had been passed by the Sales Tax offiicer (SGST Delhi) on 16 April 2024 raising a demand against the company of ₹ 1.96 million. On this, the Holding Company had filed an appeal on 13 July 2024. Subsequently, the Holding Company had withdrawn the appeal and filed the waiver application for Amnesty Scheme u/s 128A on 6 March 2025 and further, had deposited the entire demand of tax (excluding interest and penalty of ₹ 0.99 million as the same is eligible for waiver). The said application has been approved in favor of the Holding Company as per order dated 28 July 2025 by the goods and services tax authorities.

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R One of the Subsidiary Company (Maa Vaishno Net Tech Limited) got notice from Employee State Insurance Corporation under section 45A of the Employees State Insurance Act, 1948 for the period from September 2019 to July 2021 amounting to ₹ 5.91 million. The Subsidiary Company has filed an appeal against the said demand which is allowed and order was paased in favor of the Subsidiary Company.

The Group has assessed that it has strong likelihood of succeeding in the above matters and therefore, no adjustments are required in the consolidated financial statements.The future cash outflows in respect of the above litigations/ demands are determinable only on receipt of judgement/ decision pending with various forums/ authorities.

S During the year ended 31 March 2026, the Holding Company and certain subsidiary companies received orders from the Haryana RERA authority, awarding delay compensation in favour of certain customers with respect to Group's real estate projects. The Holding Company and respective subsidiary companies had filed appeal before the Hon'ble Haryana Real Estate Appellate Tribunal ('HREAT') and deposited ₹ 48.12 million (31 March 2025: 29.62) under protest. The Group is under litigation to defend its cause of delay due to Force Majeure events beyond the Company’s control, specifically due to COVID-19 and National Green Tribunal (NGT) bans, non-availability of raw material due to various orders of Hon’ble Punjab & Haryana High Court and NGT thereby regulating the mining activities, brick kilns, regulation of the construction and development activities by the judicial authorities in NCR, on account of the environmental conditions, restrictions on usage of water, etc. The Hon’ble Punjab and Haryana High Court has remanded the matters back to HREAT for a fresh decision and the appeal is currently pending for hearing.

The Group management has assessed the matter in consultation with its legal experts and is of the view that no material liability shall devolve on the Group, in respect of the above matter. However, on a prudent basis, the Group management has recorded a provision of ₹ 20.00 million and believes that no further adjustment is required in these consolidated financial statements.

T The Holding Company had executed Agreement/ Work Orders/LOI with a contractor and its group companies during the previous periods, for executing civil work at project sites and had given advances aggregating to ₹ 286.93 millions (gross).

The progress of work by the contractor was slow due to inadequate deployment of requisite technical manpower, labour equipment and plant and machinery at site, that resulted in overall slow progress at the project sites. Consequently, the Holding Company's management served notice informing termination of the contracts and recovery of the advances given. The management of the Holding Company has also filed complaint u/s 138 of Negotiable Instrument Act against the contractor and its group companies. As per management, this matter has no impact on the ongoing projects as new contractors have already been appointed.

During the current year, the contractor has filed eleven petitions under the Arbitration and Conciliation Act before the Delhi High Court. After extensive hearings, the Delhi High Court disposed off six petitions on the ground of lack of territorial jurisdiction. The remaining petitions were withdrawn by the contractor, owing to lack of jurisdiction. Thereafter, the contractor has filed four fresh petitions before the Punjab and Haryana High Court, which are presently pending adjudication.

The Group management has obtained a legal assessment from their legal counsel on the said matter. On the basis of such legal opinion, and assessment of the financial strength of the contractor and its group companies, the work already completed alongwith the construction assets and equipments of the contractor in Group's possession, the management is confident of recovering the due amount. However, considering the passage of time, the Group, as at 31 March 2026 on conservative and prudent basis, is carrying the provision towards the unsecured exposure amounting to ₹ 96.65 millions (31 March 2025: ₹ 83.70 millions) in these consolidated financial statements.

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42 RELATED PARTY DISCLOSURES

In accordance with the requirements of Ind AS 24, 'Related Party Disclosures' and the Act, the names of the related party along with the transactions and year-end balances with them as identified and certified by the management are given below:

a) Details of related parties

	Description of relationship	Names of related parties	
I.	**Key management personnel (KMP's) of Holding Company**	Pradeep Kumar Aggarwal	Chairman and whole time director
		Ravi Aggarwal	Managing director
		Devender Aggarwal	Joint Managing Director and Whole time director
		Lalit Kumar Aggarwal	Vice Chairman and Whole time director
		Kundan Mal Agarwal	Independent director (till 17 February 2026)
		Chandra Wadhwa	Independent director
		Venkatesan Narayanan	Independent director
		Lata Pillai	Independent director
		Rajat Kathuria	Chief Executive Officer
		Sanjay Kumar Varshney	Chief Operating Officer
		Sanjeev Kumar Sharma	Chief Financial Officer (from 07 January 2025)
		Gaurav Mallik	Chief Financial Officer (from 08 August 2024 till 08 November 2024)
		Manish Garg	Chief Financial Officer (till 07 August 2024)
		Meghraj Bothra	Company Secretary
II.	**Entities with whom transactions have taken place during the year**		
	Entities in which key management personnel and close members of key management personnel are interested	Southern Gurugram Farms Private Limited	
		Sarvpriya Securities Private Limited	
		Signatureglobal Securities Private Limited	
		Signatureglobal Marketing Solutions Private Limited (Struck off on 16 February 2026)	
		Skyfull Maintenance Services Private Limited	
		Signatureglobal Foundation Trust	
		Unistay Hospitality Private Limited	
	Joint Venture	Gurugram Commercity Limited (formerly known as Gurugram Commercity Private Limited) (from 30 March 2026) (refer note 53)	

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Description of relationship	Names of related parties
Close members/HUFs of key management personnel	Geeta Devi Aggarwal
	Madhu Aggarwal
	Bhawana Aggarwal
	Rashmi Aggarwal
	Shilpa Aggarwal
	Vedanshi Aggarwal (formerly known as Iti Aggarwal)
	Shelly Aggarwal
	Bharti Aggarwal
	Nikhil Aggarwal
	Shivansh Aggarwal
	Garvit Aggarwal
	Nidhi Aggarwal
	Rashi Kathuria
	Shagun Garg (till 07 August 2024)

Note: Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity including:

(a) that person's children, spouse or domestic partner, brother, sister, father and mother;

(b) children of that person's spouse or domestic partner; and

(c) dependants of that person or that person's spouse or domestic partner

b) The following transactions were carried out with KMPs, Relatives/HUFs of KMPs of the Holding Company and of its subsidiary companies in the ordinary course of business:-

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Short term employee benefits and reimbursement of expenses		
Ravi Aggarwal	24.00	19.58
Pradeep Kumar Aggarwal	24.00	19.58
Devender Aggarwal	24.00	19.58
Lalit Kumar Aggarwal	24.00	19.58
Nikhil Aggarwal	1.20	1.21
Bharti Aggarwal	2.36	1.24
Shivansh Aggarwal	1.20	1.24
Garvit Aggarwal	1.20	1.20
Vedanshi Aggarwal	0.81	-
Sanjay Kumar Varshney	27.50	22.48
Rajat Kathuria	43.75	53.50
Sanjeev Kumar Sharma	35.70	5.39
Manish Garg	-	4.36
Nidhi Aggarwal	1.20	1.24
Gaurav Malik	-	5.81
Meghraj Bothra	15.82	12.30

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Directors sitting fees		
Kundan Mal Agarwal	1.27	1.36
Chandra Wadhwa	1.42	1.34
Venkatesan Narayanan	0.83	0.60
Lata Pillai	0.55	0.35
Advance received against purchase of residential unit		
Shagun Garg	-	0.36
Shelly Aggarwal	-	0.70
Nikhil Aggarwal	-	0.70
Rajat Kathuria	-	0.12
Geeta Devi Aggarwal	-	0.14
Rashmi Aggarwal	-	0.14
Vedanshi Aggarwal	-	0.14
Bharti Aggarwal	-	0.14
Bhawana Aggarwal	-	0.14
Business support services given		
Sarvpriya Securities Private Limited	1.79	2.23
Signatureglobal Securities Private Limited	0.57	0.54
Signatureglobal Marketing Solutions Private Limited	0.09	0.35
Signatureglobal Foundation Trust	0.39	0.36
Southern Gurugram Farms Private Limited	0.39	0.36
Skyfull Maintenance Services Private Limited	2.25	1.66
Expense recovery		
Skyfull Maintenance Services Private Limited	20.25	2.45
Loans given		
Sarvpriya Securities Private Limited	173.50	92.50
Rajat Kathuria	15.00	10.00
Skyfull Maintenance Services Private Limited	60.00	-
Loans received back		
Rajat Kathuria	20.00	-
Gurugram Commercity Limited (refer note 53)	7,650.64	-
Sarvpriya Securities Private Limited	109.14	85.80
Skyfull Maintenance Services Private Limited	19.00	-
Donation/ Corporate social responsibility expense		
Signatureglobal Foundation Trust	42.20	36.28
Project management expenses fees charged		
Skyfull Maintenance Services Private Limited	81.90	8.47
Purchase of property, plant and equipment		
Sarvpriya Securities Private Limited	0.09	-

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Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Interest income		
Sarvpriya Securities Private Limited	76.03	54.87
Skyfull Maintenance Services Private Limited	4.32	-
Gurugram Commercity Limited	1.94	-
Interest expenses		
Signatureglobal Securities Private Limited	-	0.29
Corporate guarantees extinguished		
Sarvpriya Securities Private Limited		-
Purchase of traded goods/inventory		
Sarvpriya Securities Private Limited	0.32	-
Skyfull Maintenance Services Private Limited	-	0.03
Sale of switching station rights		
Sarvpriya Securities Private Limited	3.98	-
Purchase of switching station rights		
Sarvpriya Securities Private Limited	62.76	-
Borrowings repaid		
Signatureglobal Securities Private Limited	-	25.62
Sale of traded goods		
Skyfull Maintenance Services Private Limited	0.12	0.08
Advances given to		
Unistay Hospitality Private Limited	3.80	-
Revenue from construction contracts		
Sarvpriya Securities Private Limited	57.71	148.87
Unistay Hospitality Private Limited	6.27	7.17
Reimbursement of expenses to		
Gurugram Commercity Limited	164.80	-
Sarvpriya Securities Private Limited	1.82	0.06
Deemed investments in		
Gurugram Commercity Limited	0.06	-
Share of loss		
Gurugram Commercity Limited	0.36	-
Reimbursement of expenses from		
Signatureglobal Securities Private Limited	0.05	0.07
Southern Gurugram Farms Private Limited	0.03	0.03
Signatureglobal Foundation Trust	0.02	0.03
Skyfull Maintenance Services Private Limited	253.47	176.22
Signatureglobal Marketing Solutions Private Limited	0.01	0.03
Sarvpriya Securities Private Limited	0.17	0.27

*Does not include gratuity expense and compensated absences as the same is provided in the books on the basis of actuarial valuation for the Group as a whole and hence individual figure cannot be determined.

