MOUNT HOUSING AND INFRASTRUCTURE LIMITED

We Promote Growth ......

September 07, 2026

To
The Manager
Department of Corporate Services
BSE Ltd., Dalal Street, Fort
Mumbai – 400 001

Subject: Annual Report for the Financial Year 2025-26 and Notice convening the 31st Annual General Meeting of the Company.

Scrip Code: 542864

Dear Sir / Madam,

In terms of Regulations 30 and 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we submit herewith the soft copy of the Annual Report which comprises of Directors' Report, Audited Standalone Financial Statements and Auditor's Reports thereon, for the Financial Year ended 31st March, 2026, and the Notice convening the 31st Annual General Meeting of the Company scheduled to be held on Tuesday, 29th September, 2026 at 11.00 a.m. (IST).

In compliance with Ministry of Corporate Affairs ("MCA") Circular No. 20/2020 dated 5th May, 2020 read with Circular No. 14/2020 dated 8th April, 2020, Circular No. 17/2020 dated 13th April, 2020 and Circular No. 02/2021 dated 13th January, 2021 and the Securities and Exchange Board of India ("SEBI") Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated 12th May, 2020 and Circular No. SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated 15th January, 2021, the Annual Report of the Company for the Financial Year 2025-26 and Notice of 31st Annual General Meeting have been sent through email to all the Members whose Email Ids are registered with the Company/ Depository Participants.

The aforesaid Annual Report along with Notice has also been uploaded on the website of the Company at www.mounthousing.com

Kindly take the information on record.
Thanking you.
Yours faithfully,

For MOUNT HOUSING AND INFRASTRUCTURE LIMITED

Anita Chhajer

MOUNT HOUSING & INFRASTRUCTURE LTD CBE-02

Anita Kumari Chhajer
Company Secretary & Compliance Officer
ICSI Membership No: A45613

MOUNT HOUSING AND INFRASTRUCTURE LIMITED

31ST ANNUAL REPORT
2025-26

Registered Office
No. 1175, Sungam Circle, Trichy Road, Ramanathapuram,
Coimbatore - 641045, Tamil Nadu, India
Ph: +91 422 2332110 | Email: mount@mounthousing.com
Website: www.mounthousing.com | CIN: L45201TZ1995PLC006511

MOUNT HOUSING AND INFRASTRUCTURE LIMITED
CIN: L45201TZ1995PLC006511 | BSE Scrip Code: 542864 | ISIN: INE444X01014
No. 1175, Sungam Circle, Trichy Road, Ramanathapuram, Coimbatore - 641045

ANNUAL REPORT 2025-26

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CIN: L45201TZ1995PLC006511 | BSE Scrip Code: 542864 | ISIN: INE444X01014
No. 1175, Sungam Circle, Trichy Road, Ramanathapuram, Coimbatore - 641045

CORPORATE INFORMATION

BOARD OF DIRECTORS

Mr. Ramesh Chand Bafna	**Managing Director | DIN: 02483312**
Mr. Kalpesh Bafna	Whole-Time Director | DIN: 01490521
Mr. Jitendra Kumar Jain	**Independent Director | DIN: 02506916**
Mrs. Alka Kankani	Independent Director | DIN: 07062309

BOARD COMMITTEES

Audit Committee.	**Mr. Jitendra Kumar Jain – Chairperson** **Mrs. Alka Kankani - Member** **Mr. Kalpesh Bafna - Member**
Nomination & Remuneration Committee	Mrs. Alka Kankani - Chairperson Mr. Jitendra Kumar Jain - Member Mr. Ramesh Chand Bafna - Member
Stakeholders Relationship Committee	**Mrs. Alka Kankani - Chairperson** **Mr. Jitendra Kumar Jain - Member** **Mr. Kalpesh Bafna - Member**

KEY MANAGERIAL PERSONNEL

Chief Financial Officer	**Mrs. Poonam Bafna**
Company Secretary & Compliance Officer	Mrs. Anita Kumari Chhajer | ICSI Membership No. A45613

AUDITORS

Statutory Auditors	**M/s. Raja & Raman, Chartered Accountants** **FRN: 003382S** **No. 1055/11, Gowtham Center, First Floor, Avinashi Road, Coimbatore - 641018**
Secretarial Auditor	Ms. Monalisa Datta, Practising Company Secretary FCS: 10040 | CP: 13580 | Peer Review No. 3438/2023
Internal Auditor	**M/s. K Divya, Chartered Accountants**

BANKERS

Bankers	**State Bank of India; Karur Vysya Bank; Repco Bank; Bank of Baroda;**

REGISTRAR & SHARE TRANSFER AGENT

Cameo Corporate Services Limited	**“Subramanian Building”, No. 1, Club House Road, Chennai - 600002** **Ph: +91 44 28460390 / 40020700** **Email: investor@cameoindia.com | Website: www.cameoindia.com**

REGISTERED OFFICE & LISTING DETAILS

Registered Office	**No. 1175, Sungam Circle, Trichy Road, Ramanathapuram, Coimbatore - 641045, Tamil Nadu, India** **Ph: +91 422 4973111 | Email: mount@mounthousing.com** **Website: www.mounthousing.com**
Corporate Identity / Listing	CIN: L45201TZ1995PLC006511 BSE Scrip Code: 542864 ISIN: INE444X01014

NOTICE OF THE 31st ANNUAL GENERAL MEETING

NOTICE is hereby given that the 31st Annual General Meeting ("AGM") of the Members of Mount Housing and Infrastructure Limited ("the Company") will be held on Tuesday, September 29, 2026 at 11:00 A.M. (IST) at the Registered Office of the Company situated at No. 1175, Sungam Circle, Trichy Road, Ramanathapuram, Coimbatore – 641045, Tamil Nadu, India, to transact the following business:

ORDINARY BUSINESS

1. ADOPTION OF AUDITED FINANCIAL STATEMENTS

To receive, consider and adopt the Audited Standalone Financial Statements of the Company for the financial year ended March 31, 2026, together with the Reports of the Board of Directors and the Statutory Auditors thereon and, in this regard, to consider and, if thought fit, to pass the following resolution as an Ordinary Resolution:

"**RESOLVED THAT** the Audited Standalone Financial Statements of the Company for the financial year ended March 31, 2026, together with the Reports of the Board of Directors and the Statutory Auditors thereon, as circulated to the Members and laid before this Annual General Meeting, be and are hereby received, considered and adopted."

2. RE-APPOINTMENT OF MR. KALPESH BAFNA (DIN: 01490521), DIRECTOR RETIRING BY ROTATION

To appoint a Director in place of Mr. Kalpesh Bafna (DIN: 01490521), who retires by rotation pursuant to Section 152(6) of the Companies Act, 2013 and, being eligible, offers himself for re-appointment and, in this regard, to consider and, if thought fit, to pass the following resolution as an Ordinary Resolution:

"**RESOLVED THAT** pursuant to the provisions of Section 152 and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modification(s) or re-enactment(s) thereof for the time being in force) and the Articles of Association of the Company, Mr. Kalpesh Bafna (DIN: 01490521), who retires by rotation at this Annual General Meeting and, being eligible, has offered himself for re-appointment, be and is hereby re-appointed as a Director of the Company, liable to retire by rotation."

SPECIAL BUSINESS

3. APPOINTMENT OF MR. RAMESH CHAND BAFNA (DIN: 02483312) AS MANAGING DIRECTOR, INCLUDING CONTINUATION OF HIS EMPLOYMENT AFTER ATTAINING THE AGE OF SEVENTY YEARS, AND APPROVAL OF REMUNERATION

To consider and, if thought fit, to pass the following resolution as a Special Resolution:

"**RESOLVED THAT** pursuant to the provisions of Sections 196, 197, 198 and 203 and other applicable provisions, if any, of the Companies Act, 2013 ("Act"), read with Schedule V thereto and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the applicable provisions, if any, of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the Articles of Association and the Nomination and Remuneration Policy of the Company, and upon the recommendation of the Nomination and Remuneration Committee and the Board of Directors of the Company, approval of the Members be and is hereby accorded to the appointment of Mr. Ramesh Chand Bafna (DIN: 02483312) as Managing Director of the Company for a period of five consecutive years with effect from September 04, 2026 up to September 03, 2031 (both days inclusive), notwithstanding that he shall attain the age of seventy years on December 21, 2026 during the aforesaid tenure, upon the terms and conditions, including remuneration, set out in the Explanatory Statement annexed to this Notice, which shall be deemed to form part of this Resolution.

RESOLVED FURTHER THAT pursuant to Section 197 read with Section 198 and Schedule V to the Act and other applicable provisions, if any, approval of the Members be and is hereby accorded to payment of remuneration to Mr. Ramesh Chand Bafna for a period of three years from September 04, 2026 up to September 03, 2029 (both days inclusive), on the terms set out in the Explanatory Statement, subject to an overall ceiling of Rs. 84,00,000 per financial year, proportionately for any part of a financial year; and in the event of absence or inadequacy of profits in any financial year during the said period, the aforesaid remuneration be paid as minimum remuneration subject to the applicable provisions and conditions of Schedule V to the Act.

RESOLVED FURTHER THAT the Board of Directors of the Company (hereinafter referred to as the "Board", which expression shall include any Committee duly authorised by the Board to exercise its powers), upon the recommendation of the Nomination and Remuneration Committee, be and is hereby authorised to revise the basic salary from time to time and to vary, alter or re-allocate the components of remuneration and to settle the other terms of appointment, provided that the overall ceiling of Rs, 84,00,000/- per financial year approved by the Members shall not be increased and that any variation requiring approval of the Members under the applicable law shall be placed before the Members.

RESOLVED FURTHER THAT the Board and the Company Secretary of the Company be and are hereby severally authorised to finalise and execute the agreement or letter of appointment, maintain the contract of service or written memorandum of its terms in accordance with Section 190 of the Act, make requisite statutory and stock-exchange filings and disclosures and do all such acts, deeds, matters and things as may be necessary, desirable or expedient to give effect to this Resolution; and that, without prejudice to the foregoing, all acts, deeds, matters and things lawfully done, documents executed and the representations made by Mr. Ramesh Chand Bafna in relation to the management and affairs of the Company prior to September 04, 2026, to the extent capable of being approved, confirmed or ratified under applicable law, be and are hereby approved, confirmed and ratified. ”

4. APPOINTMENT OF MR. KALPESH BAFNA (DIN: 01490521) AS WHOLE-TIME DIRECTOR AND APPROVAL OF REMUNERATION

To consider and, if thought fit, to pass the following resolution as a Special Resolution:

“**RESOLVED THAT** pursuant to the provisions of Sections 196, 197, 198 and 203 and other applicable provisions, if any, of the Companies Act, 2013 (“Act”), read with Schedule V thereto and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the applicable provisions, if any, of the SEBI Listing Regulations, the Articles of Association and the Nomination and Remuneration Policy of the Company, and upon the recommendation of the Nomination and Remuneration Committee and the Board of Directors of the Company, approval of the Members be and is hereby accorded to the appointment of Mr. Kalpesh Bafna (DIN: 01490521) as Whole-Time Director of the Company for a period of five consecutive years with effect from September 04, 2026 up to September 03, 2031 (both days inclusive), upon the terms and conditions, including remuneration, set out in the Explanatory Statement annexed to this Notice, subject to the passing of the Ordinary Resolution at Item No. 2 for his re-appointment as a Director liable to retire by rotation and subject further to his continuing to hold office as a Director of the Company.