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c) Balances at the end of year with respect to KMPs, Relatives/HUFs of key management personnel, Directors of subsidiary companies, joint venture, others:-

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Salary payable		
Ravi Aggarwal	1.23	1.14
Pradeep Kumar Aggarwal	1.23	1.14
Devender Aggarwal	1.23	1.14
Lalit Kumar Aggarwal	1.23	1.14
Nikhil Aggarwal	0.10	0.09
Bharti Aggarwal	0.16	0.09
Vedanshi Aggarwal	0.10	-
Nidhi Aggarwal	0.10	0.09
Shivansh Aggarwal	0.10	0.09
Rajat Kathuria	1.63	10.36
Sanjay Kumar Varshney	1.44	1.08
Sanjeev Kumar Sharma	1.91	0.45
Meghraj Bothra	0.69	0.95
Advance received against purchase of residential units		
Shelly Aggarwal	2.98	2.98
Madhu Aggarwal	2.79	-
Nikhil Aggarwal	2.98	2.98
Nidhi Aggarwal	2.79	-
Rajat Kathuria	2.49	2.49
Rashi Kathuria	-	3.50
Geeta Devi Aggarwal	2.79	2.79
Rashmi Aggarwal	2.79	2.79
Vedanshi Aggarwal	2.79	2.79
Bharti Aggarwal	2.79	2.79
Bhawana Aggarwal	2.79	2.79
Trade receivables		
Sarvpriya Securities Private Limited	201.45	360.14
Signatureglobal Securities Private Limited	0.03	0.20
Signatureglobal Marketing Solutions Private Limited	-	0.01
Southern Gurugram Farms Private Limited^	0.01	0.00
Skyfull Maintenance Services Private Limited	142.55	94.52
Signatureglobal Foundation trust	0.45	0.11
Unbilled receivables		
Skyfull Maintenance Services Private Limited	-	1.27
Sarvpriya Securities Private Limited	13.78	22.47

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Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Unearned Revenue		
Unistay Hospitality Private Limited	27.02	12.13
Other recoverable		
Sarvpriya Securities Private Limited	-	0.01
Skyfull Maintenance Services Private Limited	38.79	12.76
Loans given		
Sarvpriya Securities Private Limited	554.70	432.78
Gurugram Commercity Limited	70.80	-
Skyfull Maintenance Services Private Limited	42.32	-
Rajat Kathuria	15.00	20.00
Investments		
Signatureglobal Foundation Trust	0.01	0.01
Gurugram Commercity Limited	12,934.44	-
Trade payable		
Sarvpriya Securities Private Limited	13.78	7.51
Skyfull Maintenance Services Private Limited	6.68	0.52

^ Certain amounts that are required to be disclosed and do not appear due to rounding-off are expressed as "0.00".

d) **Others -** The Group has provided its inventories as security against the borrowing facilities taken by Sarvpriya Securities Private Limited (entity in which key management personnel and close members of key management personnel are interested). Further, various entities included in the Group have provided their inventories as security against the borrowing facilities taken by other entities included in the Group, details for which have been appropriately disclosed in note 23D.

e) Directors Ravi Aggarwal, Pradeep Kumar Aggarwal, Lalit Kumar Aggarwal, Devender Aggarwal and their relatives have also given personal guarantees against non-current and current borrowing facilities obtained by the Group. (Refer note 23D).

f) During the year ended 31 March 2026, pursuant to the ESOP scheme, the Holding Company granted Stock Options to certain eligible employees of the Group, including KMPs, under its Employees Stock Option plan [within the meaning of the Securities and Exchange Board of India (Share based Employee Benefits) Regulations, 2021]. Since such stock options are not tradeable, no perquisite or benefits is immediately conferred upon the employee by grant of such Stock Options, accordingly, the said grants have not been considered as 'remuneration'. However, in accordance with Ind AS 102, the Group has recorded employee benefit expenses by way of share-based payments to employees aggregating to INR 276.17 million for the year ended 31 March 2026, of which ₹ 107.44 million is attributable to KMPs.

g) **Terms and conditions:**
All transactions with related parties are made on the terms equivalent to those that prevail in arm's length transactions and within the ordinary course of business. Outstanding balances at respective year ends are unsecured and settlement is generally done in cash.

43 CAPITAL MANAGEMENT

Net debts comprise of non-current and current debts (including trade payables and other financial liabilities) as reduced by cash and cash equivalents, bank balances other than cash and cash equivalents and current investments. Equity comprises all components of equity including other comprehensive income.

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The objective of Group's capital management structure is to ensure that there remains sufficient liquidity within the Group to carry out committed work requirements. The Group manages its capital structure and makes adjustments to it, in light of changes to economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital, issue new shares for cash, repay debt, put in place new debt facilities or undertake other such restructuring activities as appropriate.

Particulars	As at 31 March 2026	As at 31 March 2025
Borrowings (including interest accrued)	29,678.68	23,992.70
Trade payables	34,952.84	23,079.92
Other financial liabilities	1,272.38	1,082.18
Cash and cash equivalents	(23,168.66)	(12,975.32)
Bank balances other than cash and cash equivalents	(4,198.38)	(2,002.94)
Current investments	-	-
Net debts (a)	**38,536.86**	**33,176.54**
Total equity (b)	**18,495.88**	**7,296.40**
Equity and net debt (c = a + b)	**57,032.74**	**40,472.94**
Gearing ratio % (d = a/c)	**67.57%**	**81.97%**

44 EMPLOYEE BENEFITS

The Group has adopted Indian Accounting Standard (Ind AS)–19 on Employee Benefits as under :

A. Defined contribution plans

The Group makes contribution towards employee's provident fund and employee's state insurance.

Particulars	As at 31 March 2026	As at 31 March 2025
The Group has recognised following as contribution towards these schemes.	37.35	24.47
Expected contribution towards employee's provident fund and employee's state insurance for next reporting year	41.83	27.41

B. Gratuity (unfunded)

The Group has a defined benefit gratuity plan. Every employee is entitled to gratuity as per the provisions of the Payment of Gratuity Act, 1972. The liability for Gratuity is recognized on the basis of actuarial valuation.

Risk associated with plan provisions

Salary increases	Actual salary increases will increase the plan’s liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
Investment risk	If plan is funded then assets liabilities mismatch and actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.
Discount rate	Reduction in discount rate in subsequent valuations can increase the plan’s liability.
Mortality and disability	Actual deaths and disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
Withdrawals	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact plan’s liability.

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(All amounts are in ₹ millions, unless otherwise specified)

(i) Amounts recognised in the balance sheet:

Particulars	As at 31 March 2026	As at 31 March 2025
Present value of the obligation	196.61	162.64
Current liability (amount due within one year)	10.72	7.58
Non-current liability (amount due over one year)	185.89	155.06

(ii) Loss recognised in other comprehensive income:

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Actuarial (gain)/loss recognised during the year		
arising from change in demographic assumption	-	-
arising from change in financial assumption	(8.76)	8.81
arising from experience adjustment	0.62	4.75
Other Comprehensive Income	**(8.14)**	**13.56**

(iii) Expenses recognised in statement of profit and loss

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Current service cost	51.51	34.32
Past service cost	0.14	2.11
Interest cost	10.78	7.72
Cost recognised during the year	**62.43**	**44.15**

(iv) Movement in the liability recognised in the balance sheet is as under:

Particulars	31 March 2026	31 March 2025
Present value of defined benefit obligation at the beginning of the year	162.64	108.02
Present value of obligation of transferred employees	-	-
Current service cost	51.51	34.32
Past service cost	0.14	2.11
Interest cost	10.78	7.72
Actuarial (gain)/loss net	(8.14)	13.56
arising from change in demographic assumption		
arising from change in financial assumption	(8.76)	8.81
arising from experience adjustment	0.62	4.75
Benefits paid	(19.31)	(3.09)
Transfer out on account of subsidiary disposal	**(1.01)**	**-**
Present value of defined benefit obligation at the end of the year	196.61	162.64

Notes

(v) For determination of the liability of the Group the following actuarial assumptions were used:

Particulars	31 March 2026	31 March 2025
Discount rate	7.00%	6.65%
Salary escalation rate	12.00%	12.00%
Retirement age (Years)	60.00	60.00
Withdrawal rate		
Upto 30 years	11.50% - 15.00%	11.50% - 15.00%
From 31 to 44 years	6.60% - 11.15%	6.60% - 11.15%
Above 44 years	1.00% - 6.25%	1.00% - 6.25%
Weighted average duration of defined benefit obligations	11.00	11.00

Mortality rates inclusive of provision for disability -100% of IALM (2012 – 14) Ult.

(vi) Maturity profile of defined benefit obligation:

Particulars	31 March 2026	31 March 2025
1 year	10.72	7.58
2 -5 years	54.40	44.36
6 - 10 years	81.10	62.60
10 years onwards	376.51	313.24

These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation. Other assumptions are based on management's historical experience.

(vii) Sensitivity analysis for gratuity liability:

Particulars	31 March 2026	31 March 2025
a) Impact of the change in discount rate		
Present value of obligation at the end of the year		
Impact due to increase of 1 %	176.43	145.08
(% change compared to base due to sensitivity)		
Impact due to decrease of 1 %	220.55	183.67
(% change compared to base due to sensitivity)		
b) Impact of the change in salary increase		
Present value of obligation at the end of the year		
Impact due to increase of 1 %	211.01	175.59
(% change compared to base due to sensitivity)		
Impact due to decrease of 1 %	182.50	150.26
(% change compared to base due to sensitivity)		

The above sensitivity analysis is based on a change an assumption of discount rate from 6.65% for the year ended 31 March 2025 to 7.00% for the year ended 31 March 2026, while holding all other assumptions constant. In practice, this is unlikely to occur and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting year) has been applied which was applied while calculating the defined benefit obligation liability recognised in the consolidated balance sheet. Further, there is no change in the method of valuation.

Compensated absences (unfunded)

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of undiscounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the statement of profit and loss in the year in which such gains or losses are determined.

Based on the independent actuarial valuation, only a certain amount of provision has been presented as current while the remaining amount has been presented as non-current. The same is in line with the Group's leave policy as employees do not have unconditional right to avail leaves at any time within next one year. During the current year, an amount of ₹ 56.29 million (31 March 2025: ₹ 101.93 million) has been recognised in the statement of profit and loss.

NOTE 45

A The Group has not advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) to any person or any entity, including foreign entities (Intermediaries) to any person or any entity, including foreign entities (Intermediaries) with the understanding that the intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by a or on behalf of the Group (Ultimate Beneficiaries); or

(b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

B The Group has not received any fund from any person or any entity (other than disclosed below), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by a or on behalf of the Funding Party (Ultimate Beneficiaries); or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Funds received from entity (Funding party)*:

Funding party	Date	Amount
International Finance Corporation Address: 2121 Pennsylvania Avenue, Washington D.C. 20433, United States	16 October 2025	8,750.00

*inclusive of transaction expenses amounting to ₹ 102.19 million.

Funds lend to other entity (Ultimate beneficiaries):

Ultimate beneficiaries	Date	Amount
Signatureglobal Business Park Limited (Subsidiary Company) (Address: 13th Floor, 28- Dr. Gopal Das Bhawan, Barakhamba Road, Cannaught Place New Delhi - 110001)	16 October 2025	8,619.16
	17 November 2025	28.65

The purpose of issuing above Non Convertible Debentures (NCDs) was to redeem the existing NCDs, carrying higher interest rate and for land acquisition etc. by the Subsidiary Company (Signatureglobal Business Park Limited), in the normal course of business and for furtherance of Group's interest.

C Ageing schedule of capital work-in-progress

	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
31 March 2026					
Capital work in progress*	-	-	-	-	-
31 March 2025					
Capital work in progress*	4.00	-	-	-	4.00

*The Group does not have any capital work in progress whose completion is overdue or has significantly exceeded its cost compared to its original plan.

D Transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956:

Name of struck off company	Nature of transactions with struck off company	Balance outstanding		Relationship with the struck off company
		As at 31 March 2026	As at 31 March 2025	
Signatureglobal Marketing Solutions Private Limited	Trade receivables	-	0.01	Entity in which Key Management Personnel (KMP) of the Holding Company are interested

E The Group does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.

F The Group does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

G The Group has not traded or invested in Crypto currency or Virtual Currency during the year.

H The Group does not have any 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.

I The Group has not been declared as a 'Wilful Defaulter' by any bank or financial institution (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

J The Group has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.

K The title deeds of all the immovable properties held by the Holding Company are held in the name of the Group.

L The Group has not revalued its property, plant and equipment during the year.

46 The Holding Company's shareholders, at their Annual General Meeting held on 28 September 2024, had approved the Signatureglobal Employee Stock Plan 2024 ("ESOP Plan"). The ESOP Plan is administered by the 'Nomination and Remuneration Committee' ('NRC') constituted by the Board of Directors of the Holding Company. During the current year, the NRC in their meeting held on 15 May 2025, approved the grant of 850,000 stock options to eligible employees of the Holding Company, its subsidiaries and joint venture, under the ESOP Plan, with graded vesting over the period of 1-4 years, subject to fulfilment of specified conditions as per the said ESOP Plan.

Grant date	Number of options	Exercise price (in ₹)	Vesting period	Fair value of the option* (in ₹)	Vesting condition
15 May 2025	5,24,243	586.35	1- 4 years	682.51	Time based
	2,43,902	879.53	1- 4 years	682.51	Time based

*Based on fair valuation report.

Notes

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(All amounts are in ₹ millions, unless otherwise specified)

Vesting schedule

The Group has issued stock options on its own shares to specified employees of the Holding Company, its subsidiaries and its joint venture. The Group uses fair value to account for the compensation cost of stock options to employees in the consolidated financial statements. The following is the vesting pattern of Employee Stock Options Plan.

Particulars	Employee Stock Compensation Plan
At the end of one year of service from grant date	39.05%
At the end of two years	20.31%
At the end of three years	20.32%
At the end of four years	20.32%
Total	**100.00%**

(i) Reconciliation of outstanding options

The details of options granted under the above plan are as follows:

Particulars	Number of options
	Employee Stock Compensation Plan
Opening as at 31 March 2025	-
Granted during the year	8,50,000
Lapsed during the year	(81,855)
Exercised during the year	-
Outstanding as at 31 March 2026	**7,68,145**

(ii) The Group has considered the fair value of equity shares for the purpose of ESOP accounting by using blackscholes method of pricing.

(iii) Inputs used for valuation:

a) Time to Maturity: 2 to 4 years

b) Volatility: 38.14% to 43.60%

c) Risk free rate of interest: 5.94% to 6.10%

d) Expected dividend yield: 0.00%

e) Expected option life (in years): 2.5 to 5.5 years

f) Share price at grant date: ₹ 1,172.70 per share

Notes:

(i) Expected volatility for the options issued by the Group has been determined after observing the historical volatility of the Holding Company and other listed peers.

(ii) Pursuant to recognition of employee stock expense at grant date fair value, expense amounting to ₹ 276.17 million (31 March 2025: Nil) have been recognised in the Statement of Profit and Loss and ₹ 276.17 million (31 March 2025: Nil) has been recorded as 'employee stock compensation plan reserve' under 'Other Equity'.

47 The Group is engaged in the business of providing infrastructural facilities as per Section 186(11) read with Schedule IV of the Act. Accordingly, disclosures under section 186 of the Act are not applicable to the Group.

(All amounts are in ₹ millions, unless otherwise specified)

NOTE 48

As at 31 March 2026

Name of the entity	Net assets i.e. total assets minus total liabilities		Share in statement of profit and loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated net assets	Amount (₹ in millions)	As % of Consolidated profit/(loss) after tax	Amount (₹ in millions)	As % of Consolidated other comprehensive income	Amount (₹ in millions)	As % of Consolidated total comprehensive income	Amount (₹ in millions)
Holding Company								
Signatureglobal (India) Limited	52.62%	9,732.58	1.48%	161.70	22.82%	1.39	1.49%	163.09
Subsidiaries								
Indian								
Forever Buildtech Limited (formerly known as Forever Buildtech Private Limited)	(0.57%)	(104.56)	(1.55%)	(170.02)	4.27%	0.26	(1.55%)	(169.76)
Signature Infrabuild Limited (formerly known as Signature Infrabuild Private Limited)	1.51%	279.41	4.69%	513.85	5.42%	0.33	4.69%	514.18
Signatureglobal Homes Limited (formerly known as Signatureglobal Homes Private Limited)	11.26%	2,083.09	1.30%	141.95	17.24%	1.05	1.31%	143.00
Signatureglobal Developers Limited (formerly known as Signatureglobal Developers Private Limited)	4.57%	846.01	6.83%	747.11	(1.97%)	(0.12)	6.82%	746.99
Indeed Fincap Private Limited	1.08%	200.14	0.09%	9.46	(0.16%)	(0.01)	0.09%	9.45
JMK Holdings Limited (formerly known as JMK Holdings Private Limited)	(0.13%)	(24.91)	0.90%	98.94	5.09%	0.31	0.91%	99.25
Maa-Vaishno Net-tech Limited (formerly known as Maa-Vaishno Net-tech Private Limited)	(0.43%)	(78.63)	(0.07%)	(8.09)	6.40%	0.39	(0.07%)	(7.70)
Fantabulas Town Developers Limited (formerly known as Fantabulas Town Developers Private Limited)	0.74%	136.66	0.18%	19.29	0.00%	-	0.18%	19.29

Notes

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(All amounts are in ₹ millions, unless otherwise specified)

Name of the entity	Net assets i.e. total assets minus total liabilities		Share in statement of profit and loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated net assets	Amount (₹ in millions)	As % of Consolidated profit/(loss) after tax	Amount (₹ in millions)	As % of Consolidated other comprehensive income	Amount (₹ in millions)	As % of Consolidated total comprehensive income	Amount (₹ in millions)
Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited)	(0.44%)	(82.16)	1.23%	134.37	1.64%	0.10	1.23%	134.47
Signatureglobal Business Park Limited (formerly known as Signatureglobal Business Park Private Limited)	(4.78%)	(883.96)	(4.35%)	(475.88)	12.64%	0.77	(4.34%)	(475.11)
Sternal Buildcon Limited (formerly known as Sternal Buildcon Private Limited)	(0.84%)	(155.82)	0.33%	35.92	15.93%	0.97	0.34%	36.89
Gurugram Commercity Limted (formerly known as Gurugram Commercity Private Limited)	0.00%	-	1.55%	169.61	(0.16%)	(0.01)	1.55%	169.60
Signature Builders Limited (formerly known as Signature Builders Private Limited)	3.51%	648.82	1.48%	161.84	11.18%	0.68	1.49%	162.52
Non-controlling interest in all subsidiaries	0.00%	-	0.00%	0.16	-	-	0.00%	0.16
Eliminations and consolidation adjustments	31.88%	5,899.21	85.93%	9,406.23	-	-	85.88%	9,406.23
Total	**99.98%**	**18,495.88**	**100.00%**	**10,946.44**	**100.00%**	**6.09**	**100.00%**	**10,952.53**

(All amounts are in ₹ millions, unless otherwise specified)

As at 31 March 2025

Name of the entity	Net assets i.e. total assets minus total liabilities		Share in statement of profit and loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated net assets	Amount (₹ in millions)	As % of Consolidated profit/(loss) after tax	Amount (₹ in millions)	As % of Consolidated other comprehensive income	Amount (₹ in millions)	As % of Consolidated total comprehensive income	Amount (₹ in millions)
Holding Company								
Signatureglobal (India) Limited	127.37%	9,293.18	61.79%	625.36	48.55%	(4.87)	61.92%	620.49
Subsidiaries								
Indian								
Forever Buildtech Limited (formerly known as Forever Buildtech Private Limited)	0.85%	62.17	(18.03%)	(182.52)	4.99%	(0.50)	(18.26%)	(183.02)
Signature Infrabuild Limited (formerly known as Signature Infrabuild Private Limited)	(3.22%)	(234.78)	11.39%	115.23	2.69%	(0.27)	11.47%	114.96
Signatureglobal Homes Limited (formerly known as Signatureglobal Homes Private Limited)	26.50%	1,933.77	99.74%	1,009.43	15.95%	(1.60)	100.58%	1,007.83
Signatureglobal Developers Limited (formerly known as Signatureglobal Developers Private Limited)	1.27%	93.00	5.15%	52.17	9.47%	(0.95)	5.11%	51.22
Indeed Fincap Private Limited	2.19%	159.53	0.69%	6.95	0.00%	-	0.69%	6.95
JMK Holdings Limited (formerly known as JMK Holdings Private Limited)	(1.70%)	(124.15)	(6.34%)	(64.14)	3.89%	(0.39)	(6.44%)	(64.53)
Maa-Vaishno Net-tech Limited (formerly known as Maa-Vaishno Net-tech Private Limited)	(0.97%)	(71.02)	(4.88%)	(49.43)	(5.58%)	0.56	(4.88%)	(48.87)
Fantabulas Town Developers Limited (formerly known as Fantabulas Town Developers Private Limited)	1.61%	117.35	0.82%	8.34	(0.20%)	0.02	0.83%	8.36

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Name of the entity	Net assets i.e. total assets minus total liabilities		Share in statement of profit and loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated net assets	Amount (₹ in millions)	As % of Consolidated profit/(loss) after tax	Amount (₹ in millions)	As % of Consolidated other comprehensive income	Amount (₹ in millions)	As % of Consolidated total comprehensive income	Amount (₹ in millions)
Rose Building Solutions Limited (formerly known as Rose Building Solutions Private Limited)	(2.97%)	(216.65)	(0.31%)	(3.10)	3.99%	(0.40)	(0.35%)	(3.50)
Signatureglobal Business Park Limited (formerly known as Signatureglobal Business Park Private Limited)	(5.60%)	(408.86)	(68.94%)	(697.71)	8.47%	(0.85)	(69.71%)	(698.56)
Sternal Buildcon Limited (formerly known as Sternal Buildcon Private Limited)	(2.66%)	(194.13)	20.77%	210.20	18.94%	(1.90)	20.79%	208.30
Gurugram Commercity Limted (formerly known as Gurugram Commercity Private Limited)	7.83%	571.43	(3.03%)	(30.63)	0.00%	-	(3.06%)	(30.63)
Signature Builders Limited (formerly known as Signature Builders Private Limited)	6.61%	482.23	8.70%	88.04	(11.16%)	1.12	8.91%	89.16
Non-controlling interest in all subsidiaries	0.40%	29.06	0.12%	1.26	-	-	0.13%	1.26
Eliminations and consolidation adjustments	(57.51%)	(4,195.73)	(7.64%)	(77.36)	-	-	(7.73%)	(77.36)
Total	**100.00%**	**7,296.40**	**100.00%**	**1,012.09**	**100.00%**	**(10.03)**	**100.00%**	**1,002.06**

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

49 SUBSIDIARY WITH MATERIAL NON-CONTROLLING INTEREST ('NCI')

The Group includes following subsidiary having its principal place of business in India, with material non-controlling interests, as mentioned below:

Indeed Fincap Private Limited

Description	As at 31 March 2026	As at 31 March 2025
Capital contribution by non-controlling interest	-	15.41%
NCI's profit share	-	15.41%
Accumulated balances of material non-controlling interest	-	29.06
Profit allocated to material non-controlling interest	-	1.26

Balance Sheet

Description	As at 31 March 2026	As at 31 March 2025
Non-current assets	-	13.15
Current assets	-	654.21
Non-current liabilities	-	2.70
Current liabilities	-	476.07
Total equity	**-**	**188.59**
Attributable to:		
Equity holders of parent	-	159.53
Non-controlling interests	-	29.06

Statement of Profit and Loss

Description	For the period 1 April 2025 to 20 June 2025	Year ended 31 March 2025
Total revenue	20.70	74.20
Finance costs	15.20	48.56
Other expenses	3.51	2.34
Profit after tax	**0.81**	**8.20**
Profit for the year from continuing operations	**0.81**	**8.20**
Other comprehensive income	(0.02)	-
Total comprehensive income	0.79	8.20
Attributable to non-controlling interests	0.16	1.26

Cash flow information

Description	For the period 1 April 2025 to 20 June 2025	Year ended 31 March 2025
Cash (used in)/fow from operating activities	(23.56)	33.23
Cash generated from investing activities	-	-
Cash generated from financing activities	-	-
Net (decrease)/increase in cash and cash equivalents	**(23.56)**	**33.23**

Notes

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(All amounts are in ₹ millions, unless otherwise specified)

Note: The Board of Directors of the Holding Company at their meeting held on 15 May 2025 decided to acquire the balance equity shares of Indeed Fincap Private Limited (Indeed), a subsidiary company i.e. 415,600 equity shares of ₹ 10 each, at a consideration of ₹ 28.23 million. Pursuant to the said acquisition of equity shares, Indeed has become a wholly owned subsidiary of the Holding Company with effect from 20 June 2025.

49A SUMMARISED FINANCIAL INFORMATION OF JOINT VENTURE (REFER NOTE 53)

Summarised financial information of the joint venture based on its Ind AS financial statements and reconciliation with the carrying amount of the investment in the consolidated financial statements of the Group, are set-out below:

Gurugram Commercity Limited

Balance Sheet

Description	As at 31 March 2026	As at 31 March 2025
Investment property under development	13,332.36	-
Other non-curret assets	85.93	-
Non-current assets (A)	13,418.29	-
Current assets (B)	171.90	-
Non-current liabilities ('C)	88.71	-
Current liabilities (D)	383.07	-
Net assets (A+B-C-D)	**13,118.41**	**-**
Equity	1,628.61	-
Proportion of the Group's ownership	50%	-
Carrying amount of the investment	12,934.44	-

Statement of Profit and Loss

Description	For the period 30 March 2026 to 31 March 2026	Year ended 31 March 2025
Revenue	-	-
Other income	0.07	-
Total revenue (A)	**0.07**	**-**
Cost of sales	-	-
Employee benefit expenses	0.03	-
Finance costs	-	-
Depreciation and amortisation expenses	-	-
Other expenses	0.80	-
Total expenses (B)	**0.83**	**-**
Loss before tax and exceptional item (C=A-B)	(0.76)	-
Exceptional item (D)	-	-
Loss before tax (E=C+D)	**(0.76)**	**-**
Tax expense (F)	(0.04)	-
Loss after tax (G=E+F)	**(0.72)**	**-**
Share of loss for the period	(0.36)	-

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

50 REVENUE RELATED DISCLOSURES

I Disaggregation of revenue

Set out below is the disaggregation of the Group's revenue from contracts with customers:

Description	For the year ended 31 March 2026	For the year ended 31 March 2025
(A) Operating revenue		
Revenue from sale of real estate properties	25,357.21	24,242.66
Revenue from sale of switching station rights	3.98	46.18
Revenue from construction contracts	312.42	470.65
Sale of traded goods	1.83	0.27
Interest income from non-banking financial business	113.61	74.19
Sub-total (A)	**25,789.05**	**24,833.95**
(B) Other operating revenue		
Forfeiture income/cancellation charges/other service charges	121.00	80.97
Business support services income	5.48	5.82
Scrap sales	43.12	59.46
Sub-total (B)	**169.60**	**146.25**
Total revenue under Ind AS 115 (A+B)	**25,958.65**	**24,980.20**

The transaction price of the remaining performance obligation (unsatisfied or partially satisfied) towards revenue from sale of real estate properties as at 31 March 2026 is ₹ 269,091.96 million (31 March 2025 ₹ 210,224.87 million). The same is expected to be recognised within 0 to 7 years.