RESOLVED FURTHER THAT pursuant to Section 197 read with Section 198 and Schedule V to the Act and other applicable provisions, if any, approval of the Members be and is hereby accorded to payment of remuneration to Mr. Kalpesh Bafna for a period of three years from September 04, 2026 up to September 03, 2029 (both days inclusive), on the terms set out in the Explanatory Statement, subject to an overall ceiling of Rs. 84,00,000 per financial year, proportionately for any part of a financial year; and in the event of absence or inadequacy of profits in any financial year during the said period, the aforesaid remuneration be paid as minimum remuneration subject to the applicable provisions and conditions of Schedule V to the Act.

RESOLVED FURTHER THAT Mr. Kalpesh Bafna shall continue to be liable to retire by rotation as a Director in accordance with the Act and the Articles of Association of the Company; provided that his retirement by rotation and re-appointment as a Director at the same general meeting shall not, by itself, constitute a break in his approved tenure as Whole-Time Director.

RESOLVED FURTHER THAT the Board, upon the recommendation of the Nomination and Remuneration Committee, be and is hereby authorised to revise the basic salary from time to time and to vary, alter or reallocate the components of remuneration and to settle the other terms of appointment, provided that the overall ceiling of Rs. 84,00,000 per financial year approved by the Members shall not be increased and any variation requiring approval of the Members under applicable law shall be placed before the Members.

RESOLVED FURTHER THAT the Board and the Company Secretary of the Company be and are hereby severally authorised to finalise and execute the agreement or letter of appointment, maintain the contract of service or written memorandum of its terms in accordance with Section 190 of the Act, make requisite statutory and stock-exchange filings and disclosures and do all such acts, deeds, matters and things as may be necessary, desirable or expedient to give effect to this Resolution; and that, without prejudice to the foregoing, all acts, deeds, matters and things lawfully done, documents executed and the representations made by Mr. Kalpesh Bafna in relation to the management and affairs of the Company prior to September 04, 2026, to the extent capable of being approved, confirmed or ratified under applicable law, be and are hereby approved, confirmed and ratified. ”

By Order of the Board of Directors
For MOUNT HOUSING AND INFRASTRUCTURE LIMITED

-Sd-
RAMESH CHAND BAFNA
MANAGING DIRECTOR
DIN: 02483312

Place: Coimbatore
Date: September 04, 2026

NOTES

1. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 ("Act"), setting out all material facts relating to the Special Business at Item Nos. 3 and 4, together with the information required under Schedule V to the Act, Regulation 36(3) of the SEBI Listing Regulations and Secretarial Standard-2 on General Meetings ("SS-2"), is annexed to and forms part of this Notice.

2. A Member entitled to attend and vote at the AGM is entitled to appoint a proxy to attend and vote on his/her behalf and the proxy need not be a Member of the Company. A proxy shall not have the right to speak at the Meeting and shall be entitled to vote only on a poll.

3. The instrument appointing a proxy, in order to be effective, must be duly completed, stamped and deposited at the Registered Office of the Company not less than forty-eight hours before the commencement of the AGM. A person may act as proxy on behalf of Members not exceeding fifty and holding in the aggregate not more than ten per cent of the total share capital of the Company carrying voting rights. A Member holding more than ten per cent of the total share capital carrying voting rights may appoint a single person as proxy and such person shall not act as proxy for any other Member.

4. Corporate/Institutional Members intending to authorise their representatives to attend and vote at the AGM pursuant to Section 113 of the Act are requested to send to the Company/Scrutinizer a certified copy of the Board Resolution or other authority authorising such representative.

5. Members/Proxies/Authorised Representatives are requested to bring the duly completed Attendance Slip and a valid proof of identity to the Meeting. Members holding shares in dematerialised form should mention their DP ID and Client ID and Members holding shares in physical form should mention their Folio Number.

6. In case of joint holders attending the AGM, only such joint holder who is higher in the order of names will be entitled to vote at the Meeting.

7. During the period beginning twenty-four hours before the time fixed for commencement of the AGM and ending with the conclusion of the AGM, a Member is entitled to inspect the proxies lodged, at any time during the business hours of the Company, provided not less than three days' notice in writing of the intention to inspect is given to the Company.

8. The Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Act, the Register of Contracts or Arrangements in which Directors are

interested maintained under Section 189 of the Act, and all documents referred to in this Notice and the Explanatory Statement will be available for inspection by Members at the Registered Office during business hours on all working days up to the date of the AGM and at the venue during the AGM.

9. Members seeking any information with regard to the financial statements or any matter to be placed at the AGM are requested to write to the Company Secretary at cs@mounthousing.com at least seven days before the AGM so as to enable the Company to keep the information ready.

10. SEBI has mandated that securities of listed companies shall be transferred only in dematerialised form, except in cases of transmission or transposition and such other cases as may be permitted. Members holding shares in physical form are therefore requested to consider dematerialising their holdings and may contact the Company or Cameo Corporate Services Limited, Registrar and Share Transfer Agent ("RTA"), for assistance.

11. Members holding shares in physical form are requested to keep their PAN, nomination, contact details, bank account details and specimen signature updated with the RTA in the manner prescribed by SEBI from time to time. Members holding shares in dematerialised form should update such particulars with their respective Depository Participants ("DPs").

12. The facility for nomination in respect of shares is available pursuant to Section 72 of the Act. Members are requested to register/update nomination with their DP in case of dematerialised holdings and with the RTA in case of physical holdings, in accordance with the applicable SEBI requirements.

13. Electronic copies of the Notice of the 31st AGM and the Annual Report for FY 2025-26 are being sent to Members whose e-mail addresses are registered with the Company/RTA/Depositories. In accordance with Regulation 36(1)(b) of the SEBI Listing Regulations, a letter containing the web-link, including the exact path where the complete Annual Report is available, will be sent to those Members who have not registered their e-mail addresses. A physical copy of the Annual Report will be sent to any Member who requests the same. The Notice and Annual Report will also be available on the Company's website, the website of BSE Limited and the website of CDSL.

14. The AGM will be held in physical mode and no facility for participation through Video Conferencing (VC) / Other Audio Visual Means (OAVM) is being provided. The Route Map to the venue of the AGM, together with a prominent landmark for easy location, is annexed to this Notice in accordance with Secretarial Standard-2 on General Meetings.

15. SEBI has opened a special window from February 05, 2026 to February 04, 2027 for eligible cases involving transfer deeds executed prior to April 01, 2019, including certain transfer requests that were earlier rejected, returned or remained unattended due to deficiencies, subject to the conditions prescribed by SEBI. Securities processed under the special window are required to be credited in dematerialised form. Eligible Members may contact the RTA for assistance.

16. Members are requested to quote their DP ID and Client ID / Folio Number, as applicable, in all correspondence with the Company or the RTA relating to their shareholding. Investor grievances may initially be raised with the Company or the RTA and, if not resolved satisfactorily, may be escalated through SEBI SCORES and, where applicable, the SMART ODR mechanism.

VOTING THROUGH ELECTRONIC MEANS

17. Pursuant to Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended, Regulation 44 of the SEBI Listing Regulations, Secretarial Standard-2 and the applicable SEBI e-voting framework as consolidated in the Master Circular for compliance with the SEBI Listing Regulations, last updated on January 30, 2026, the Company is providing to its Members the facility to exercise their right to vote on all resolutions set out in this Notice by remote e-voting through the electronic voting platform of Central Depository Services (India) Limited ("CDSL").

18. The remote e-voting period will commence on Saturday, September 26, 2026 at 9:00 A.M. (IST) and will end on Monday, September 28, 2026 at 5:00 P.M. (IST). Thereafter, the remote e-voting module shall be disabled by CDSL.

19. The cut-off date for determining the eligibility of Members to vote by remote e-voting or at the AGM is Tuesday, September 22, 2026. A person whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as on the cut-off date only shall be entitled to vote. A person who is not a Member as on the cut-off date should treat this Notice for information purposes only.

20. The voting rights of Members shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date. Once a vote on a resolution is cast by a Member, the Member shall not be allowed to change it subsequently.

21. The facility for voting through ballot/polling paper shall also be made available at the AGM. Members attending the AGM who have not cast their vote through remote e-voting shall be able to exercise their voting rights at the Meeting. Members who have cast their vote by remote e-voting may attend the AGM but shall not be entitled to cast their vote again.

22. Any person who becomes a Member of the Company after dispatch of the Notice and holds shares as on the cut-off date may obtain the login credentials by following the process prescribed by CDSL or by contacting the Company/RTA/CDSL helpdesk.

23. The Board of Directors has appointed M/s. R G Jain & Associates, Chartered Accountants, as the Scrutinizer to scrutinise the remote e-voting and voting at the AGM in a fair and transparent manner. The Scrutinizer shall, 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 two witnesses not in the employment of the Company and submit a consolidated

Scrutinizer's Report to the Chairman or a person authorised by him, not later than two working days from conclusion of the AGM.

24. The results, together with the Scrutinizer's Report, shall be declared in accordance with applicable law and placed on the website of the Company and CDSL and communicated to BSE Limited within the prescribed timeline under Regulation 44 of the SEBI Listing Regulations.

INSTRUCTIONS FOR REMOTE E-VOTING

In terms of the applicable SEBI e-voting framework, individual shareholders holding securities in dematerialised mode may vote through a single login credential by accessing their demat account/websites of the Depositories/Depository Participants. Members should ensure that their mobile number and e-mail ID are correctly updated in their demat account.

Category of Shareholder	Login method
Individual shareholders holding securities in demat mode with CDSL	Existing Easi/Easiest users may log in through CDSL Myeasi using existing credentials and select the e-voting option. Other users may register for Easi/Easiest or directly access the CDSL e-voting website, enter the Demat Account Number and PAN, authenticate through OTP sent to the registered mobile/e-mail, and select the e-voting link displayed against the Company.
Individual shareholders holding securities in demat mode with NSDL	Registered IDeAS users may access NSDL e-Services, log in as Beneficial Owner and select "Access to e-Voting". Other users may register for IDeAS or directly access the NSDL e-voting website and log in under the Shareholder/Member section using User ID, Password/OTP and verification code, and thereafter select the e-voting service provider/link displayed against the Company.
Individual shareholders logging through their Depository Participant	Members may log in to their demat account through their DP, select the e-voting option and, after successful authentication, proceed to the e-voting service provider/link displayed against the Company.
Non-individual shareholders and shareholders holding shares in physical form	Visit www.evotingindia.com, click on "Shareholders" and log in using the User ID applicable to the holding. Follow the on-screen instructions for PAN/sequence number and other authentication details. After successful login, select the EVSN/company name and cast the vote by choosing "YES" or "NO"/"Favour" or "Against", as applicable, and confirm the vote.

Helpdesk: For technical issues relating to CDSL login/e-voting, Members may write to helpdesk.evoting@cdslindia.com or contact the CDSL toll-free number displayed on its e-voting portal. For NSDL login issues, Members may write to evoting@nsdl.co.in or use the contact details displayed on the NSDL e-voting portal.

Non-individual shareholders and custodians are required to upload/send the relevant Board Resolution/Authority Letter/Power of Attorney together with attested specimen signature(s) of the authorised signatory(ies), as applicable, for verification by the Scrutinizer in accordance with the CDSL process.