II Contract balances

The following table provides information about receivables and contract liabilities from contract with customers:

Particulars	As at 31 March 2026	As at 31 March 2025
Contract liabilities		
Advance from customers	83,818.86	68,891.60
Total contract liabilities	**83,818.86**	**68,891.60**
Contract liabilities (unearned revenue)		
Unearned revenue	2,990.31	3,200.80
Total contract liabilities	**2,990.31**	**3,200.80**
Contract assets		
Unbilled revenue	13.79	24.13
Total contract assets	**13.79**	**24.13**

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. Contract liability is the entity's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer in advance. Contract assets (unbilled receivables) are transferred to receivables when the rights become unconditional and contract liabilities are recognised as and when the performance obligation is satisfied.

The management expects that the revenue will recognize against the contract balances starting from financial year ending 31 March 2026.

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

(a) Contract liabilities - advance from customers

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance of contract liabilities - advance from customers	**68,891.60**	**49,454.69**
Less: Amount of revenue recognised during the year	(25,669.63)	(24,713.31)
Add: Addition during the year	40,596.89	44,150.22
Closing balance of contract liabilities - advance from customers	**83,818.86**	**68,891.60**

(b) Contract liabilities - unearned revenue

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance of contract liabilities - unearned revenue	**3,200.80**	**-**
Movement during the year	(210.49)	3,200.80
Closing balance of contract liabilities - unearned revenue	**2,990.31**	**3,200.80**

(c) Contract assets - unbilled revenue

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance of contract assets - unbilled revenue	**24.13**	**8.95**
Movement during the year	(10.34)	15.18
Closing balance of contract assets - unbilled revenue	**13.79**	**24.13**

IV Closing balances of assets recognised from costs incurred to obtain a contract with a customer

Particulars	As at 31 March 2026	As at 31 March 2025
Closing balances of prepaid brokerage	9,576.17	8,063.42
Expense recognised during the year	1,647.83	1,365.84

V Reconciliation of operating revenue:

Particulars	As at 31 March 2026	As at 31 March 2025
Revenue from operations	26,282.92	25,187.29
Adjustment for:		
Discounts and rebates	493.87	353.34
Total	**25,789.05**	**24,833.95**

VI Disaggregated revenue recognition

Particulars	As at 31 March 2026	As at 31 March 2025
Revenue recognised over a period of time	431.51	550.66
Revenue recognised at a point of time	25,527.14	24,429.54
Total	**25,958.65**	**24,980.20**

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to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

51 LEASES

a) Group as a lessee

The Group has leases for office space and buildings. With the exception of short-term leases and leases of low-value underlying assets, each lease is reflected on the balance sheet as a right-of-use asset and a lease liability. The Group has presented its right-of-use assets in the balance sheet separately from other assets.

Each lease generally imposes a restriction that, unless there is a contractual right for the Group to sublease the asset to another party, the right-of-use asset can only be used by the Group. The Group is prohibited from selling or pledging the underlying leased assets as security. Further, the Group is required to pay maintenance fees in accordance with the lease contracts.

i. Lease liabilities

Particulars	As at 31 March 2026	As at 31 March 2025
Current	47.83	47.41
Non-Current	328.50	234.16

Additions to the right-of-use assets during the year were ₹ 151.12 millions (31 March 2025 - ₹ 204.14 millions)

ii. Amounts recognised in the statement of profit or loss

Lease liability included in the balance sheet	As at 31 March 2026	As at 31 March 2025
Depreciation on right-of-use assets	65.41	50.07
Interest on lease liabilities (included in interest expenses)	41.03	30.56
Expenses relating to short-term leases	14.80	16.84
Net impact on statement of profit and loss	**121.24**	**97.47**

iii. Amounts recognised in the statement of cash flows

Particulars	As at 31 March 2026	As at 31 March 2025
Payment of lease liabilities- principal and interest	93.10	70.96

iv. Payments associated with short-term leases of equipment and vehicles and all leases of low-value assets are recognised on a straight-line basis as an expense in Statement of profit and loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise IT equipment and small items of office furniture.

v. Maturity of lease liabilities

The lease liabilities are secured by the related underlying assets. Future minimum lease payments were as follows:

31 March 2026

Particulars	Minimum lease payments due				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Undiscounted lease payments	92.22	88.85	76.80	306.37	564.24
Finance charges	(44.59)	(38.51)	(32.01)	(72.80)	(187.91)
Net present values	**47.63**	**50.34**	**44.79**	**233.57**	**376.33**

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

31 March 2025

Particulars	Minimum lease payments due				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Undiscounted lease payments	81.59	63.25	58.98	221.85	425.67
Finance charges	(34.63)	(28.96)	(24.37)	(56.14)	(144.10)
Net present values	**46.96**	**34.29**	**34.61**	**165.71**	**281.57**

vi. Information about extension and termination options

31 March 2026

Right of use assets	Number of leases	Range of remaining term (in years)	Average remaining lease term (in years)	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Building premises	29	0.25 to 8.80	4.31	-	-	29

31 March 2025

Right of use assets	Number of leases	Range of remaining term (in years)	Average remaining lease term (in years)	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Building premises	27	0.55 to 8.95	3.96	-	-	27

52 The Ministry of Corporate Affairs (MCA) has prescribed requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted by the Companies (Accounts) Amendment Rules 2021 requiring companies, which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

The accounting software used for maintaining accounting records of the Group has a feature of recording audit trail (edit log) facility and the same has been enabled and operated throughout the year for all relevant transactions recorded in the software at the application level. The 'Independent Service Auditor's Assurance Report on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report' issued in accordance with ISAE 3402, Assurance Reports on Controls at a Service Organization’) was available for part of the year. This report does not provide information on audit trail (edit logs) for any direct changes made at the database level.

Further, the accounting software used for maintaining accounting records of the customer and channel partners master of the Group has a feature of recording audit trail (edit log) facility and the same has been enabled and operated throughout the year for all relevant transactions recorded in the software at the application level. The 'Independent Service Auditor's Assurance Reports on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report' issued in accordance with ISAE 3402, Assurance Reports on Controls at a Service Organization’) was available. However, the audit trail logs are retained for six months for any direct data changes made at the database level and the audit trail logs are not preserved as per the statutory requirements for record retention for any direct data changes made at the database level. Furthermore, the accounting software used for maintenance of payroll related records has a feature of recording audit trail (edit log) facility and the same has been enabled and operated throughout the year for all relevant transactions recorded in the software as per the statutory requirements for record retention from the date the audit trail was enabled for the software.

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

53 One of the subsidiary company- Gurugram Commercity Limited ('GCL'), had been owning certain parcels of land at Sector 71, Southern Peripheral Road, Gurugram, Haryana, for the purpose of real estate development.

a) During the current year, GCL acquired additional development rights from third parties for use in development of real estate project at Sector 71, for a variable consideration, linked to revenue to be earned from the sale of residential portion of the said project.

b) The Holding Company entered into a Business Transfer Agreement (BTA) with GCL on 29 March 2026, for the acquisition of Residential Business Undertaking (comprising the business of development, construction, building or improvement of any nature on the land admeasuring approximately 60 Kanal 02 Marla or 7.513 acres situated at Sector 71, District Gurugram, Haryana alongwith identified liabilities relating to such Undertaking), on a slump sale basis, for aggregate consideration of ₹ 500.00 million.

The Holding Company's management has assessed that the acquisition does not meet the definition of 'Business' in accordance with Ind AS 103 – Business Combination and accordingly, the said acquisition has been accounted for as an 'asset acquisition'. The Holding company has allocated the consideration to the group of assets and liabilities acquired as below:

Particulars	As at 19 March 2026 (transaction cut-off date)
Inventories	4,173.87
Other current assets*	3,753.01
Total assets (A)	**7,926.88**
Long term provisions	0.25
Short term borrowings	2,126.79
Trade payables*	5,503.77
Other financial liabilities	214.11
Short term provisions	0.02
Total liabilities (B)	**7,844.94**
Net assets on date of acquisition (C=A+B)	**81.94**

Being an asset acquisition, the transaction price paid over and above of book value of net assets acquired, has been allocated towards inventory. Accordingly, inventory has been recorded at ₹ 4,591.44 million as at the acquisition date.

*Includes ₹ 3,727.54 million representing value of assumed liabilities of GCL in respect of development rights transferred [sales consideration payable to the seller of development rights, mentioned under (a) above]. Such amount has been fully recovered from GCL subsequently while the Holding Company shall be discharging its liability, over the period, as per the agreed terms with the seller.

c) During the current year, the Holding Company entered into a Securities Subscription and Purchase Agreement ('SSPA') dated 14 February 2026 for strategic collaboration and creation of joint venture with Millennia Realtors Private Limited ('RMZ') of RMZ Group, for development of a mixed-use project, comprising of office buildings, hotel(s) and retail space, utilizing approximately 3.94 million square feet of FSI on the Southern Peripheral Road in Gurugram, subject to fulfilment of certain conditions. The transaction consummated on 29 March 2026 pursuant to execution of Closing Agreement and consequently, the Holding Company transferred 3,569,731 equity shares held in GCL to RMZ for cash consideration of ₹ 567.03 million (out of these, the Holding Company is yet to receive ₹ 373.67 million which is shown as "Amount receivable from sale of shares") in other current financial assets). Simultaneously, as per the terms of the executed SSPA, GCL issued and allotted 77,860,538 fresh equity shares at ₹ 158.84 each, to RMZ for aggregate consideration of ₹ 12,367.71 million, that resulted in diluting the Holding Company's shareholding in GCL to 50%.

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

As per the terms of SSPA, all strategic, financial and operating decisions shall require unanimous consent of both the shareholders (the Holding Company and RMZ) and the Group has assessed that it does not solely control the relevant activities of GCL. Consequently, the Group has ceased to exercise control over GCL effective 30 March 2026, in accordance with the provisions of Ind AS 110 'Consolidated Financial Statements' and accordingly, the assets and liabilities of GCL have been de-recognized at their respective carrying values as at 29 March 2026. Further, GCL has been classified as a 'Joint Venture' in accordance with Ind AS 28 'Investment in Associates and Joint Ventures' and Ind AS 111 'Joint Arrangements', effective from 30 March 2026.

On account of the above transaction, the Holding Company has recognised a realised gain of ₹ 532.20 million (presented as 'exceptional item' in these consolidated financial statements), arising from the sale of partial stake in the wholly owned subsidiary company and further, in accordance with Ind AS 110 – Consolidated Financial Statements, the Group has remeasured its previously held equity interest in GCL (as joint- venturer) at fair valuation of ₹ 12,934.74 Million, and the resultant gain of ₹ 12,139.99 million, has been presented as 'exceptional item' in these consolidated financial statements. Further, deferred tax liability amounting to ₹ 1,736.02 million has been recognised in the consolidated financial statements in respect of investment in GCL as a joint venture.

54 SEGMENT INFORMATION

(i) Information required to be disclosed under Ind AS 108 – Operating Segments. The following business segments have been identified as primarily reportable segments:

The business of the Group comprise of construction and development of real estate, non-banking finance company ('NBFC') and others [comprising construction contract business, business support services and sale of traded goods]. The Group is operating only in India and there is no other significant geographical segment. Results of the operating segments are regularly reviewed by the Chief Operating Decision Maker (CODM), to make decisions about resources to be allocated to the segment and assess its performance.