Members whose e-mail address/mobile number is not registered should update the same with their DP in case of shares held in dematerialised form. Members holding shares in physical form should submit the prescribed KYC documents/details to the RTA in accordance with the applicable SEBI requirements.

EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013

ITEM NOS. 3 AND 4

The Board of Directors of the Company ("Board"), at its meeting held on September 04, 2026, on the recommendation of the Nomination and Remuneration Committee at its meeting held on September 03, 2026, approved the appointment of Mr. Ramesh Chand Bafna as Managing Director and Mr. Kalpesh Bafna as Whole-Time Director, each for a period of five consecutive years from September 04, 2026 to September 03, 2031 (both days inclusive), subject to approval of the Members. The remuneration of each appointee is proposed for the first three years of the respective tenure from September 04, 2026 to September 03, 2029 (both days inclusive).

The Company has received requisite consents, declarations and disclosures from the appointees, including declarations that they are not disqualified from being appointed as Directors under Section 164 of the Act. Based on the declarations and confirmations received, neither appointee is debarred from holding the office of Director by virtue of any order of SEBI or any other authority. The Board is also satisfied that the appointees fulfil the conditions prescribed in Part I of Schedule V to the Act.

The proposed remuneration may exceed the limits specified in Section 197(1) of the Act having regard to the net profits of the Company computed in accordance with Section 198. Approval of the Members is therefore sought by way of Special Resolution. In the event of absence or inadequacy of profits in any financial year during the approved remuneration period, the remuneration will be payable as minimum remuneration in accordance with Section 197 and Schedule V. In the case of Mr. Ramesh Chand Bafna, Special Resolution is additionally required under the proviso to Section 196(3)(a) as he will attain the age of seventy years during the proposed tenure.

A. MR. RAMESH CHAND BAFNA – MANAGING DIRECTOR

Mr. Ramesh Chand Bafna, aged 69 years, is a founding promoter of the Company and has been associated with the Company as a Director since its incorporation. He holds a Bachelor of Commerce degree and is a Post Graduate in Management from the Indian Institute of Management, Bangalore. He has more than three decades of experience in real estate, construction, infrastructure, building materials, strategic management and business development. His knowledge of the Company's projects, financing and lender relationships, regulatory environment and stakeholder expectations has contributed significantly to the management of the Company's business.

Mr. Ramesh Chand Bafna will attain the age of seventy years on December 21, 2026. Having regard to his long association with the Company, extensive industry experience, knowledge of the Company's business and ongoing projects, established relationships with lenders and other stakeholders, continued contribution and the need for continuity in executive leadership, the Board considers his appointment and continuation as Managing Director after attaining the age of seventy years to be in the best interests of the Company. The Board is satisfied that he possesses the requisite competence, capability and fitness to discharge the duties and responsibilities of the office. This is the justification for his continuation after attaining seventy years as required under the proviso to Section 196(3)(a) of the Act.

- **Tenure:** Five consecutive years from September 04, 2026 to September 03, 2031 (both days inclusive).
- **Duties and powers**: Overall charge of the management and operations of the Company, subject to the superintendence, control and direction of the Board, together with such powers and responsibilities as may be entrusted by the Board from time to time.
- **Whole-time attention**: He shall devote his whole-time attention and abilities to the business and affairs of the Company and faithfully and diligently perform the duties assigned to him.
- **Termination**: Either party may terminate the appointment by giving three months' written notice or salary in lieu thereof, subject to the Board's right to waive or reduce the notice period. The Company may terminate the appointment without notice for fraud, wilful misconduct, material breach, disqualification or any other ground recognised by law.
- **Sitting fees:** He shall not be entitled to sitting fees for attending meetings of the Board or any Committee thereof.

B. MR. KALPESH BAFNA – WHOLE-TIME DIRECTOR

Mr. Kalpesh Bafna, aged 46 years, has been associated with the Company as a Director since September 13, 1995. He holds a Bachelor of Commerce degree and a Post Graduate Diploma in Management Information Systems and has more than fifteen years of experience in the construction and real-estate industry. His experience in project execution, operations, business development and management systems, together with his knowledge of the Company's business, is considered suitable for the office of Whole-Time Director.

Mr. Kalpesh Bafna retires by rotation at the ensuing AGM and, being eligible, has offered himself for re-appointment. His re-appointment as a Director is accordingly placed before Members separately as Ordinary Business at Item No. 2. His appointment as Whole-Time Director is conditional upon passing of Item No. 2 and upon his continuing to hold office as a Director.

- **Tenure:** Five consecutive years from September 04, 2026 to September 03, 2031 (both days inclusive).
- **Duties and powers:** Executive responsibility for project execution, operations, business development and such other functions and responsibilities as may be entrusted by the Board from time to time, subject to the superintendence, control and direction of the Board.
- **Whole-time attention:** He shall devote his whole-time attention and abilities to the business and affairs of the Company and faithfully and diligently perform the duties assigned to him.
- **Retirement by rotation:** He shall continue to be liable to retire by rotation as a Director. His retirement by rotation and re-appointment at the same general meeting shall not, by itself, constitute a break in his approved tenure as Whole-Time Director.
- **Termination:** Either party may terminate the appointment by giving three months' written notice or salary in lieu thereof, subject to the Board's right to waive or reduce the notice period. The Company may terminate the appointment without notice for fraud, wilful misconduct, material breach, disqualification or any other ground recognised by law.
- **Sitting fees:** He shall not be entitled to sitting fees for attending meetings of the Board or any Committee thereof.

C. REMUNERATION TERMS APPLICABLE TO EACH APPOINTEE

The following remuneration shall be payable separately to Mr. Ramesh Chand Bafna and Mr. Kalpesh Bafna during the period from September 04, 2026 to September 03, 2029 (both days inclusive):

Component	Terms
Basic salary	Rs. 5,00,000 per month, subject to such revision as may be determined by the Board, subject to the recommendation of the Nomination and Remuneration Committee, from time to time, within the overall annual ceiling approved by the Members.
Medical reimbursement	Reimbursement of medical expenses incurred for self and family, subject to a ceiling of one month's basic salary in each year.
Leave travel allowance	Leave travel allowance for self and family once in each year, subject to a ceiling of one month's basic salary in each year.
Club fees	Fees of not more than two clubs, excluding admission and life-membership fees.
Personal accident insurance	Premium not exceeding Rs. 4,000 per year.
Car and telephone	Provision of a car for use on Company business and telephone at residence. Personal long-distance calls and use of car for private purposes shall be billed to the appointee. Official use shall not be treated as a perquisite to the extent permitted by law.

Component	Terms
Retirement benefits	Contribution to provident fund, superannuation fund or annuity fund to the extent not taxable under applicable law; gratuity at a rate not exceeding half a month's salary for each completed year of service; and encashment of leave at the end of tenure, subject to applicable law and Company rules.
Valuation of perquisites	Perquisites shall be valued in accordance with the applicable provisions of the Income-tax law and rules and, where no specific rule applies, at actual cost to the Company.
Overall ceiling	Aggregate salary, allowances and perquisites included for purposes of Schedule V shall not exceed Rs. 84,00,000 per appointee per financial year, proportionately for any part of a financial year.
Variation	The Board may, upon recommendation of the Nomination and Remuneration Committee revise the Basic Salary, initially fixed at Rs. 5,00,000/- per month, and vary, alter or reallocate the individual components of remuneration from time to time, provided that the overall annual ceiling approved by the Members is not exceeded. No further approval of the Members shall be required for any such revision, variation, alteration or reallocation unless otherwise required under applicable law.
Minimum remuneration	In the event of absence or inadequacy of profits in any financial year during the approved period, the aforesaid remuneration may be paid as minimum remuneration, subject to Section 197 and Schedule V to the Act.

A copy of the agreement/letter of appointment proposed to be entered into with each appointee, or a written memorandum setting out its terms, will be maintained at the Registered Office in accordance with Section 190 of the Act and will be available for inspection by Members in the manner stated in the Notes.

STATEMENT CONTAINING INFORMATION REQUIRED UNDER SCHEDULE V TO THE COMPANIES ACT, 2013

I. GENERAL INFORMATION

Particulars	Information
Nature of industry	Real-estate development, housing, construction and infrastructure activities.
Date or expected date of commencement of commercial production	The Company was incorporated in 1995 and is an existing operating company. Accordingly, this requirement is not applicable.
Foreign investments or collaborations	Nil / No foreign investment or foreign collaboration.
Default in payment of dues	Based on the information placed before the Board, the Company has not committed any default in payment of dues to any bank or public financial institution, non-convertible debenture holders or any other secured creditor.

Financial performance based on the audited financial statements:

Financial Year	Revenue from operations (Rs. in lakh)	Profit/(Loss) before tax (Rs. in lakh)	Profit/(Loss) after tax (Rs. in lakh)
2023-24	201.62	9.44	8.07
2024-25	Nil	(84.64)	(85.92)
2025-26	1,436.33	20.03	19.39

II. INFORMATION ABOUT THE APPOINTEES

Particulars	Mr. Ramesh Chand Bafna	Mr. Kalpesh Bafna
Background details	B.Com.; Post Graduate in Management, IIM Bangalore; founding promoter with more than three decades of experience in real estate, infrastructure, building materials and business management.	B.Com.; Post Graduate Diploma in Management Information Systems; more than fifteen years of experience in construction, real estate, project execution, operations and business development.
Past remuneration	FY 2024-25: Rs. 12,00,000; FY 2025-26: Nil paid.	FY 2024-25: Rs. 6,00,000; FY 2025-26: Nil paid.
Recognition or awards	Former President, CREDAI Tamil Nadu and CREDAI Coimbatore, with leadership roles in professional, educational and social organisations.	President-elect of CREDAI Coimbatore and actively associated with the real-estate industry.
Job profile and suitability	Overall management, strategic direction, project and financing oversight, stakeholder relationships and business development. His long association and sector experience are considered well suited to the role.	Project execution, operations, business development and such other responsibilities as may be assigned by the Board. His industry experience and knowledge of the Company's business are considered well suited to the role.
Remuneration proposed	As stated under "Remuneration Terms Applicable to Each Appointee", subject to the annual ceiling specified therein.	As stated under "Remuneration Terms Applicable to Each Appointee", subject to the annual ceiling specified therein.

Particulars	Mr. Ramesh Chand Bafna	Mr. Kalpesh Bafna
Comparative remuneration profile	Having regard to the size of the Company, responsibilities of the office, experience of the appointee and remuneration prevailing for comparable executive positions, the proposed remuneration is considered reasonable and commensurate.	Having regard to the size of the Company, responsibilities of the office, experience of the appointee and remuneration prevailing for comparable executive positions, the proposed remuneration is considered reasonable and commensurate.
Pecuniary relationship	Promoter holding 18,08,500 equity shares (59.71%) as at June 30, 2026; unsecured loan to the Company of approximately Rs. 114.01 lakh; and rent of approximately Rs. 1.50 lakh per month payable by the Company, apart from proposed remuneration and transactions disclosed in accordance with law.	Promoter holding 2,90,000 equity shares (9.58%) as at June 30, 2026; unsecured loan to the Company of approximately Rs. 24.05 lakh; and rent of approximately Rs. 1.50 lakh per month payable by the Company, apart from proposed remuneration and transactions disclosed in accordance with law.

III. OTHER INFORMATION

Particulars	Information
Reasons for loss or inadequate profits	The Company's revenue and profitability are linked to the timing of completion, recognition and sale of real-estate projects. Project execution cycles, finance costs and operating expenses may result in profits computed under Section 198 being inadequate for payment of the proposed managerial remuneration in a particular financial year.
Steps taken or proposed to be taken for improvement	The Company is focusing on timely execution and monetisation of projects, disciplined cost and working-capital management, strengthening sales and collections and evaluating appropriate development opportunities.
Expected increase in productivity and profits in measurable terms	Considering the project-based nature of the real-estate business, timing of approvals, construction progress and revenue recognition, the expected increase in productivity and profits cannot presently be quantified with reasonable certainty. The Board expects the proposed project launches, execution and monetisation initiatives to improve revenue and profitability over the ensuing financial years.

IV. DISCLOSURES

- The remuneration package and material terms of the respective appointments are set out in this Explanatory Statement.
- The disclosures relating to remuneration, service contracts, notice period and other particulars will be made in the Board's Report and other statutory/listing disclosures to the extent applicable.
- The remuneration payable to each appointee shall remain subject to Section 197 and Schedule V to the Act and the annual ceiling approved by Members.

Mr. Ramesh Chand Bafna and Mr. Kalpesh Bafna are concerned or interested, financially or otherwise, in the resolutions relating to their respective appointments and remuneration. Being father and son, each may also be deemed concerned or interested in the resolution relating to the other. Mrs. Poonam Bafna, Chief Financial Officer, being the daughter-in-law of Mr. Ramesh Chand Bafna and wife of Mr. Kalpesh Bafna, is also concerned or interested. Their respective relatives may be deemed concerned or interested to the extent of their shareholding, if any, in the Company. Save and except the above, none of the other Directors or Key Managerial Personnel of the Company or their relatives is concerned or interested, financially or otherwise, in the resolutions.

The Board considers the proposed appointments and remuneration to be in the best interests of the Company and accordingly recommends the Special Resolutions at Item Nos. 3 and 4 for approval of the Members.

ANNEXURE TO THE NOTICE

Details of Directors seeking appointment/re-appointment pursuant to Regulation 36(3) of the SEBI Listing Regulations and Secretarial Standard-2 on General Meetings:

Particulars	Mr. Ramesh Chand Bafna	Mr. Kalpesh Bafna
DIN	02483312	01490521
Date of Birth / Age	December 21, 1956 / 69 years	April 19, 1980 / 46 years
Date of first appointment on the Board	September 13, 1995	September 13, 1995
Qualifications	B.Com.; Post Graduate in Management, IIM Bangalore	B.Com.; Post Graduate Diploma in Management Information Systems
Experience and expertise	More than three decades of experience in real estate, infrastructure, building materials, strategic management, financing and stakeholder relationships.	More than fifteen years of experience in construction, real estate, project execution, operations, business development and management systems.
Terms and conditions of appointment/re-appointment	Managing Director for five years from September 04, 2026 to September 03, 2031; remuneration proposed for three years from September 04, 2026 to September 03, 2029.	Re-appointment as Director liable to retire by rotation; Whole-Time Director for five years from September 04, 2026 to September 03, 2031; remuneration proposed for three years from September 04, 2026 to September 03, 2029.
Remuneration proposed	Basic salary of Rs. 5,00,000 per month, subject to revision by the Board from time to time, together with approved perquisites and benefits, within an annual ceiling of Rs. 84,00,000.	Basic salary of Rs. 5,00,000 per month, subject to revision by the Board from time to time, together with approved perquisites and benefits, within an annual ceiling of Rs. 84,00,000.
Remuneration last drawn	FY 2024-25: Rs. 12,00,000; FY 2025-26: Nil paid.	FY 2024-25: Rs. 6,00,000; FY 2025-26: Nil paid.
Shareholding in the Company	18,08,500 equity shares (59.71%) as at June 30, 2026	2,90,000 equity shares (9.58%) as at June 30, 2026
Relationship with other Directors/KMP	Father of Mr. Kalpesh Bafna and father-in-law of Mrs. Poonam Bafna, Chief Financial Officer.	Son of Mr. Ramesh Chand Bafna and spouse of Mrs. Poonam Bafna, Chief Financial Officer.
Directorships in other companies	JITO Coimbatore Chapter Foundation	Nil
Directorships in other listed entities and category	Nil	Nil
Listed entities from which resigned during preceding three years	Nil	Nil
Membership/Chairmanship of Committees of other Boards	Nil	Nil
Number of Board Meetings attended during FY 2025-26	7/7	7/7

BOARD'S REPORT & MANAGEMENT DISCUSSION AND ANALYSIS

FOR THE FINANCIAL YEAR ENDED MARCH 31, 2026

To the Members,

Your Director's are pleased to present the 31st Annual Report of Mount Housing and Infrastructure Limited ("the Company") together with the audited financial statements for the financial year ended March 31, 2026.

1. FINANCIAL PERFORMANCE

The financial performance of the Company for FY 2025-26, together with the corresponding figures for the previous financial year, is summarised below:

Particulars	FY 2025-26 (Rs. in lakh)	FY 2024-25 (Rs. in lakh)
Revenue from operations	1,436.33	Nil
Other income	3.76	23.88
Total Revenue	1,440.09	23.88
Total Expenses	1,420.06	108.52
Profit / (Loss) before tax	20.03	(84.64)
Current tax	Nil	Nil
Deferred tax	0.65	1.28
Profit / (Loss) after tax	19.39	(85.92)

During the year under review, the Company returned to profitability, reporting profit after tax of Rs. 19.39 lakh as against a loss of Rs. 85.92 lakh in the previous financial year.

2. STATE OF THE COMPANY'S AFFAIRS / REVIEW OF BUSINESS OPERATIONS

The Company is principally engaged in real estate development, housing, construction and infrastructure activities, including identification and acquisition of land, planning, execution, construction and marketing of real estate projects.

During FY 2025-26, revenue from operations was Rs. 1,436.33 lakh and total revenue was Rs. 1,440.09 lakh. As disclosed in Note 20 to the financial statements, revenue from operations for the year has been classified as income from sale of land. Construction expenditure for the year was Rs. 1,055.00 lakh. The Company continues to focus on execution and monetisation of its real estate development opportunities, sales and collections, and prudent management of project and working-capital requirements.

During the year, the Company continued development of its residential project "Mount Galaxy – Phase I" at Maharani Avenue, Vadavalli, Coimbatore, registered with Tamil Nadu RERA under Registration No. TN/11/Building/0553/2024 dated December 4, 2024. Based on the project certificates made available to the Board, the project had achieved approximately 40% completion in respect of the scheduled development of Block B comprising Stilt + 5 Floors as at March 31, 2026. The aggregate amount collected from the project up to March 31, 2026 was approximately Rs. 6.70 crore and withdrawals from the designated project account were approximately Rs. 6.30 crore, with the utilisation certificate confirming utilisation for the project and withdrawals commensurate with the percentage of completion. The Company has a 72% developer share in the project pursuant to the development arrangement.

The Company's website describes Mount Galaxy as an ongoing residential development at Vadavalli, Coimbatore, offering residential apartment configurations and associated amenities. The Company remains focused on timely project execution and identification of suitable development opportunities in the Coimbatore real estate market.

3. DIVIDEND AND TRANSFER TO RESERVES

With a view to conserve resources for business requirements and ongoing project execution, the Board of Directors does not recommend any dividend for FY 2025-26. No amount is proposed to be transferred to the General Reserve.

4. CHANGE IN THE NATURE OF BUSINESS

There was no change in the nature of business of the Company during FY 2025-26.

5. MATERIAL CHANGES AND COMMITMENTS

Except as otherwise disclosed in this Report, there have been no material changes or commitments affecting the financial position of the Company which occurred between the end of the financial year, i.e. March 31, 2026, and the date of this Report.

6. SHARE CAPITAL

The authorised share capital of the Company as at March 31, 2026 was Rs. 6,00,00,000 divided into 60,00,000 equity shares of Rs. 10 each. The issued, subscribed and paid-up equity share capital was Rs. 3,02,87,000 divided into 30,28,700 equity shares of Rs. 10 each fully paid-up. There was no change in the paid-up equity share capital during the financial year under review.

7. LISTING OF SECURITIES

The equity shares of the Company are listed on BSE Limited. The BSE Scrip Code is 542864 and the ISIN is INE444X01014.

8. REGISTERED OFFICE

During the year under review, the Registered Office of the Company was shifted within the local limits of the City of Coimbatore from 122-I, Silver Rock Apartment, 2nd Floor, Venkatasamy Road West, R.S. Puram, Coimbatore – 641002, Tamil Nadu to No. 1175, Sungam Circle, Trichy Road, Ramanathapuram, Coimbatore – 641045, Tamil Nadu, with effect from March 5, 2026. The requisite statutory and stock exchange compliances in connection with the change were undertaken by the Company.

9. DIRECTORS AND KEY MANAGERIAL PERSONNEL

During FY 2025-26, there was no change in the composition of the Board in the capacity of Director, and the Chief Financial Officer and Company Secretary & Compliance Officer continued in office. However, the earlier executive tenures of Mr. Ramesh Chand Bafna as Managing Director and Mr. Kalpesh Bafna as Whole-Time Director had concluded on March 31, 2025 and were not formally renewed during FY 2025-26; both continued to hold office as Directors. Subsequent to the financial year, the Board, at its meeting held on September 04, 2026, approved their fresh appointments as Managing Director and Whole-Time Director, respectively, with effect from September 04, 2026, subject to approval of the Members at the ensuing AGM.

Name	Designation / Category
Mr. Ramesh Chand Bafna	Director
Mr. Kalpesh Bafna	Director
Mrs. Alka Kankani	Independent Director
Mr. Jitendra Kumar Jain	Independent Director
Mrs. Poonam Bafna	Chief Financial Officer
Mrs. Anita Kumari Chhajer	Company Secretary & Compliance Officer

In accordance with Section 152 of the Companies Act, 2013 and the Articles of Association of the Company, Mr. Kalpesh Bafna (DIN: 01490521) retires by rotation at the ensuing Annual General Meeting and, being eligible, offers himself for re-appointment. The requisite particulars are set out in the Notice convening the 31st Annual General Meeting.

10. DECLARATION BY INDEPENDENT DIRECTORS

The Company has received the requisite declarations from Mrs. Alka Kankani and Mr. Jitendra Kumar Jain under Section 149(7) of the Companies Act, 2013 confirming that they meet the criteria of independence prescribed under Section 149(6) of the Act. In the opinion of the Board, the Independent Directors possess the requisite integrity, expertise, experience and proficiency.

11. MEETINGS OF THE BOARD

During FY 2025-26, seven meetings of the Board of Directors were held on April 19, 2025, June 13, 2025, August 14, 2025, September 8, 2025, November 14, 2025, February 14, 2026 and March 5, 2026. The intervening gap between any two consecutive meetings was within the period prescribed under the Companies Act, 2013 and Secretarial Standard-1.

Name of Director	Meetings held during tenure	Meetings attended
Mr. Ramesh Chand Bafna	7	7
Mr. Kalpesh Bafna	7	7
Mrs. Alka Kankani	7	7
Mr. Jitendra Kumar Jain	7	7

12. COMMITTEES OF THE BOARD

The Board has constituted the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee in accordance with the applicable provisions of the Companies Act, 2013. The corporate governance provisions specified in Regulations 17 to 27 of the SEBI Listing Regulations are exempted to the Company in terms of Regulation 15(2), subject to continued satisfaction of the prescribed thresholds.