Particulars	31 March 2026			
	Real estate	NBFC	Others	Total
Revenue				
External operating revenue	25,478.21	113.61	366.83	**25,958.65**
Internal operating revenue	1,177.21	-	9,923.61	**11,100.82**
Less: Inter-segment operating revenue	(1,177.21)	-	(9,923.61)	**(11,100.82)**
Total revenue	**25,478.21**	**113.61**	**366.83**	**25,958.65**
Segment results	4,870.72	113.61	57.71	**5,042.04**
Unallocable interest income				791.17
Unallocable other incomes				1,038.72
Unallocable finance cost				(602.68)
Unallocable employee benefit expenses				(2,499.61)
Unallocable other expenses				(3,339.78)
Exceptional items				12,672.19
Share of loss in joint venture				(0.36)
Profit before tax				**13,101.69**
Less: Tax expense (net)				2,155.25
Profit after tax				**10,946.44**

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

Particulars	31 March 2026			
	Real estate	NBFC	Others	Total
Other material item of expenses				
Cost of revenue - real estate business	(18,959.66)	-	-	**(18,959.66)**
Cost of revenue - contracting business	-	-	(309.12)	**(309.12)**
Commission and brokerage	(1,647.83)	-	-	**(1,647.83)**
Segment assets	1,50,551.90	301.77	221.23	1,51,074.90
Unallocated corporate assets				21,477.07
Total assets				**1,72,551.97**
Segment liabilities	1,24,468.31	17.31	39.11	1,24,524.73
Unallocated corporate liabilities				29,531.36
Total liabilities				**1,54,056.09**
Capital expenditure				264.80
Depreciation and amortization				318.00

Particulars	31 March 2025			
	Real estate	NBFC	Others	Total
Revenue				
External operating revenue	24,323.63	74.19	582.38	**24,980.20**
Internal operating revenue	-	-	9,363.97	**9,363.97**
Less: Inter-segment operating revenue	-	-	(9,363.97)	**(9,363.97)**
Total revenue	**24,323.63**	**74.19**	**582.38**	**24,980.20**
Segment results	4,339.96	74.19	130.57	**4,544.72**
Unallocable interest income				**880.13**
Unallocable other incomes				**519.57**
Unallocable finance cost				**(514.86)**
Unallocable employee benefit expenses				**(1,715.31)**
Unallocable other expenses				**(2,663.53)**
Share of loss in associate				
Profit before tax				**1,050.72**
Less: Tax credit				**38.63**
Profit after tax				**1,012.09**
Other material item of expenses				
Cost of revenue - real estate business	(18,617.83)	-	-	**(18,617.83)**
Cost of revenue - contracting business	-	-	(451.81)	**(451.81)**
Commission and brokerage	(1,365.84)	-	-	**(1,365.84)**
Segment assets	1,17,791.24	667.38	422.34	**1,18,880.96**
Unallocated corporate assets	-	-	-	**9,779.34**
Total assets				**1,28,660.30**
Segment liabilities	98,370.75	56.90	47.91	**98,475.56**
Unallocated corporate liabilities	-	-	-	**22,888.34**
Total liabilities				**1,21,363.90**
Capital expenditure				**446.83**
Depreciation and amortization				**273.83**

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

(ii) Information about major customers

Revenue from customers that individually constituted more than 10% of the revenue are as follows:

Particulars	As at 31 March 2026		As at 31 March 2025	
	NBFC	Others	NBFC	Others
Number of customers	3	1	4	1
Amount of revenue pertaining to above customers	83.41	63.48	71.20	151.04

55 During the year ended 31 March 2026, the Holding Company has issued 87,500 rated, listed, secured, redeemable Non-Convertible Debentures (NCDs) having face value of ₹ 100,000 each aggregating of ₹ 8,750.00 million on a private placement basis to International Finance Corporation (IFC). These NCDs carry an interest rate of 11% per annum payable on quarterly basis and such NCDs got listed on the BSE Limited on 17 October 2025 and are redeemable in twelve equal quarterly instalments, starting from 15 April 2026 to 15 January 2029. As at the reporting date, the Group has fully utilized the proceeds in accordance with Purpose Clause 14.5 of the Debenture Trust Deed dated 30 September 2025 in the following manner:

Sr. No.	Particulars	Actual utilisation of proceeds received from issuance of NCDs	Date of receipt/ utilisation	Amount of proceeds received and its utilisation
1	Proceeds from issuance of NCDs		16 October 2025	8,750.00
2	**Manner of utilisation of proceeds from issuance of NCD's**			
(a)	Towards full redemption of the HCare NCDs to the extent issued by the Subsidiary Company (Signatureglobal Business Park Limited (SBPL)) including redemption of HCare NCDs, accrued interest, redemption premium and other charges (including but not limited to early redemption premium and additional coupon) in relation thereto;	Loan given to SBPL and such proceeds were utilized for the stated purpose	16 October 2025	4,704.59
(b)	Acquisition of land under the Sale Deeds	Loan given to SBPL and such proceeds were utilized for the stated purpose	16 October 2025	3,909.98
(c)	Construction expenditure in respect of the Projects by SBPL	Loan given to SBPL and such proceeds were utilized for the stated purpose	16 October 2025	4.59
			19 November 2025	28.65
(d)	Transaction expense	Transaction cost	27 October 2025 and 12 November 2025	102.19

Notes

to the consolidated financial statements for the year ended 31 March 2026

(All amounts are in ₹ millions, unless otherwise specified)

56 The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Code viz Code on Wages 2019, Code on Social Security 2020, Industrial Relations Code, 2020, and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the New Labour Codes). These Codes have been made effective from 21 November 2025. The impact of these changes is not material to the consolidated financial statements.

57 The figures of previous year have been regrouped/ reclassed to make them comparative with those of current year wherever considered necessary. The impact of such reclassification/regrouping is not material to the consolidated financial statements.

This is the summary of material accounting policy information and other explanatory information referred to in our report of even date.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Deepak Mittal
Partner
Membership No.: 503843

Place: Gurugram
Date: 13 May 2026

For and on behalf of the Board of Directors of
Signatureglobal (India) Limited

Ravi Aggarwal
Managing Director
DIN-00203856

Pradeep Kumar Aggarwal
Chairman and Whole Time Director
DIN-00050045

Sanjeev Kumar Sharma
Chief Financial Officer
Membership No. 094855

M R Bothra
Company Secretary
Membership No. F6651

Rajat Kathuria
Chief Executive Officer

Place: Gurugram
Date: 13 May 2026

SIGNATURE™
GLOBAL

REGISTERED OFFICE

13th Floor, Dr. Gopal Das Bhawan, 28
Barakhamba Road, Connaught Place,
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Telephone Registered Office: +91 11 4928 1700

CORPORATE OFFICE

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SIGNATUREGLOBAL (INDIA) LIMITED
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Telephone +91 11 4928 1700
Website: www.signatureglobal.in I Email Id: investors@signatureglobal.in

Notice

Notice is hereby given that the 27th Annual General Meeting ("AGM") of the Members of Signatureglobal (India) Limited will be held on Thursday, the 24th September, 2026 at 4:15 P.M. (IST) through Video Conferencing ("VC")/ Other Audio Visual Means ("OAVM") to transact the following Business:

ORDINARY BUSINESS:

1. **To receive, consider and adopt:**
   a. the Audited Financial Statements of the Company for the financial year ended 31st March, 2026 and the Board of Directors' and Auditors' Reports thereon;

   b. the Audited Consolidated Financial Statements of the Company for the financial year ended 31st March, 2026 and the Auditors' Report thereon.

2. To consider and appoint a director in place of Mr. Pradeep Kumar Aggarwal (DIN:00050045) who retires by rotation and being eligible, offers himself for re-appointment.

3. **To approve the appointment of M/s. S. N. Dhawan & Co LLP, Chartered Accountants, as Statutory Auditors of the Company**

   To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution**:

   "Resolved that pursuant to the provisions of Sections 139, 141, 142 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 including any statutory modification(s) or re-enactment(s) thereof for the time being in force and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended and pursuant to the recommendation of the Audit Committee and the Board of Directors, M/s. S. N. Dhawan & Co LLP, Chartered Accountants (Firm Registration No. 000050N/N500045) be and is hereby appointed as Statutory Auditors of the Company, to hold office for a first term of 5 (five) consecutive years, from the conclusion of the 27th Annual General Meeting (AGM) till the conclusion of the 32nd AGM of the Company, at such remuneration, as may be recommended by the Audit Committee and approved by Board of directors of the Company, in consultation with the Statutory Auditors.

   Resolved further that the Board of directors of the Company be and is hereby authorised to do all such acts, deeds, matters 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 to give effect to the same."

SPECIAL BUSINESS:

4. **To ratify the remuneration payable to M/s. Goyal, Goyal & Associates, Cost Auditors**

   To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution**:

   "Resolved that pursuant to the provisions of Section 148(3) of the Companies Act, 2013 (the Act), read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014 and other applicable provisions of the Act, including any statutory modification(s) or re-enactment(s) thereof, for the time being in force, the remuneration of ₹ 2,25,000/- (Rupees Two Lakhs and Twenty Five Thousand only) excluding applicable taxes and reimbursement of out of pocket expenses payable to M/s. Goyal, Goyal & Associates, Cost Accountants (FRN: 000100), to conduct audit of cost records of the Company for the financial year 2026-27, as approved by the Board of directors of the Company, be and is hereby ratified.

   Resolved further that the Board of directors of the Company be and is hereby authorised to do all such acts, deeds, matters 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 to give effect to the same."

5. **To approve the re-appointment of Mr. Chandra Wadhwa (DIN: 00764576) as an Independent Director of the Company for the second term**

To consider and, if thought fit, to pass the following resolution as a **Special Resolution**:

"Resolved that pursuant to the provisions of Sections 149, 150 and 152 read with Schedule IV and other applicable provisions, if any, of the Companies Act, 2013 ("the Act"), the Companies (Appointment and Qualification of Directors) Rules, 2014 including any statutory modification(s) or re-enactment(s) thereof for the time being in force and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") as amended and provisions of other applicable laws, Articles of Association of the Company and on the recommendation of the Nomination and Remuneration Committee and the Board of directors of the Company, Mr. Chandra Wadhwa (DIN: 00764576) who was appointed as an Independent Director of the Company to hold office for a term of 5 (five) consecutive years up to 14th February, 2027, being eligible and who has given his consent along with declaration(s) that he meets criteria of independence as required under Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulations and in respect of whom the Company has received a notice in writing under Section 160 of the Act from a member proposing his candidature for the office of Independent Director, be and is hereby re-appointed as an Independent Director of the Company, not liable to retire by rotation, to hold office for the second term of 5 (five) consecutive years with effect from 15th February, 2027 till 14th February, 2032.

Resolved further that the Board of directors of the Company be and is hereby authorised to do all such acts, deeds, matters and things as it may in its absolute discretion deem necessary, proper or desirable to give effect to this resolution."

6. **To approve the re-appointment of Ms. Lata Pillai (DIN: 02271155) as an Independent Director of the Company for the second term**

To consider and, if thought fit, to pass the following resolution as a **Special Resolution**:

"Resolved that pursuant to the provisions of Sections 149, 150 and 152 read with Schedule IV and other applicable provisions, if any, of the Companies Act, 2013 ("the Act"), the Companies (Appointment and Qualification of Directors) Rules, 2014 including any statutory modification(s) or re-enactment(s) thereof for the time being in force and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") as amended and provisions of other applicable laws, Articles of Association of the Company and on the recommendation of the Nomination and Remuneration Committee and the Board of directors of the Company, Ms. Lata Pillai (DIN: 02271155) who was appointed as an Independent Director of the Company to hold office for a term of 5 (five) consecutive years up to 14th March, 2027, being eligible and who has given her consent along with declaration(s) that she meets criteria of independence as required under Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulations and in respect of whom the Company has received a notice in writing under Section 160 of the Act from a member proposing her candidature for the office of Independent Director, be and is hereby re-appointed as an Independent Director of the Company, not liable to retire by rotation, to hold office for the second term of 5 (five) consecutive years with effect from 15th March, 2027 till 14th March, 2032.

Resolved further that the Board of directors of the Company be and is hereby authorised to do all such acts, deeds, matters and things as it may in its absolute discretion deem necessary, proper or desirable to give effect to this resolution."

7. **To approve the re-appointment of Mr. Venkatesan Narayanan (DIN: 00765294) as an Independent Director of the Company for the second term**

To consider and, if thought fit, to pass the following resolution as a **Special Resolution**:

"Resolved that pursuant to the provisions of Sections 149, 150 and 152 read with Schedule IV and other applicable provisions, if any, of the Companies Act, 2013 ("the Act"), the Companies (Appointment and Qualification of Directors) Rules, 2014 including any statutory modification(s) or re-enactment(s) thereof for the time being in force and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") as amended and provisions of other applicable laws, Articles of Association of the Company and on the recommendation of the Nomination and Remuneration Committee and the Board of directors of the Company, Mr. Venkatesan Narayanan (DIN: 00765294) who was appointed as an Independent Director of the Company to hold office for a term of 5 (five) consecutive years up to 14th March, 2027, being eligible and who has given his consent along with declaration(s) that he meets criteria of independence as required under Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulations and in respect of whom the Company has received a notice in writing under Section 160 of the Act from a member proposing his candidature for the office of Independent Director, be and is hereby re-appointed as an Independent Director of the Company, not liable to retire by rotation, to hold office for the second term of 5 (five) consecutive years with effect from 15th March, 2027 till 14th March, 2032.

Resolved further that pursuant to Regulation 17(1A) of the Listing Regulations, as amended, approval of the Members of the Company be and is hereby accorded to continue and hold office as an Independent Director of the Company by Mr. Venkatesan Narayanan, notwithstanding his having attaining the age of 75 years during his second term as Independent Director of the Company.

Resolved further that the Board of directors of the Company be and is hereby authorised to do all such acts, deeds, matters and things as it may in its absolute discretion deem necessary, proper or desirable to give effect to this resolution."