12.1 Audit Committee

Name	Category	Position	Meetings held	Attended
Mr. Jitendra Kumar Jain	Independent Director	Chairperson	7	7
Mrs. Alka Kankani	Independent Director	Member	7	7
Mr. Kalpesh Bafna	Director	Member	7	7

Seven meetings of the Audit Committee were held on the same dates as the Board Meetings stated above. During the year, there was no instance where the Board did not accept a recommendation of the Audit Committee.

12.2 Nomination and Remuneration Committee

Name	Category	Position	Meetings held	Attended
Mrs. Alka Kankani	Independent Director	Chairperson	2	2
Mr. Jitendra Kumar Jain	Independent Director	Member	2	2
Mr. Ramesh Chand Bafna	Director	Member	2	2

Two meetings of the Nomination and Remuneration Committee were held on September 8, 2025 and March 5, 2026.

12.3 Stakeholders Relationship Committee

Name	Category	Position	Meetings held	Attended
Mrs. Alka Kankani	Independent Director	Chairperson	2	2
Mr. Jitendra Kumar Jain	Independent Director	Member	2	2
Mr. Kalpesh Bafna	Director	Member	2	2

Two meetings of the Stakeholders Relationship Committee were held on September 8, 2025 and March 5, 2026. There were no investor complaints outstanding at the beginning of the year, no complaints were received during the year and no complaints were pending as at March 31, 2026.

13. NOMINATION AND REMUNERATION POLICY

Pursuant to Section 178 of the Companies Act, 2013, the Company has formulated a Nomination and Remuneration Policy based on the recommendation of the Nomination and Remuneration Committee. The Policy, inter alia, lays down the criteria relating to appointment, qualifications, positive attributes, independence and remuneration of Directors, Key Managerial Personnel, Senior Management and other employees, as applicable. The Policy is available on the website of the Company.

14. ANNUAL PERFORMANCE EVALUATION

The Company has in place a framework for evaluating the performance of the Board, its committees and individual Directors. During the financial year under review, the performance evaluation exercise was undertaken; however, as observed by the Secretarial Auditor in the Annual Secretarial Compliance Report, the evaluation exercise was completed only to a certain extent, and the entire formal evaluation process could not be completed during the year.

The Board has taken note of the observation and has initiated appropriate steps to ensure comprehensive completion and documentation of the annual performance evaluation process in accordance with the applicable requirements going forward.

15. CORPORATE GOVERNANCE

Based on the paid-up equity share capital and net worth of the Company, the corporate governance provisions specified in Regulations 17 to 27 and the corresponding requirements under Regulation 46 and Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), to the extent specified in Regulation 15(2), were not applicable to the Company during FY 2025-26. Accordingly, Regulation 24A is also not mandatorily applicable to the Company so long as the exemption under Regulation 15(2) continues to apply.

Notwithstanding the above exemption, the Company has constituted Board-level committees under the applicable provisions of the Companies Act, 2013 and continues to follow appropriate governance and disclosure practices.

16. CODE OF CONDUCT

The Company has adopted a Code of Conduct for the members of the Board of Directors and Senior Management Personnel. The requisite affirmations regarding compliance with the Code of Conduct were received for the financial year under review.

17. DIRECTORS’ RESPONSIBILITY STATEMENT

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

1. in the preparation of the annual accounts for FY 2025-26, the applicable accounting standards had been followed along with proper explanation relating to material departures, if any;

2. the Directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2026 and of the profit of the Company for the year ended on that date;

3. the Directors had 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;

4. the Directors had prepared the annual accounts on a going concern basis;

5. the Directors had laid down internal financial controls to be followed by the Company and such internal financial controls were adequate and operating effectively; and

6. the Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and such systems were adequate and operating effectively.

18. INTERNAL FINANCIAL CONTROLS AND INTERNAL CONTROL SYSTEMS

The Company has in place internal financial controls with reference to the financial statements commensurate with the size and nature of its operations. The Statutory Auditors have opined that the Company had, in all material respects, adequate internal financial controls with reference to the standalone financial statements and that such controls were operating effectively as on March 31, 2026.

The internal control systems are designed to provide reasonable assurance regarding orderly conduct of business, safeguarding of assets, prevention and detection of frauds and errors, accuracy and completeness of accounting records and timely preparation of reliable financial information.

19. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES

The Company did not have any subsidiary, joint venture or associate company during FY 25-26.

20. DEPOSITS

The Company has not accepted or renewed any deposits within the meaning of Sections 73 to 76 of the Companies Act, 2013 read with the Companies (Acceptance of Deposits) Rules, 2014 during the year. There were no deposits remaining unpaid or unclaimed as at March 31, 2026.

21. PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS

During FY 2025-26, the Company did not give any loan or guarantee, provide any security or make any investment covered under Section 186 of the Companies Act, 2013. The financial statements also state that the Company had no investments as at March 31, 2026.

22. RELATED PARTY TRANSACTIONS

All related party transactions entered into by the Company during the financial year under review were placed before the Audit Committee for prior approval/review, as applicable, and before the Board wherever required under the Companies Act, 2013.

The related party transactions entered into during the year were in the ordinary course of business and on an arm's-length basis. The interested Directors disclosed their interest and abstained from participation in the discussions and voting on the relevant transactions, wherever applicable. The particulars of related party transactions are disclosed in the Notes to the Financial Statements in accordance with the applicable Indian Accounting Standards.

The transactions are disclosed in Form AOC 2 forming Annexure I of this report. The transactions requiring consideration under Section 188 of the Companies Act, 2013 were entered into in the ordinary course of business and on an arm's length basis.

23. CORPORATE SOCIAL RESPONSIBILITY

The provisions of Section 135 of the Companies Act, 2013 relating to Corporate Social Responsibility were not applicable to the Company during FY 2025-26, having regard to the prescribed thresholds.

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

The particulars required under Section 134(3)(m) of the Companies Act, 2013 read with Rule 8(3) of the Companies (Accounts) Rules, 2014 are as follows:

1. **Conservation of Energy**: The nature of the Company's real estate activities is not energy intensive. The Company nevertheless continues to take reasonable measures to conserve energy wherever practicable.
2. **Technology Absorption**: There was no material technology absorption during the year requiring specific disclosure.
3. **Foreign Exchange Earnings and Outgo:** There were no material foreign exchange earnings or outgo during the financial year under review.

25. RISK MANAGEMENT

The Company has processes for identification, assessment and monitoring of material business risks. Key risks include market and demand risk, project execution risk, regulatory and approval risk, liquidity and financing risk, customer and collection risk, input-cost escalation and general economic risks. The Board and management periodically review material risks and take appropriate mitigation measures having regard to the size and nature of the Company's operations.

26. VIGIL MECHANISM / WHISTLE BLOWER

The Company has established a Vigil Mechanism / Whistle Blower framework in accordance with the applicable provisions of the Companies Act, 2013. No whistle-blower complaint was received during FY 2025-26.

27. ANNUAL RETURN

Pursuant to Section 92(3) read with Section 134(3)(a) of the Companies Act, 2013, the Annual Return of the Company is available on the Investors section of the Company's website at www.mounthousing.com/investors.

28. STATUTORY AUDITORS AND AUDITOR'S REPORT

M/s. Raja & Raman, Chartered Accountants (Firm Registration No. 003382S), are the Statutory Auditors of the Company. The Statutory Auditors have issued an unmodified opinion on the financial statements for FY 2025-26.

The Auditor's Report does not contain any qualification, reservation, adverse remark or disclaimer requiring explanation by the Board. During the year, no fraud by or on the Company was reported by the Statutory Auditors under Section 143(12) of the Companies Act, 2013.

29. SECRETARIAL AUDITOR AND SECRETARIAL AUDIT

Pursuant to Section 204 of the Companies Act, 2013 and the applicable rules, the Secretarial Audit for FY 2025-26 was conducted by Ms. Monalisa Datta, Practising Company Secretary (FCS 10040, CP 13580; Peer Review No. 3438/2023). The Secretarial Audit Report in Form MR-3 is annexed to this Report as Annexure II.

The Annual Secretarial Compliance Report for the year ended March 31, 2026 was also obtained and submitted to BSE Limited as a governance/compliance measure. Regulation 24A of the SEBI Listing Regulations is not mandatorily applicable to the Company in view of the exemption available under Regulation 15(2), subject to continued satisfaction of the prescribed thresholds.

Board's explanation on observations of the Secretarial Auditor

The Secretarial Audit / Compliance Reports record certain instances of delayed filings and incomplete performance evaluation. The Board's explanations are as follows:

- Form MGT-15: The form was filed with the Registrar of Companies along with the applicable additional filing fees. The Company has strengthened its internal compliance-monitoring mechanism to ensure timely statutory filings.

- BSE fines under Regulations 31, 33 and 34 of the SEBI Listing Regulations: The requisite compliances were subsequently completed and the applicable fines were paid/settled. The Company has strengthened its internal compliance calendar and review mechanism to avoid recurrence.

- Performance evaluation: The evaluation exercise was undertaken during the year but was completed only to a certain extent. Appropriate steps are being taken to ensure comprehensive completion and documentation of the annual performance evaluation process.

30. INTERNAL AUDITOR

The Board appointed M/s. K Divya, Chartered Accountants, as Internal Auditor of the Company for FY 2025-26 pursuant to Section 138 of the Companies Act, 2013 read with the applicable rules. The internal audit system is commensurate with the size and nature of the Company's business, and the Statutory Auditors have recorded that the internal audit reports were considered during the statutory audit.

31. MAINTENANCE OF COST RECORDS AND COST AUDIT

The Company is engaged in real estate development, an activity falling within the construction industry specified under the Companies (Cost Records and Audit) Rules, 2014. However, having regard to the overall turnover of the Company in the immediately preceding financial year and the threshold prescribed under Rule 3 of the said Rules, the requirement to maintain cost records under Section 148(1) of the Companies Act, 2013 was not applicable to the Company for FY 2025-26. Consequently, cost audit under Section 148(2) read with Rule 4 of the Companies (Cost Records and Audit) Rules, 2014 was also not applicable.

32. COMPLIANCE WITH SECRETARIAL STANDARDS

The Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India and approved by the Central Government, namely Secretarial Standard-1 on Meetings of the Board of Directors and Secretarial Standard-2 on General Meetings, as applicable during the year.

33. PREVENTION OF SEXUAL HARASSMENT AT WORKPLACE

The Company is committed to providing a safe and conducive working environment and has complied with the applicable provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. The particulars required under Rule 8(5)(x) of the Companies (Accounts) Rules, 2014, as amended, are set out below:

Particulars	Number
Complaints received during FY 2025-26	Nil
Complaints disposed of during FY 2025-26	Nil
Complaints pending for more than 90 days	Nil

34. COMPLIANCE WITH THE MATERNITY BENEFIT ACT, 1961

Pursuant to Rule 8(5)(xiii) of the Companies (Accounts) Rules, 2014, as amended, the Company confirms that it has complied with the applicable provisions of the Maternity Benefit Act, 1961 during the financial year under review.

35. SIGNIFICANT AND MATERIAL ORDERS

Other than the instances of delayed filings / fines disclosed under the Secretarial Audit section of this Report, no significant and material order was passed by any regulator, court or tribunal during

FY 2025-26 which would impact the going concern status of the Company or its future operations.

36. INSOLVENCY AND BANKRUPTCY CODE, 2016

No application was made and no proceeding was pending against the Company under the Insolvency and Bankruptcy Code, 2016 during FY 2025-26.

37. ONE-TIME SETTLEMENT / VALUATION DIFFERENCE

There was no instance of one-time settlement with any bank or financial institution during FY 2025-26 requiring disclosure of any difference between the amount of valuation done at the time of one-time settlement and the valuation done while taking loan from banks or financial institutions.

38. OTHER STATUTORY DISCLOSURES

During FY 2025-26, the Company did not issue equity shares with differential rights, sweat equity shares or shares under any employee stock option scheme, and did not undertake any buy-back of securities. The Company did not have any subsidiary and hence the provisions relating to voting rights not exercised directly by employees in respect of shares held by trustees for their benefit were not applicable.

The financial statements state that, in the opinion of the Board, there was no contingent liability as at March 31, 2026. The Notes to Accounts also disclose that Input Tax Credit included under current assets had been considered ineligible under the provisions of the Central Goods and Services Tax Act, 2017; the Company was reviewing legal options regarding the eligibility of such credit and no adjustment or impairment was recognised in the Statement of Profit and Loss for FY 2025-26.

The equity shares of the Company remained listed on BSE Limited during the financial year under review and were not suspended from trading.

39. PARTICULARS OF EMPLOYEES AND MANAGERIAL REMUNERATION

The information required pursuant to Section 197(12) of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 forms part of this Report as Annexure III.

As disclosed in Note 23 to the financial statements, employee benefit expenses for FY 2025-26 were Rs. 155.93 lakh. The particulars required under Section 197(12) of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are set out in Annexure III to this Report and should be read together with the audited financial statements.

40. MANAGEMENT DISCUSSION AND ANALYSIS

40.1 Industry Structure and Developments

The Indian real estate sector continues to be influenced by urbanisation, household formation, infrastructure development, availability and cost of finance, regulatory approvals, input costs and customer demand. Coimbatore continues to be an important regional market supported by industrial, services, educational and residential demand. The Company operates primarily in the Coimbatore real estate market and seeks to leverage its local market knowledge and execution capabilities.

40.2 Opportunities and Threats

Opportunities include sustained housing demand in established and developing micro-markets, infrastructure-led urban growth, redevelopment and joint-development opportunities, and the Company's local market presence. Threats include delays in statutory approvals, fluctuations in construction and finance costs, competition, changes in customer demand, liquidity constraints and project execution risks.

40.3 Operational and Financial Performance

Revenue from operations for FY 2025-26 was Rs. 1,436.33 lakh, total revenue was Rs. 1,440.09 lakh and profit after tax was Rs. 19.39 lakh. Employee benefit expenses were Rs. 155.93 lakh and finance costs were Rs. 108.02 lakh. The Company continued development of Mount Galaxy – Phase I during the year while pursuing monetisation of real estate assets and development opportunities.

40.4 Outlook

The Company's outlook remains focused on timely execution and monetisation of ongoing projects, improvement in sales and collections, disciplined cost and working-capital management and evaluation of development opportunities consistent with its resources and risk appetite.

40.5 Risks and Concerns

The Company is exposed to market, project execution, regulatory, liquidity, financing, customer, input-cost and general economic risks. Real estate projects are also exposed to risks relating to approvals, title and development arrangements, customer collections and changes in regulatory requirements. The Board and management review material risks periodically and seek to mitigate them through project monitoring, financial discipline and compliance controls.

40.6 Internal control systems and adequacy

The Company has internal control systems commensurate with its size and operations. The Statutory Auditors have reported that the internal financial controls with reference to the financial statements were adequate and operating effectively as at March 31, 2026.

40.7 Human resources

The Company maintained cordial relations with its employees during the year. The Directors place on record their sincere appreciation for the services rendered by employees at all levels.

Employee strength as at March 31, 2026 was 34 employees, including Key Managerial Personnel.

40.8 Key Financial Ratios

The following key financial ratios have been computed from the audited financial statements for FY 2025-26. Where the corresponding ratio for FY 2024-25 is not meaningful because revenue from operations was Nil or the relevant operating result was negative, it is indicated accordingly.

Ratio	FY 2025-26	FY 2024-25	Change / Remarks
Current Ratio = Current Assets/Current Liabilities	0.69	2.12	Decrease in numerator and increase in denominator resulted in change in the ratio.
Debt-Equity Ratio = Total Debt / Shareholders Equity	4.26	3.87	Change within 25% - no further explanation required.
Debt – Service Coverage Ratio = Earnings available for debt service/ Debt Services	0.72	-138.95	Increase in numerator and Decrease in denominator resulted in change in the ratio.
Return on Equity Ratio = Net Profit after Tax/ Average Shareholders Equity	0.05	-0.20	Increase in numerator and Decrease in denominator resulted in change in the ratio.
Inventory Turnover Ratio = Revenue from Operations / Average Inventory	1.31	0.00	NA
Trade Receivables Turnover Ratio = Net Credit revenue from Operations/ Average Trade Receivables	1.13	0.00	NA
Trade Payables Turnover Ratio = Net Credit Purchases/ Average Trade Payables	2.19	0.00	NA
Net Capital Turnover Ratio = Revenue from Operations/ Working Capital	-2.36	0.00	NA
Net Profit Ratio = Net Profit/ Revenue from Operations	0.01	-	NA
Return on Capital Employed= EBIT/ Capital Employed	0.06	-0.05	Increase in numerator and Increase in denominator resulted in change in the ratio.
Return on Investment = EBIT/ Average Total Assets	0.05	-0.04	Increase in numerator and Increase in denominator resulted in change in the ratio.

41. CAUTIONARY STATEMENT

Statements in the Management Discussion and Analysis describing the Company's objectives, projections, estimates, expectations or predictions may be forward-looking statements within the meaning of applicable securities laws and regulations. Actual results may differ materially from those expressed or implied due to economic conditions, market demand, regulatory developments, availability and cost of finance, project execution, input costs and other factors affecting the Company's operations.

42. ACKNOWLEDGEMENT

The Directors place on record their appreciation for the continued support and cooperation received from the shareholders, customers, bankers, business associates, statutory authorities, stock exchange, depositories, Registrar and Share Transfer Agent, professionals and employees of the Company.

For and on behalf of the Board of Directors

-Sd-	-Sd-
Ramesh Chand Bafna	Kalpesh Bafna
Managing Director	Whole-Time Director
DIN: 02483312	DIN: 01490521

Place: Coimbatore

Date: September 4, 2026

FORM NO. AOC- 2

RELATED PARTY TRANSACTIONS

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for 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 arm's length transactions under fourth proviso thereto:

DETAILS OF CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS NOT AT ARM'S LENGTH BASIS

Mount Housing and Infrastructure Limited ("Company") did not enter into any contract, arrangement or transaction with a related party during FY 2025-26 that was outside the ordinary course of business or not on an arm's length basis.

DETAILS OF MATERIAL CONTRACTS OR ARRANGEMENT OR TRANSACTIONS AT ARM'S LENGTH BASIS

Particulars	Mr. Ramesh Chand Bafna	Mr. Kalpesh Bafna
Name of related party	Mr. Ramesh Chand Bafna	Mr. Kalpesh Bafna
PAN / identification number	AALPC7023N	AHZPK2235R
Nature of relationship	Promoter and Director; related party under Section 2(76)	Promoter and Director; related party under Section 2(76)
Nature of contract / arrangement / transaction	Lease / rent of premises for the Company's Registered Office at No. 1175, Sungam Circle, Trichy Road, Ramanathapuram, Coimbatore - 641045	Lease / rent of premises for the Company's Registered Office at No. 1175, Sungam Circle, Trichy Road, Ramanathapuram, Coimbatore - 641045
Duration	Three years from the effective / commencement date of the executed Lease Agreement	Three years from the effective / commencement date of the executed Lease Agreement
Salient terms including actual / expected contractual amount	Monthly rent of Rs. 1,50,000 plus applicable taxes, if any. Base contractual consideration for 36 months: Rs. 54,00,000, excluding security deposit and any mutually agreed escalation.	Monthly rent of Rs. 1,50,000 plus applicable taxes, if any. Base contractual consideration for 36 months: Rs. 54,00,000, excluding security deposit and any mutually agreed escalation.
Business / commercial	Premises required for office and administrative operations and	Premises required for office and administrative operations and

justification	approved as the Registered Office. The Board recorded the transaction as being in the ordinary course of business, on an arm's length basis and at rent comparable with prevailing market rates.	approved as the Registered Office. The Board recorded the transaction as being in the ordinary course of business, on an arm's length basis and at rent comparable with prevailing market rates.
Date of approval by the Board	05 March 2026	05 March 2026
Amount paid as advance / security deposit, if any	Nil	Nil
Date of General Meeting approval under first proviso to Section 188	Not Applicable - transaction treated as being in the ordinary course of business and on an arm's length basis	Not Applicable - transaction treated as being in the ordinary course of business and on an arm's length basis
SRN of MGT-14 for General Meeting resolution	Not Applicable	Not Applicable

For and on behalf of the Board of Directors

-Sd-	-Sd-
Ramesh Chand Bafna	Kalpesh Bafna
Managing Director	Whole-Time Director
DIN: 02483312	DIN: 01490521

Place: Coimbatore

Date: September 4, 2026

Monalisa Datta
B. Com. (Hons.) F.C.S

Practising Company Secretary

SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31.03.2026

[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,
Mount Housing and Infrastructure Limited
(CIN: L45201TZ1995PLC006511)
at No.1175, Sungam Circle, Trichy Road,
Ramanathapuram Coimbatore, Coimbatore,
Coimbatore South, Tamil Nadu, India, 641045

I have conducted the Secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Mount Housing and Infrastructure Limited (hereinafter called the 'Company'). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on my verification of the books, papers, minute books, forms and returns filed and other records maintained by the company M/s Mount Housing and Infrastructure Limited and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in our opinion, the company has during the audit period covering the financial year ended on 31st March 2026 substantially complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by Mount Housing and Infrastructure Limited ("the company") for the financial year ended on 31st March 2026, electronically and according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the rules made thereunder; As on verification it was found that Form MGT-15 was delayed filed with additional fees.
(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act');

MONALISA DATTA
Kolkata
FCS 10040
CP-13580
Company Secretary

Shree Krishna Chambers 78, Bentinck Street, Block B, 1st floor, Room No 1A, Kolkata - 700 001
pcsmonalisa16@gmail.com | +91 90623 59565 / 79800 97117 | 033 4810 1795

(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, 1992;
(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009;
(d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999;
(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; and
(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998;

(vi) Other Applicable laws specifically applicable to the Company namely;

(a) Air (Prevention and Control of Pollution) Act, 1981
(b) Hazardous waste (Management handling and Transboundary movement) Third amendment Rules,2000
(c) Tamil Nadu Pollution Control Board- Norms, Rules and regulations- from time to time, amendment and relevant notifications
(d) Real Estate (Regulation and Development) Act, 2016
(e) Tamil Nadu Real Estate (Regulation and Development) Rules, 2017
(f) Other labour laws applicable to the extent.

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

(i) Secretarial Standards issued by The Institute of Company Secretaries of India.
(ii) The listing Agreements entered into by the Company with Bombay Stock Exchange. As on verification and documents provided it was found that three fines/penalty were charged by BSE to the Company ;

Regulation 31-Non-submission of the Shareholding Pattern within the period prescribed under this regulation The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015-Rs. 2362.36.