8. **To approve giving loan, guarantee or providing security under Section 185 of the Companies Act, 2013**

To consider and, if thought fit, to pass the following resolution as a **Special Resolution**:

"Resolved that pursuant to the provisions of Section 185 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") read with the Rules made thereunder, including any statutory modification(s) or re-enactment(s) thereof for the time being in force, provisions of other applicable laws and Articles of Association of the Company, consent of the Members of the Company be and is hereby accorded to the Board of directors of the Company (hereinafter referred to as the "Board", which term shall include any Committee constituted by the Board or the person(s) authorised by the Board to exercise the powers conferred on the Board by this resolution), to grant any loan, in one or more tranches, including any loan(s) represented by a book debt and/ or give any guarantee(s) and/ or provide any security(ies) in connection with any loan(s) taken/ to be taken by Company's Subsidiary(ies)/ Associate(s)/ Joint Venture(s)/ Group entity(ies) or any other person in whom any of the Director(s) of the Company is interested as specified in the explanation to Section 185(2) of the Act, on such terms and conditions, including tenure and interest, as the Board may, in its absolute discretion, decide in the interest of the Company, provided that the total outstanding amount in aggregate shall not exceed ₹ 1,000 Crores (Rupees One Thousand Crores only) at any point of time, and that such loan shall be utilized by the borrowing Company(ies) for their principal business activities only.

Resolved further that the Board of directors of the Company be and is hereby authorised to do all such acts, deeds, matters and things as it may in its absolute discretion deem necessary, proper or desirable including the delegation of all or any of its powers conferred on the Board vide this resolution to any Committee of the Board or official(s) or authorised signatory of the Company and to settle any question, difficulty, doubt that may arise to give effect to this Resolution."

By the order of the Board
For **Signatureglobal (India) Limited**

M R Bothra
President Corporate Affairs & Company Secretary
FCS : 6651

Place : Gurugram
Date : 6th August, 2026

Registered Office:
13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, Connaught Place,
New Delhi 110 001, India.
CIN: L70100DL2000PLC104787

NOTES:

1. The Ministry of Corporate Affairs ("MCA") with reference to Circular No. 14/2020 dated April 8, 2020, Circular No.17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020, General Circular No. 2/2022 dated May 5, 2022, General Circular No. 10/2022 dated December 28, 2022, General Circular No. 09/2023 dated September 25, 2023, General Circular No. 09/2024 dated September 19, 2024 and General Circular No. 03/2025 dated September 22, 2025 and all other relevant Circulars issued from time to time (hereinafter collectively referred to as "MCA Circulars") has allowed companies to conduct their AGM through VC/OAVM, in accordance with the requirements laid down in paragraphs 3 and 4 of the General Circular No. 20/2020 dated May 5, 2020, till further orders. Hence, in compliance with these Circulars, the 27th AGM of the Company will be conducted through VC/ OAVM. The deemed venue for the 27th AGM shall be the Registered Office of the Company.

2. An Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 and Regulation 36 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations") in respect of businesses to be transacted at the AGM is annexed hereto.

3. Members may join the AGM through VC/ OAVM facility, by following the procedure as mentioned in the notice and the facility for participation shall be kept open for the members at least 15 minutes before the time scheduled to start the AGM and the Company may close the window for joining the VC/ OAVM facility 15 minutes after the scheduled time to start the AGM.

4. Members may note that the VC/ OAVM facility provided by National Securities Depository Limited (NSDL), allows participation of 1000 members on a first-come-first-served basis. The large members (i.e. members holding 2% or more shareholding), promoters, institutional investors, directors, key managerial personnel, the Chairperson of the Audit Committee, Nomination and Remuneration Committee and Stakeholders' Relationship Committee, auditors, etc. can attend the AGM without any restriction on first-come first-served basis. The Company reserves the right to restrict the number of questions and speakers, as appropriate for smooth conduct of the AGM.

5. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

6. Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014, Secretarial Standard on General Meetings (SS-2) issued by the Institute of Company Secretaries of India ("ICSI") and Regulation 44 of Listing Regulations, as amended, read with MCA Circulars, the Company is providing remote e-Voting facility to its members in respect of the business to be transacted at the 27th AGM and facility for those members participating in the AGM to cast vote through e-Voting system during the AGM. For this purpose, the Company has entered into an agreement with NSDL for facilitating voting through electronic means as the authorised agency. NSDL will be providing facility for voting through remote e-Voting, for participation in the AGM through VC/ OAVM facility and for e-Voting during the AGM.

7. In terms of the MCA Circulars, the Notice convening the AGM and Annual Report for the financial year ended 31st March, 2026, will be available on the website of the Company at www.signatureglobal.in, BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively and NSDL at www.evoting.nsdl.com.

8. In compliance with 'MCA Circulars' and Regulations 36(1) and 58(1) of the Listing Regulations, Notice of AGM and Annual Report for the financial year ended 31st March, 2026, are being sent to all the members and debentureholders whose email addresses are registered with the Company/Registrar and Share Transfer Agent ("RTA")/Depository Participant(s)(DPs) for communication purposes. A letter is also being sent by the Company providing weblink of Annual Report and Notice of AGM, and the exact path where complete details of the Annual Report is available, to those Members whose email addresses are not registered with the Company/RTA/DPs.

   In case any member or debentureholder is desirous of obtaining hard copy of the Annual Report for the financial year ended 31st March, 2026 and Notice convening the AGM of the Company, he/she may send request to the Company's e-mail address at investors@signatureglobal.in mentioning the DP ID and Client ID.

9. In terms of the provisions of Section 152 of the Companies Act, 2013, Mr. Pradeep Kumar Aggarwal (DIN: 00050045) retires by rotation at this Annual General Meeting and being eligible offers himself for re-appointment. The Board of Directors of the Company has recommended his re-appointment as a director

liable to retire by rotation. Except Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal, who are relatives to each other, none of the Directors and Key Managerial Personnel of the Company or their relatives is, in any way, concerned or interested, financially or otherwise, in Item No. 2 of this notice.

Details as required under Regulation 36(3) of the Listing Regulations and in terms of Secretarial Standard on General Meetings (SS-2) issued by the Institute of Company Secretaries of India ("ICSI"), in respect of the directors whose proposal for re-appointment are being placed before the members for their approval, are annexed hereto as Annexure - A to the Notice which forms part of the Explanatory Statement.

10. Members who would like to express their views/ask questions during the meeting may register themselves as a speaker and/or send their questions at least 7 days in advance i.e. on or before 4:15 P.M. (IST) on Thursday, the 17th September, 2026, by mentioning their name, demat account number, email id, mobile number at email: investors@signatureglobal.in to enable the Company to reply suitably during the AGM. The Chairman will endeavour to respond to the same at the AGM. Queries received after this time and date may not be responded at the AGM. Further, the Company reserves the right to restrict the number of speakers and time for speaking depending on the availability of time for the AGM.

11. The Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Companies Act, 2013, the Register of Contracts or Arrangements in which the Directors are interested under Section 189 of the Companies Act, 2013 and a certificate from Secretarial Auditors on implementation of 'Signatureglobal Employee Stock Option Plan 2024' ("the ESOP Plan") of the Company and other relevant documents referred to in this Notice and Explanatory Statement are available for inspection during the business hours on all working days upto the date of AGM.

12. Members holding shares in dematerialised form:

    a) may contact their DPs for recording nomination in respect of their shares.

    b) are requested to intimate all changes pertaining to their bank details, nominations, power of attorney, change of address, change of name, e-mail address, contact numbers, etc., to their DP only. Changes intimated to the DP will automatically be reflected in the Company's records.

13. Since the AGM will be held through VC/ OAVM, the facility to appoint proxy to attend and cast vote for the Members is not available for the AGM. Therefore, the route map, proxy form and attendance slip are not annexed to this Notice. However, the Body Corporates are entitled to appoint authorised representatives to attend the AGM through VC/OAVM and cast their votes through e-voting.

THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING AND JOINING GENERAL MEETING ARE AS UNDER:

The remote e-voting period begins on Monday, the 21st September, 2026 at 9:00 A.M. (IST) and ends on Wednesday, the 23rd September, 2026 at 5:00 P.M. (IST). 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. Thursday, the 17th September, 2026, 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 said cut-off date.

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 and joining virtual meeting for Individual shareholders holding securities in demat mode

In terms of Section VI-C of SEBI Master Circular bearing reference no. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 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 to access e-Voting facility.

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. For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp. You will have to enter your 8-digit DP ID, 8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. 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 or joining virtual meeting and voting during the meeting. 2. 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 or joining virtual meeting and voting during the meeting. 3. 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 4. 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 held 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 or joining virtual meeting and voting during the meeting. 5. Shareholders/Members can also download NSDL Mobile App "**NSDL Speede**" facility by scanning the QR code mentioned below for seamless voting experience. **NSDL Mobile App is available on** App Store Google Play
Individual Shareholders holding securities in demat mode with CDSL	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 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 use your existing my easi username & password.

Type of shareholders	Login Method
	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 or joining virtual meeting and voting during the meeting. 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. 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. 4. 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 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 or joining virtual meeting and voting during the meeting.

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 and joining virtual meeting 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.

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 142117 then user ID is 142117001***

5. Password details for shareholders other than Individual shareholders are given below:

   a) If you are already registered for e-Voting, then you can use 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. 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.**

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 and join General Meeting on NSDL e-Voting system

How to cast your vote electronically and join General Meeting 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 and General Meeting is in active status.

2. Select "EVEN" of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on "VC/OAVM" link placed under "Join Meeting".

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 deepak.kukreja@dmkassociates.in 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 at 022 - 4886 7000 or send a request to Ms. Pallavi Mhatre, Vice President, National Securities Depository Ltd., 3rd Floor, Naman Chamber, Plot C-32, G-Block, Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra - 400051 or at the designated email address: evoting@nsdl.com or call at telephone no. 022- 48867000.

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail 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 investors@signatureglobal.in

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 investors@signatureglobal.in. If you are an Individual shareholder 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 and joining virtual meeting 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 Section VI-C of SEBI Master Circular bearing reference no. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 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 to access e-Voting facility.

THE INSTRUCTIONS FOR MEMBERS FOR E-VOTING ON THE DAY OF THE AGM ARE AS UNDER: -

1. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-voting.

2. Only those Members/ shareholders, who will be present in the AGM through VC/OAVM facility and have not cast their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the AGM.

3. Members who have voted through Remote e-Voting will be eligible to attend the AGM. However, they will not be eligible to vote at the AGM.

4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the AGM shall be the same person mentioned for Remote e-voting.

INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE AGM THROUGH VC/OAVM ARE AS UNDER:

1. Member will be provided with a facility to attend the AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for **Access to NSDL e-Voting system**. After successful login, you can see link of "VC/OAVM" placed under **"Join meeting"** menu against company name. You are requested to click on VC/OAVM link placed under Join Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.

2. Members are encouraged to join the Meeting through Laptops for better experience.

3. Further, Members who have registered themselves as speaker shareholder will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.

4. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to fluctuation in their respective network. It is therefore recommended to use stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.

5. Shareholders who would like to express their views/ have questions may send their questions in advance mentioning their name, demat account number/ folio number, email id, mobile number at investors@ signatureglobal.in. The same will be replied by the Company suitably.

Other instructions:

The Board of Directors appointed Mr. Deepak Kukreja, Partner, DMK Associates, Practicing Company Secretaries as Scrutinizer and Mrs. Monika Kohli, Partner, DMK Associates, Practicing Company Secretaries as alternate Scrutinizer to scrutinize the e-Voting during the AGM and remote e-Voting process in a fair and transparent manner.

The Scrutinizer shall, immediately after conclusion of voting at the AGM, first count the votes cast at the meeting and thereafter unblock the votes cast through remote e-Voting in the presence of at least 2 (two) witnesses not in the employment of the Company and shall within 2 (two) working days or not later than 3 (three) days, whichever is earlier, of conclusion of the AGM, submit a Consolidated Scrutinizer's Report of the total votes cast in favour or against, if any, to the Chairman or a person authorized by him in writing who shall countersign the same and declare the results of voting forthwith.

The resolutions will be deemed to be passed on the AGM date subject to receipt of the requisite number of votes in favour of the Resolutions. The results shall be declared within 2 (two) working days or not later than 3 (three) days, whichever is earlier, of conclusion of the AGM. The results along with Scrutiniser's Report shall be placed on the website of the Company at www.signatureglobal.in and NSDL at www.evoting.nsdl.com and will simultaneously be submitted to the Stock Exchanges. It shall also be displayed on the Notice Board at the Registered Office and Corporate Office of the Company.

EXPLANATORY STATEMENT

(Pursuant to the provisions of Section 102 of the Companies Act, 2013/ Regulation 36 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

Item No. 3:

This Explanatory Statement is pursuant to Regulation 36(5) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations).

Pursuant to Section 139 of the Companies Act, 2013 (the 'Act'), Members of the Company in the 23rd Annual General Meeting (AGM) held on 30th September, 2022 had approved the re-appointment of M/s. Walker Chandiok & Co LLP, Chartered Accountants (Firm Registration No. 001076N/N500013) as Statutory Auditors of the Company to hold office for a period of 4 (four) years till the conclusion of 27th AGM. Accordingly, M/s. Walker Chandiok & Co LLP would be completing their second term as the Statutory Auditors of the Company at the conclusion of the 27th AGM.

On the recommendation of the Audit Committee, the Board of Directors at its Meeting held on 13th May, 2026, subject to such approval(s) including that of members of the Company, approved the appointment of M/s. S. N. Dhawan & Co LLP, Chartered Accountants (FRN: 000050N/N500045) as Statutory Auditors of the Company, to hold office for first term of 5 (five) consecutive years from the conclusion of 27th AGM till the conclusion of 32nd AGM.

Based on the negotiation with M/s. S. N. Dhawan & Co LLP, Chartered Accountants and on the recommendation of Audit Committee, the Board of directors has proposed a fees of ₹ 84,50,000 (Rupees Eighty Four Lakhs and Fifty Thousand only) excluding applicable taxes and out of pocket expenses for the statutory audit of the Financial Year 2026-27.

Apart from the audit services, the Company may avail certification and other services from the Statutory Auditors which are not explicitly prohibited under Section 144 of the Act, on such fees/ remuneration as may be approved by the Audit Committee/ Board of directors.

The remuneration for the subsequent year(s) of their term shall be approved by the Board of directors of the Company on the recommendation of the Audit Committee in consultation with the Statutory Auditors.

The Board of directors is of the view that proposed remuneration is commensurate with the size of the Company and nature of its business and is as per the industry benchmarks, scope of audit and other relevant factors.

The recommendation is based on the fulfilment of eligibility requirements prescribed under the Act read with the Rules framed thereunder and considering their independence from the management, professional competence, experience and expertise of its partners and industry exposure of the firm.

M/s. S. N. Dhawan & Co LLP, Chartered Accountants, is a member firm of Forvis Mazars in India. It was established in the year 1944 and has its registered office in New Delhi with 7 offices in key cities of India. It is one of the largest Chartered Accountant firms in India providing audit and tax solutions to many large Indian and International Companies. It is also registered with the Comptroller and Auditor General of India and Reserve Bank of India for audits of large public sector undertakings and Banks. The firm has 22 partners and in depth experience in sectors like real estate, infrastructure, construction, media, manufacturing etc.

The Company has received consent from M/s. S. N. Dhawan & Co LLP, Chartered Accountants and a certificate that they meet the eligibility criteria specified under the Act and the Rules framed thereunder, that their appointment, if made, shall be in accordance with the applicable provisions of the Act and Rules framed thereunder. Further, M/s. S. N. Dhawan & Co LLP, have confirmed that they hold a valid peer review certificate issued by the Peer Review Board of the Institute of Chartered Accountants of India.

None of the Directors and Key Managerial Personnel of the Company or their relatives is, in any way, concerned or interested, financially or otherwise, in the resolution set out in Item No. 3, except to the extent of their shareholding in the Company.

The Board recommends the proposed resolution in Item No. 3, for the approval of Members as an Ordinary Resolution.

Item No. 4:

The Board of directors, on the recommendation of the Audit Committee, at its meeting held on 6th August, 2026 has approved the appointment of M/s. Goyal, Goyal & Associates, Cost Accountants (Firm Registration No. 000100), as Cost Auditors for the financial year 2026-27 at a remuneration of ₹ 2,25,000/- (Rupees Two Lakhs and Twenty Five Thousand only) excluding applicable taxes and reimbursement of out of pocket expenses, to conduct the audit of cost records pertaining to its real estate business as maintained by the Company. Considering the scope of cost audit, time and efforts required for conducting the cost audit, in the opinion of the Board of directors, the proposed remuneration is fair and reasonable.

Pursuant to the provisions of Section 148 of the Companies Act, 2013 read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014, the remuneration payable to Cost Auditors is required to be ratified by the Members of the Company.

None of the Directors and Key Managerial Personnel of the Company or their relatives is, in any way, concerned or interested, financially or otherwise, in the resolution set out in Item No. 4, except to the extent of their shareholding in the Company.

The Board recommends the proposed resolution in Item No. 4, for the approval of Members as an Ordinary Resolution.

Item No. 5:

Pursuant to the provisions of Sections 149, 152 and other applicable provisions of the Companies Act, 2013 (the "Act"), the Members of the Company, at their Extra-Ordinary General Meeting held on 14th February, 2022, had granted approval for appointment of Mr. Chandra Wadhwa (DIN: 00764576), as an Independent Director of the Company w.e.f. 15th February, 2022 to hold office for a term of 5 (five) consecutive years i.e. till 14th February, 2027.

Pursuant to the provisions of Section 149 of the Act, an Independent Director shall be eligible for re-appointment for the second term upto 5 (five) consecutive years subject to the approval of the members of the Company by way of Special Resolution.

The Company has received all documents/ information, including the following, from Mr. Chandra Wadhwa as required for his re-appointment as an Independent Director of the Company:

a. Consent to act as a Director in Form DIR-2 pursuant to Section 152(5) of the Act read with Rule 8 of the Companies (Appointment and Qualification of Directors) Rules, 2014;

b. Disclosure under Form DIR-8 regarding non-disqualification from being appointed as a Director under Section 164 of the Act;

c. Declarations confirming that he meets the criteria of independence as mentioned under Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulations;

d. Disclosure confirming that he is not debarred from holding the office of Director by virtue of any order of Securities and Exchange Board of India (SEBI), Ministry of Corporate Affairs (MCA) or any other Authority; and

e. Confirmation that he has registered himself with the Independent Director's Databank maintained by the Indian Institute of Corporate Affairs.

At present, he is Chairman/ Member of following Committee(s) of the Company:

S. No.	Name of the Committee(s)	Designation
1.	Audit Committee	Chairman
2.	Nomination and Remuneration Committee	Chairman
3.	Stakeholders' Relationship Committee	Chairman
4.	Corporate Social Responsibility Committee	Member
5.	Risk Management Committee	Member
6.	Environmental, Social and Governance Committee	Member

He actively contributes to the deliberation at Board and Committees level, and his participation and expertise have strengthened the functioning of the Board and its various Committees.

The Nomination and Remuneration Committee ("NRC"), on the basis of performance evaluation and role played by him as an Independent Director of the Company, considered that his continued association as an Independent Director will be in the interest of the Company.

The Board of Directors, in its meeting held on 6th August, 2026 has, on the recommendation of NRC and after considering his expertise and skills in finance, governance and risk management, compliance and various other fields, subject to the approval of the Members of the Company, approved the re-appointment of Mr. Chandra Wadhwa as an Independent Director, not liable to retire by rotation, for the second term of 5 (five) consecutive years from 15th February, 2027 to 14th February, 2032.

In the opinion of the Board, Mr. Chandra Wadhwa is a person of integrity, possesses relevant expertise and fulfills the conditions specified in the Act read with Rules made thereunder and the Listing Regulations for re-appointment as an Independent Director and is independent of the management. The Company has received a notice under Section 160 of the Act from a member proposing his candidature for re-appointment as an Independent Director of the Company.

The information as required under Regulation 36(3) under Listing Regulations and Secretarial Standard on General Meetings (SS-2) issued by the Institute of Company Secretaries of India ("ICSI") are provided in Annexure - A to the Notice. The draft Letter of Appointment setting out the terms and conditions of the re-appointment of Independent Director would be available for inspection by the members.

Except Mr. Chandra Wadhwa, none of the Directors and Key Managerial Personnel of the Company or their relatives is, in any way, concerned or interested, financially or otherwise, in the aforesaid resolution set out in Item No. 5.

The Board recommends the proposed resolution in Item No. 5 for the approval of Members as a Special Resolution.

Item No. 6:

Pursuant to the provisions of Sections 149, 152 and other applicable provisions of the Companies Act, 2013 (the "Act"), the Members of the Company, at their Extra-Ordinary General Meeting held on 6th July, 2022, had granted approval for appointment of Ms. Lata Pillai (DIN: 02271155), as an Independent Director of the Company w.e.f. 15th March, 2022 to hold office for a term of 5 (five) consecutive years i.e. till 14th March, 2027.

Pursuant to the provisions of Section 149 of the Act, an Independent Director shall be eligible for re-appointment for the second term upto 5 (five) consecutive years subject to the approval of the members of the Company by way of Special Resolution.

The Company has received all documents/ information, including the following, from Ms. Lata Pillai as required for her re-appointment as an Independent Director of the Company:

a. Consent to act as a Director in Form DIR-2 pursuant to Section 152(5) of the Act read with Rule 8 of the Companies (Appointment and Qualification of Directors) Rules, 2014;

b. Disclosure under Form DIR-8 regarding non-disqualification from being appointed as a Director under Section 164 of the Act;

c. Declarations confirming that she meets the criteria of independence as mentioned under Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulations;

d. Disclosure confirming that she is not debarred from holding the office of Director by virtue of any order of Securities and Exchange Board of India (SEBI), Ministry of Corporate Affairs (MCA) or any other Authority; and

e. Confirmation that she has registered herself with the Independent Director's Databank maintained by the Indian Institute of Corporate Affairs.

She is currently a member of the Company's Nomination and Remuneration Committee. Her strong knowledge and expertise in capital markets and real estate financing have contributed meaningfully to the Board's functioning.

The Nomination and Remuneration Committee ("NRC"), on the basis of performance evaluation and role played by her as an Independent Director of the Company, considered that her continued association as an Independent Director will be in the interest of the Company.

The Board of Directors, in its meeting held on 6th August, 2026 has, on the recommendation of NRC and after considering her expertise and skills in capital market, real estate financing, governance and risk management and compliance, subject to the approval of the Members of the Company, approved the re-appointment of Ms. Lata Pillai as an Independent Director, not liable to retire by rotation, for the second term of 5 (five) consecutive years from 15th March, 2027 to 14th March, 2032.

In the opinion of the Board, Ms. Lata Pillai is a person of integrity, possesses relevant expertise and fulfills the conditions specified in the Act read with Rules made thereunder and the Listing Regulations for re-appointment as an Independent Director and is independent of the management. The Company has received a notice under Section 160 of the Act from a member proposing her candidature for re-appointment as an Independent Director of the Company.

The information as required under Regulation 36(3) under Listing Regulations and Secretarial Standard on General Meetings (SS-2) issued by the Institute of Company Secretaries of India ("ICSI") are provided in Annexure - A to the Notice. The draft Letter of Appointment setting out the terms and conditions of the re-appointment of Independent Director would be available for inspection by the members.

Except Ms. Lata Pillai, none of the Directors and Key Managerial Personnel of the Company or their relatives is, in any way, concerned or interested, financially or otherwise, in the aforesaid resolution set out in Item No. 6.

The Board recommends the proposed resolution in Item No. 6 for the approval of Members as a Special Resolution.

Item No. 7:

Pursuant to the provisions of Sections 149, 152 and other applicable provisions of the Companies Act, 2013 (the "Act"), the Members of the Company, at their Extra-Ordinary General Meeting held on 6th July, 2022, had granted approval for appointment of Mr. Venkatesan Narayanan (DIN: 00765294), as an Independent Director of the Company w.e.f. 15th March, 2022 to hold office for a term of 5 (five) consecutive years i.e. till 14th March, 2027.

Pursuant to the provisions of Section 149 of the Act, an Independent Director shall be eligible for re-appointment for the second term upto 5 (five) consecutive years subject to the approval of the members of the Company by way of Special Resolution.

The Company has received all documents/ information, including the following, from Mr. Venkatesan Narayanan as required for his re-appointment as an Independent Director of the Company:

a. Consent to act as a Director in Form DIR-2 pursuant to Section 152(5) of the Act read with Rule 8 of the Companies (Appointment and Qualification of Directors) Rules, 2014;

b. Disclosure under Form DIR-8 regarding non-disqualification from being appointed as a Director under Section 164 of the Act;

c. Declarations confirming that he meets the criteria of independence as mentioned under Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulations;

d. Disclosure confirming that he is not debarred from holding the office of Director by virtue of any order of Securities and Exchange Board of India (SEBI), Ministry of Corporate Affairs (MCA) or any other Authority; and

e. Confirmation that he has registered himself with the Independent Director's Databank maintained by the Indian Institute of Corporate Affairs.

At present, he is Member of following Committee(s) of the Company:

S. No.	Name of the Committee(s)	Designation
1.	Audit Committee	Member
2.	Nomination and Remuneration Committee	Member
3.	Risk Management Committee	Member

He actively contributes to the deliberation at Board and Committees level, and his participation and expertise have strengthened the functioning of the Board and its various Committees.

The Nomination and Remuneration Committee ("NRC"), on the basis of performance evaluation and role played by him as an Independent Director of the Company, considered that his continued association as an Independent Director will be in the interest of the Company.