Regulation 33-Non-submission of the Financial Results within the period prescribed under this regulation-Rs. 47200

Regulation 34-Non-submission of the Annual Report within the period prescribed under this regulation-Rs. 2362.36

During the period under review the company has complied with the provisions of the Act, Rules, Regulations, Guidelines Standards, etc. mentioned above, and nothing significant has come to my knowledge which impacts the Company's operations materially.

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. During the period under review, in the 30th AGM of the Company, Mr. Ramesh Chand Bafna (DIN:02483312) who was retiring by rotation, being eligible

MONALISA DATTA Kolkata FCS 10040 CP-13580 Company Secretary was reappointed by the Company.

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

Majority decision is carried through while the dissenting members' views wherever applicable are captured and recorded as part of the minutes.

I further report that there is adequate system and processes in the Company to commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

Subject to remarks hereunder, I further report that during the audit period there was no specific event/ action having a major bearing on the Company's affairs in pursuance of the above referred Laws, Rules, Regulations, Guidelines, Standards, etc.:

MONALISA DATTA Kolkata FCS-10040 CP-13580 Company Secretary

CS Monalisa Datta
Practicing Company Secretary
(Peer Reviewed)
Membership No.: F10040
C.P. No.: 13580
Peer Review No.: 3438/2023
UDIN- F010040H000410231

Place: Kolkata
Date: 19.05.2026

Note:

1. This report is to be read with our Annexure 'A' of even date which are annexed and forms an integral part of this report.
2. This report is to be read with qualification(s)/ Comment(s)/ Observation(s), if any, given by Statutory Auditor and Cost Auditor in their respective report(s).

'Annexure A'

To,
The Members,
Mount Housing and Infrastructure Limited
(CIN: L45201TZ1995PLC006511)

at 122 I, Silver Rock Apartment,
2nd Floor, Venkatasamy Road,
West Coimbatore, Coimbatore TN 641002 IN

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

1. Maintenance of secretarial record is the responsibility of the management of the company. My responsibility is to express an opinion on these secretarial records maintained based on my audit.

2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed provide a reasonable basis for my opinion.

3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.

4. Whereever required, I 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. My examination was limited to the verification of procedures on test basis.

6. The Secretarial Audit report is neither an assurance as to the future viability of the company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

Monalisa

MONALISA DATTA
Kolkata
FCS-10040
CP-13580
Company Secretary

CS Monalisa Datta
Practicing Company Secretary
(Peer Reviewed)
Membership No.: F10040
C.P. No.: 13580
Peer Review No.: 3438/2023

UDIN- F010040H000410231

Place: Kolkata
Date: 19.05.2026

ANNEXURE III TO THE BOARD'S REPORT

DISCLOSURE UNDER SECTION 197(12) READ WITH RULE 5

A. Information under Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Employee strength as at March 31, 2026 was 34 employees, including Key Managerial Personnel.

- The ratio of the remuneration of each director to the median remuneration of the employees of the company for the financial year

S. No	Name	Designation	Remuneration	Ratio to the Median
1.	Mr. Ramesh Chand Bafna	Director	Nil	N.A.
2.	Mr. Kalpesh Bafna	Director	Nil	N.A.

The median annual remuneration / CTC of employees, based on the staff remuneration data made available for FY 2025-26, was Rs. 4,20,000. Since no remuneration was paid to Mr. Ramesh Chand Bafna or Mr. Kalpesh Bafna during FY 2025-26, the ratio to median remuneration is not applicable. Their fresh executive appointments with effect from September 04, 2026 are dealt with separately in the Notice of the 31st AGM.

- The percentage increase in remuneration of each Director, Chief Financial Officer (CFO), Chief Executive Officer (CEO), Company Secretary (CS) or Manager, if any, in the financial year.

S. No	Name	Designation	% Increase
1.	Mr. Ramesh Chand Bafna	Director	No Increase
2.	Mr. Kalpesh Bafna	Director	No Increase
3.	Mrs. Poonam Bafna	Chief Financial Officer	No Increase
4.	Ms. Anita Kumari Chhajer	Company Secretary (CS)	No Increase

- The percentage increase in the median remuneration of employees in the financial year – No Increase

- The number of permanent employees on the rolls of the Company as at March 31, 2026 - 34.

The average percentile increase already made in the salaries of employees other than managerial personnel in the last financial year, its comparison with the percentile increase in managerial remuneration and the justification thereof - Not ascertainable from available records due to non-availability of employee-wise comparative remuneration data for FY 2024-25.*

The Company affirms that remuneration is in accordance with the remuneration policy of the Company.

* FY 2024-25 employee-wise remuneration data was not available in the records made available for preparation of this disclosure.

B. Information under Rule 5(2) and Rule 5(3)

The statement containing the names of the top ten employees in terms of remuneration drawn and other particulars required under Rule 5(2) and Rule 5(3) forms part of the Board's Report. In terms of Section 136(1) of the Companies Act, 2013, the Annual Report is being sent to the Members excluding the said statement. The statement is available for inspection by Members at the Registered Office of the Company during business hours up to the date of the Annual General Meeting and will be provided to any Member upon request. Based on the staff remuneration data made available for FY 2025-26, none of the employees was in receipt of remuneration exceeding the monetary thresholds specified under Rule 5(2)(i) or Rule 5(2)(ii).

For and on behalf of the Board of Directors

-Sd-	-Sd-
Ramesh Chand Bafna	Kalpesh Bafna
Managing Director	Whole-Time Director
DIN: 02483312	DIN: 01490521

Place: Coimbatore

Date: September 4, 2026

Independent Auditor's Report on the Quarterly and Year to Date Audited Standalone Financial Results of Mount Housing and Infrastructure Limited ("the Company") pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of
Mount Housing and Infrastructure Limited

Report on the Audit of Standalone Financial Results

Opinion

We have audited the accompanying Statement of Quarterly and Year to Date Standalone Financial Results of **MOUNT HOUSING AND INFRASTRUCTURE LIMITED** ("the Company") for the quarter and year ended 31st March,2026 being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Standalone Financial Results for the Year ended 31st March, 2026:

i. Is presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and

ii. Gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting standards and other accounting principles generally accepted in India of the net profit/loss and other comprehensive income and other financial information for the year then ended.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of Standalone Financials results* section below. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Standalone Financial Results for the year ended 31st March, 2026 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 ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

RAJA & RAMAN Coimbatore 641 018 Chartered Accountants

Responsibilities of the Management and Board of Directors for this Statement

This accompanying Statement which includes the Standalone Financials Results for the year ended 31st March, 2026 is the responsibility of the Company's Board of Directors and has been approved by them for issuance. The Standalone Financial Results for the year ended 31st March, 2026 has been compiled from the related audited standalone financial statements. This responsibility includes the preparation and presentation of the Standalone Financial Results for the quarter and year ended 31st March, 2026 that gives true and fair view of the net profit/loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting' prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Standalone Financial Results for the year ended 31st March, 2026

Our objectives are to obtain reasonable assurance about whether the standalone financial results for the year ended 31st March, 2026 as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate,

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they could reasonably be expected to influence the economic decisions of users taken on the basis of these Annual Standalone Financial Results.

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.

- Evaluate the appropriateness and reasonableness of the disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the Listing Regulations.

- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Annual Standalone Financial Results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Annual Standalone Financial Results, including the disclosures, and whether the Annual Standalone Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.

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

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Coimbatore
641 018
Chartered Accountants

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

Other Matter

The Statement includes the results for the quarter ended 31st March, 2026 being the balancing figures between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us, as required under the Listing Regulation. Our opinion on the Audit of the Standalone Financials Results for the year ended 31st March, 2026 is not modified in respect of this matter.

Place: Coimbatore

Date: 29.05.2026

UDIN: 26224928HJRLEE2530

For RAJA & RAMAN
CHARTERED ACCOUNTANTS
FRN 003382 S

K.R. RANGARAJAN, FCA.
PARTNER
M. No : 224928

Annexure A to the Independent Auditors' Report on the Standalone Financial Statements of MOUNT HOUSING AND INFRASTRUCTURE LIMITED for the year ended 31st March, 2026

(Referred to in paragraph 1 under "Report on Other Legal and Regulatory Requirements' section of our report of even date)

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 knowledge and belief we state that:

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

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

b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment are verified in a phased manner. In accordance with this programme, certain property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

c) According to the information and explanations given to us, and on the basis of our examination of the records of the company, the title deeds, comprising all the immovable properties disclosed in the Standalone Financial Statements are held in the name of the Company.

d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.

RAJA & RAMAN Coimbatore 641 018 Chartered Accountants

e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any Benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

ii. (a) The inventories have been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable and coverage and procedure followed by the management were appropriate. No discrepancies were noticed on verification between the physical stock and the books of records that were 10% or more in aggregate for each class of inventory.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks on the basis of security of current assets. In our opinion, the quarterly returns or statements filed by the Company with such banks are in agreement with the books of account of the Company.

iii. According to the information and explanation given to us and on the basis of our examination of the records of the Company and the same has not provided any guarantee or security /granted loans and advances in the nature of loans, secured or unsecured to companies, firms, limited liability partnership or other parties.

iv. 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 given any loans or provided any guarantee or security or made any investments as specified under Section 185 and 186 of the Companies Act, 2013 ("the Act").

v. The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.

RAJA & RAMAN
Coimbatore
641 018
Chartered Accountants

vi. We have broadly reviewed the books of accounts maintained by the company pursuant to the Rules made by the Central Government for the maintenance of Cost records under Section 148 of the Companies Act, 2013 and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried a detailed examination of the cost records with a view to determine whether they are accurate or complete.

vii. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion, amounts deducted/ accrued in the books of accounts in respect of undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, Goods and Service Tax, Custom or Cess or other statutory dues have generally been deposited regularly with the appropriate authorities.

(b) According to the information and explanations given to us, no undisputed amounts payable in respect of Provident Fund, Employees State Insurance, Income-Tax, Goods and Service Tax, Custom or Cess or other statutory dues were in arrears as at 31st March, 2026 for a period of more than six months from the date they become payable.

(c) According to the information and explanations given to us there are no statutory dues relating to Excise Duty, Value Added Tax, Sales Tax, Service Tax, Goods and Service Tax, Income-Tax, Duty of Customs or Cess which have not been deposited on account of any dispute except the following

viii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

ix. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been defaulted in repayment of loans and borrowings or in payment of interest thereon to any lender.

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Coimbatore
641 018
Chartered Accountants

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared 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, the term loans were applied for the purpose for which the loans were availed.

(d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the Standalone Financial Statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) According to the information and explanations given to us and on an overall examination of the Standalone Financial Statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates, or joint ventures. The Company does not hold any investment in any associates or joint venture (as defined under the act) during the year ended 31st March, 2026.

(f) According to the information and explanations given to us and the procedures performed by us we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries (as defined under the Act), The Company does not hold any investment in any associates or joint venture (as defined under the act) during the year ended 31st March, 2026.

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

(b) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly or optionally convertible during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

RAJA & RAMAN Coimbatore 641 018 Chartered Accountants

xi. (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit.