The Board of Directors, in its meeting held on 6th August, 2026 has, on the recommendation of NRC and after considering his expertise and skills in finance, governance and risk management, compliance and various other fields, subject to the approval of the Members of the Company, approved the re-appointment of Mr. Venkatesan Narayanan as an Independent Director, not liable to retire by rotation, for the second term of 5 (five) consecutive years from 15th March, 2027 to 14th March, 2032.

In the opinion of the Board, Mr. Venkatesan Narayanan is a person of integrity, possesses relevant expertise and fulfills the conditions specified in the Act read with Rules made thereunder and the Listing Regulations for re-appointment as an Independent Director and is independent of the management. The Company has received a notice under Section 160 of the Act from a member proposing his candidature for re-appointment as an Independent Director of the Company.

During his second term, Mr. Narayanan will be attaining the age of 75 (seventy five) years on 27th November, 2030 and, therefore, will require approval of Members by way of Special Resolution under Regulation 17(1A) of Listing Regulations, for his continuation as an Independent Director of the Company. Accordingly, the approval of Members is also being sought for the same.

The information as required under Regulation 36(3) under Listing Regulations and Secretarial Standard on General Meetings (SS-2) issued by the Institute of Company Secretaries of India ("ICSI") are provided in Annexure - A to the Notice. The draft Letter of Appointment setting out the terms and conditions of the re-appointment of Independent Director would be available for inspection by the members.

Except Mr. Venkatesan Narayanan, none of the Directors and Key Managerial Personnel of the Company or their relatives is, in any way, concerned or interested, financially or otherwise, in the aforesaid resolution set out in Item No. 7.

The Board recommends the proposed resolution in Item No. 7 for the approval of Members as a Special Resolution.

Item No. 8:

Pursuant to the provisions of Section 185 of the Companies Act, 2013 (the 'Act'), a Company may advance any loan including any loan represented by a book debt, or give any guarantee or provide any security in connection with any loan taken by any person in whom any of the Director of the Company is interested, subject to the condition that a special resolution is passed by the Company in General Meeting and the loan is utilised by the borrower for its principal business activities.

The said restriction is not applicable for any loan made by a Holding Company to its Wholly Owned Subsidiary Company or any guarantee given or security provided by a Holding Company in respect of any loan made to its Wholly Owned Subsidiary Company, provided that the loans are utilized by the Subsidiary Company for its principal business activities.

The Company may be required to provide financial assistance in the form of loan(s), guarantee(s) and/ or security(ies) to support the businesses of its Subsidiary(ies)/ Associate(s)/ Joint Venture(s)/ Group entity(ies).

The Board in its Meeting held on 6th August, 2026, subject to the approval of the members of the Company, has accorded its approval to grant/ advance any loan, including any loan represented by a book debt, or give any guarantee or provide any security in connection with any loan taken/ to be taken by Companies Subsidiary(ies)/ Associate(s)/ Joint Venture(s)/ Group entity(ies) or any other person in whom any of the Director(s) of the Company is interested as specified in the explanation to Section 185(2) of the Act, provided that the total outstanding amount in aggregate shall not exceed ₹ 1,000 Crores (Rupees One Thousand Crores only) at any point of time, and that such loan shall be utilized by the borrowing Company(ies) for their principal business activities only.

None of the Directors and Key Managerial Personnel of the Company or their relatives is, in any way, concerned or interested, financially or otherwise, in the resolution set out in Item No. 8, except to the extent of their respective shareholding in the Company.

The Board recommends the proposed resolution in Item No. 8 for the approval of Members as a Special Resolution.

By the order of the Board
For **Signatureglobal (India) Limited**

M R Bothra
President Corporate Affairs &
Company Secretary
FCS : 6651

Place : Gurugram
Date : 6th August, 2026

Registered Office:
13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, Connaught Place,
New Delhi 110 001, India.
CIN: L70100DL2000PLC104787

ANNEXURE – A

DETAILS UNDER REGULATION 36(3) OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AND IN TERMS OF SECRETARIAL STANDARD (SS-2) ISSUED BY THE INSTITUTE OF COMPANY SECRETARIES OF INDIA

Name of Director	Mr. Pradeep Kumar Aggarwal
DIN	00050045
Date of Birth (Age in years)	25th August, 1969 (56 years)
Qualifications	He has completed his senior secondary education from Motiram Baburam Inter College, Haldwani, Nainital affiliated to Uttarakhand Board.
Experience and Brief Resume	Mr. Pradeep Kumar Aggarwal, Chairman – ASSOCHAM National Council on Real Estate, Housing & Urban Development, is a visionary leader who has redefined India's real estate landscape, particularly in Delhi-NCR and has over 10 (ten) years of experience in real estate industry. With over two decades of experience in financial markets, Mr. Aggarwal transitioned into real estate with a mission to make quality housing accessible. Under his leadership, Signature Global has become synonymous with trust, transparency, and customer-centric development. His understanding of market dynamics and ability to anticipate consumer aspirations have positioned the company at the forefront of industry evolution. Mr. Aggarwal's leadership has earned him several accolades, including Realty Personality of the Year at the Economic Times Realty Conclave 2026, Iconic Leader of Indian Realty at the Indian Brand Leadership Conclave and Awards 2026, and the Pride of India Award at the 14th Construction Week India Awards 2024. Beyond business, he champions sustainability and social impact. Under his guidance, Signature Global integrates green building practices aligned with global benchmarks. Its flagship initiatives include Project Paathshaala, supporting 229 schools and over 72,000 students; Jagruk Beti, Swastha Beti, benefiting over 17,000 girls; and Aarogyarise, which has provided healthcare access to 32,488 patients.
Nature of Expertise in specific functional areas	Real Estate
Terms and conditions of appointment	He has been appointed as a Whole Time Director of the Company w.e.f 15th February, 2022 liable to retire by rotation and being eligible, offers himself for re-appointment.
Details of remuneration sought to be paid and remuneration last drawn	There will not be any change in the remuneration of Mr. Pradeep Kumar Aggarwal as approved by the Shareholders in 26th AGM held on 23rd September, 2025. The remuneration last drawn by him is as provided in the Corporate Governance Report.
Date of first appointment on the Board	2nd November, 2017
Details of Directorships held in Other Companies (including Listed Entities)	1. Sarvpriya Securities Private Limited 2. Signatureglobal Securities (IFSC) Private Limited 3. Southern Gurugram Farms Private Limited 4. Signatureglobal Securities Private Limited
Name of the listed entities from which the director has resigned during the past three years	Nil
Memberships/ Chairmanship of Committee of other Companies (including Listed Entities)	Nil
Shareholding in the Company (including shareholding as a beneficial owner)	92,00,960 Equity Shares
Inter-se Relationship with other Directors/ Manager/ other Key Managerial Personnel ("KMP")	Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Ravi Aggarwal and Mr. Devender Aggarwal are brothers.
Number of Board Meetings attended during the financial year 2025-26	7 out of 7

Name of Director	Mr. Chandra Wadhwa	Ms. Lata Pillai	Mr. Venkatesan Narayanan
DIN	00764576	02271155	00765294
Date of Birth (Age in years)	6th June, 1958 (68 years)	21st October, 1964 (61 years)	27th November, 1955 (70 years)
Qualifications	Cost Accountant, Company Secretary	Masters in Management Studies	B. Com
Experience and Brief Resume	Mr. Chandra Wadhwa is the Independent Director on the Board of our Company. He holds a master's degree in commerce from University of Delhi and a bachelor's degree in law from University of Delhi. He has been granted a certificate of registration to act as an insolvency professional from the Insolvency and Bankruptcy Board of India. Further, he was admitted as a fellow member of the Institute of Company Secretaries of India. Furthermore, he was admitted as a fellow member of the Institute of Cost Accountants of India. He has been in practice as a cost accountant since June 25, 2001. He was also the President of The Institute of Cost Accountants of India (2007-08) and Central Council Member of The Institute of Chartered Accountants of India (2016-25). He was first appointed as a director on the Board of our Company on 15th February, 2022.	Ms. Lata Pillai is the Independent Director on the Board of our Company. She is a career banker with over 36 years of experience in the financial sector. Presently, she acts as a Head of the India Capital Markets team of JLL Limited. Prior to this, she was associated with Yes Bank Limited as Head of the Corporate Finance - Urban Infrastructure vertical (April 2019 to May 2021). From April 2018 to March 2019, she was associated with Edelweiss group as Head of the real estate financing business. She was also associated with Deutsche Bank AG as Head of the Commercial Real Estate group (January 2007 to March 2018). From August 1988 to December 2006, she was associated with ICICI Limited/ ICICI Bank Limited in the project financing team. She was first appointed as a director on the Board of our Company on 15th March, 2022.	Mr. Venkatesan Narayanan is the Independent Director on the Board of the Company. He holds a bachelor's degree in commerce from Osmania University and has also cleared the Intermediate Examination held by the Institute of Company Secretaries of India. He has experience of over 35 years in the field of Management and Consulting, at senior level. He has previously served as Senior Vice President of M/s Centrum Infrastructure and Realty Limited for a period of over one year, and as an independent director of Industrial Investment Trust Limited and its group companies for a period of 10 + years. He has previously worked with Capital Fortunes Private Limited for a period of over nine years, as Chief of Operations (Mumbai) and has been associated in consulting assignments related to Infrastructure and financial closures. He was first appointed as a director on the Board of the Company on 15th March, 2022.
Nature of Expertise in specific functional areas	Please refer brief resume mentioned above and as provided in the respective Item Nos. 5, 6 and 7 of the Explanatory Statement.		
Terms and conditions of appointment	He is being re-appointed as an Independent Director of the Company for the second term of 5 (five) consecutive years w.e.f. 15th February, 2027, not liable to retire by rotation.	She is being re-appointed as an Independent Director of the Company for the second term of 5 (five) consecutive years w.e.f. 15th March, 2027, not liable to retire by rotation.	He is being re-appointed as an Independent Director of the Company for the second term of 5 (five) consecutive years w.e.f. 15th March, 2027, not liable to retire by rotation.

Name of Director	Mr. Chandra Wadhwa	Ms. Lata Pillai	Mr. Venkatesan Narayanan
Details of remuneration sought to be paid and remuneration last drawn	Except sitting fees to be paid for attending the Board/ Committee meeting(s)/ Meeting of Independent Directors, Mr. Chandra Wadhwa will not be paid any remuneration during his term as an Independent Director. Sitting fees paid during Financial Year 2025-26: Rs. 9,25,000/-	Except sitting fees to be paid for attending the Board/ Committee meeting(s)/ Meeting of Independent Directors, Ms. Lata Pillai will not be paid any remuneration during her term as an Independent Director. Sitting fees paid during Financial Year 2025-26: Rs. 5,50,000/-	Except sitting fees to be paid for attending the Board/ Committee meeting(s)/ Meeting of Independent Directors, Mr. Venkatesan Narayanan will not be paid any remuneration during his term as an Independent Director. Sitting fees paid during Financial Year 2025-26: Rs. 7,25,000/-
Date of first appointment on the Board	15th February, 2022	15th March, 2022	15th March, 2022
Details of Directorships held in Other Companies (including Listed Entities)	1. Evaluex Management Services Private Limited 2. Evaluex Technologies Private Limited 3. Sternal Buildcon Limited 4. Signatureglobal Developers Limited	India Infradebt Limited (Listed)	Forever Buildtech Limited
Name of the listed entities from which the director has resigned/ ceased during the past three years	SMC Global Securities Limited	Nil	1. Industrial Investment Trust Limited (Completion of tenure) 2. IITL Projects Limited (Completion of tenure)
Memberships/ Chairmanship of Committee of other Companies (including Listed Entities)	**Signatureglobal Developers Limited** • Corporate Social Responsibility Committee - Member	**India Infradebt Limited** • Board of Credit Committee - Member • Board Governance Remuneration & Nomination Committee - Member • Information Technology Strategy Committee - Member • Audit Committee - Member • Board Risk Management Committee - Chairperson • Committee of Directors - Member • Compromise Settlement Committee (for Executive Credit Committee - Case) - Member	Nil

Name of Director	Mr. Chandra Wadhwa	Ms. Lata Pillai	Mr. Venkatesan Narayanan
Shareholding in the Company (including shareholding as a beneficial owner)	Nil	Nil	Nil
Inter-se Relationship with other Directors/ Manager/ other Key Managerial Personnel (“KMP”)	Mr. Chandra Wadhwa is not related to any other Director/ KMPs of the Company.	Ms. Lata Pillai is not related to any other Director/ KMPs of the Company.	Mr. Venkatesan Narayanan is not related to any other Director/ KMPs of the Company.
The skill and capabilities required for the role and the manner in which the proposed person meets such requirement	Please refer to the explanatory statement for Item No. 5 of this notice.	Please refer to the explanatory statement for Item No. 6 of this notice.	Please refer to the explanatory statement for Item No. 7 of this notice.
Number of Board Meetings attended during the financial year 2025-26	7 out of 7	7 out of 7	7 out of 7