(b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) There were no whistle blower complaints received by the Company during the year.

xii. According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, the requirement to report on clause 3(xii) of the Order are not applicable to the Company.

xiii. According to the information and explanations given to us and based on our examination of the records of the Company, all the transactions with the related parties are in compliance with the sections 177 and 188 of the Companies Act, 2013 where applicable and details of such transactions have been disclosed in the Standalone Financial Statements as required by the applicable accounting standards.

xiv. (a) In our opinion and according to the information and explanations given to us, the Company has an internal audit system commensurate with the size and nature of its business.

(b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us, as part of our audit procedure.

xv. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.

RAJA & RAMAN Coimbatore 641 018 Chartered Accountants

xvi. (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934. Accordingly, the requirement to report on clause 3(xvi)(a) of the Order is not applicable to the Company.

(b)The Company has not conducted non- banking financial/housing finance activities during the year. Accordingly, the requirement to report on clause 3(xvi)(b) of the Order is not applicable to the Company.

(c)The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the requirement to report on Clause 3(xvi)(c) of the order is not applicable to the Company.

(d)In our opinion and according to the information and explanation given to us, the company is not a Core Investment Company (CIC) and it does not have any other companies in the Group. Accordingly, Paragraph 3(xvi)(d) of the order is not applicable.

xvii. The Company has not incurred cash losses in the financial year and has not incurred cash losses in the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors of the Company during the year and accordingly requirement to report on 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 realization of financial assets and payment of financial liabilities, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that

RAJA & RAMAN Coimbatore 641 018 Chartered Accountants

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. In our opinion and according to the information and explanations given to us, the provisions of Section 135 of the Act are not applicable to the company during the year. Accordingly, Paragraph 3 (xx)(a) of the order is not applicable.

Place: Coimbatore
Date: 29th May, 2026
UDIN: 26224928HJRLEE2530

For RAJA & RAMAN
CHARTERED ACCOUNTANTS
FRN 003382 S

K.R. RANGARAJAN, FCA.
PARTNER
M. No : 224928

Annexure B to the Independent Auditors' Report on the Standalone Financial Statements of MOUNT HOUSING AND INFRASTRUCTURE LIMITED for the year ended 31st March, 2026

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")

(Referred to in paragraph 2(A)(f) under the heading 'Report on Other Legal and Regulatory Requirements' of our report of even date)

Opinion

We have audited the internal financial controls over financial reporting of MOUNT HOUSING AND INFRASTRUCTURE LIMITED ("the Company") as of 31st March 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls were operating effectively as at 31st 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 stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business including the 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

RAJA & RAMAN * Coimbatore 641 018 * Chartered Accountants

Auditors' Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement in the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls With reference to Standalone Financial Statements

A company's internal financial control with reference to Standalone Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to Standalone Financial Statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of 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 financial statements.

RAJA & RAMAN
Coimbatore
641 018
Chartered Accountants

Inherent Limitation of Internal Financial Controls With reference to Standalone Financial Statements

Because of the inherent limitations of internal financial controls with reference to Standalone Financial Statements, including the possibility of collusion or improper management of 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 control 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.

For RAJA & RAMAN
CHARTERED ACCOUNTANTS
FRN 003382 S

Place: Coimbatore
Date: 29th May, 2026
UDIN: 26224928HJRLEE2530

K.R. RANGARAJAN, FCA.
PARTNER
M. No : 224928

MOUNT HOUSING AND INFRASTRUCTURE LIMITED

No. 1175, Sungam Circle, Trichy Road, Ramanathapuram, Coimbatore - 641045

PH.No.0422-2332110, Mobile NO: 98433-33111, CIN-L45201TZ1995PLC006511, e-mail: mount@mounthousing.com

Balance Sheet as at 31st March 2026

(In Lakhs)

Particulars	Note	31-Mar-26	31-Mar-25
ASSETS			
Non-current assets			
Property, Plant and Equipment	1	66.46	69.22
Capital work-in-progress			
Other intangible assets			
Financial Assets			
(i) Investments			
(ii) Trade receivables	2	1871.52	435.18
(iii) Loans	3	24.34	30.48
Deferred tax assets (net)	4	.00	.00
Other non-current assets			
Current assets			
Inventories	6	973.20	1218.49
Financial Assets			
(i) Investments			
(ii) Trade receivables	2	54.52	173.24
(iii) Cash and cash equivalents	7	3.11	30.52
(iv) Bank balances other than (iii) above	7	91.59	15.13
(v) Loans	8	76.19	99.49
Current Tax Assets (Net)	9	1.51	1.51
Other current assets	10	176.57	54.87
Total Assets		**3339.01**	**2128.13**
EQUITY AND LIABILITIES			
Equity			
Equity Share capital	11	302.87	302.87
Other Equity	12	96.95	77.56
LIABILITIES			
Non-current liabilities			
Financial Liabilities			
(i) Borrowings	13	870.08	951.01
(ii) Trade payables			
Deferred Tax Liabilities	4	.75	.10
Other non-current liability	14	83.68	46.42
Current liabilities			
Financial Liabilities			
(i) Borrowings	15	832.34	521.75
(ii) Trade payables	16	903.58	58.75
Other current liabilities	17	248.76	169.68
Provisions			
Current Tax Liabilities (Net)		.00	.00
Total Equity and Liabilities		**3339.01**	**2128.13**

For and on behalf of Board of Directors of Mount Housing And Infrastructure Limited

"As per our report of even date"

Ramesh Bafna
Managing Director
DIN: 02483312

Kalpesh Bafna
Whole Time Director
DIN: 01490521

Raja & Raman
Chartered Accountants
FRN 003382S

Poonam Bafna
CFO

Anita Chhajer
Company Secretary

K R Rangarajan
Partner
M.No. 224928

Place: Coimbatore
Date : 29/05/2026

MOUNT HOUSING AND INFRASTRUCTURE LIMITED

CIN:L45201TZ1995PLC006511

No. 1175, Sungam Circle, Trichy Road, Ramanathapuram, Coimbatore - 641045

PH NO:0422-2332110, Mobile NO: 98433-33111, Email: mount@mounthousing.com

Statement of Standalone Financial Results for the Quarter and year ended 31.03.2026

(In Lakhs)

	Particulars	Year to date figure for current period ended 31/03/2026 (Audited)	Year to date figure for previous period ended 31/03/2025 (Audited)
I	Revenue from operations	1436.33	.00
II	Other Income	3.76	23.88
III	**Total Revenue (I+II)**	**1440.09**	**23.88**
IV	Expenses		
	Cost of materials consumed	1055.00	.00
	Purchases of Stock-in-Trade	.00	.00
	Changes in inventories of finished goods, Stock-in -Trade and work-in-progress	.00	.00
	Employee benefit expense	155.93	51.04
	Finance costs	108.02	.57
	Depreciation and amortization expense	7.99	6.15
	Other expenses	93.12	50.76
	Total Expenses (IV)	**1420.06**	**108.52**
V	Profit/(Loss) before exceptional items and tax (III-IV)	20.03	-84.64
VI	Exceptional Items	.00	.00
VII	Profit/(Loss) before tax (V-VI)	20.03	-84.64
VIII	**Tax expense:**		
	(1) Current tax	.00	1.28
	(2) Deferred tax	.65	
IX	Profit/(Loss) for the period from continuing operations (VII-VIII)	19.39	-85.92
X	Profit/(Loss) from discontinued operations	.00	.00
XI	Tax expense of discountinued operations	.00	.00
XII	Profit/(Loss) from discontinued operations (After Tax) (X-XI)	.00	.00
XIII	**Profit/(Loss) for the period (IX+XII)**	**19.39**	**-85.92**
XIV	Other Comprehensive Income		
	A (i) Items that will not be reclassified to profit or loss	.00	.00
	(ii) Income tax relating to items that will not be reclassified to profit or loss	.00	.00
	B (i) Items that will be reclassified to profit or loss	.00	.00
	(ii) Income tax relating to items that will be reclassified to profit or loss	.00	.00
XV	Total other comprehensive income for the period (XIII+XIV) comprising Profit/ (Loss) and other Comprehensive Income for the period	19.39	-85.92
XVI	Paid up equity share capital (Face Value of equity share capital)	302.87	302.87
XVI	Earnings per equity share (for continuing operations)		
	(1) Basic	0.64	-2.84
	(2) Diluted	0.64	-2.84
XVI	Earnings per equity share (for discontinued operations)		
	(1) Basic	-	-
	(2) Diluted	-	-
XIX	Earnings per equity share (for continuing & discontinued operations)		
	(1) Basic	0.64	-2.84
	(2) Diluted	0.64	-2.84

For and on behalf of Board of Directors of Mount Housing And Infrastructure Limited

"As per our report of even date"

Ramesh Bafna
Managing Director
DIN: 02483312

Kalpesh Bafna
Whole Time Director
DIN: 01490521

Poonam Bafna
CFO

Anita Chhajer
Company Secretary

Raja & Raman
Chartered Accountants
FRN 003382S

K R Rangarajan
Partner
M.No. 224928

Place: Coimbatore
Date : 29/05/2026

MOUNT HOUSING AND INFRASTRUCTURE LIMITED				
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2026				
				(In Lakhs)
PARTICULARS	**31.03.2026**		**31.03.2025**	
A. **Cash Flow from operating activities :**				
Net Profit Before tax		**20.03**		**-84.64**
Adjustments in P&L				
Depreciation	7.99		6.15	
Interest Payments	108.02		.57	
Income Tax Expenses				
Interest Received	.00		-.03	
Other Non operationg Expenses				
Operating Profit before working capital changes	**116.01**		**6.69**	
(Increase)/Decrease in Inventory	245.29		-430.06	
(Increase)/Decrease in Debtors	-1317.61		214.46	
Increase/(Decrease) in loans &advances	.00		1.06	
Increase/(Decrease) in Current Assets	23.30		-62.51	
Increase/(Decrease) in Current Liability	79.08		38.87	
Increase/(Decrease) in Other Current Assets	-121.70		15.27	
Borrowings	310.59		314.19	
Trade payables	844.83		-31.33	
Other CL	.00		.00	
Other current tax liabil	.00		-1.09	
	179.79		**65.55**	
Cash generated from operations		**199.82**		**-19.09**
Adj: Income Tax		.00		.00
Net Cash Flow from operating activities		**199.82**		**-19.09**
B. **Cash Flow from Investing activities :**				
Purchase of fixed assets	-5.23		-5.22	
Sale of Fixed Assets	.00		.00	
Investments				
Interest Income & Other non operating Income	.00		.03	
Net cash used for investing activities		**-5.23**		**-5.19**
C. **Cash Flow from financing activities :**				
Long term borrowings - Secured	-80.93		56.98	
Increase/(Decrease) in Long term loan and Advances	6.14		-14.54	
Short term borrowing	.00		.00	
Other non-current liability	37.27		-12.62	
Interest Paid	-108.02		-.57	
Net cash flow from financing activities		**-145.55**		**29.25**
Net Increase / (Decrease) in cash and cash equivalent		**49.05**		**4.97**
Cash And Cash Equivalents As At Year Beginning		**45.66**		**40.69**
Cash And Cash Equivalents As At Year Ending		**94.70**		**45.66**

For and on behalf of Board of Directors of Mount Housing And Infrastructure Limited

"As per our report of even date"

Ramesh Bafna Managing Director DIN: 02483312	Kalpesh Bafna Whole Time Director DIN: 01490521	Raja & Raman Chartered Accountants FRN 003382S
Poonam Bafna CFO	Anita Chhajer Company Secretary	K R Rangarajan Partner M.No. 224928

Place: Coimbatore
Date : 29/05/2026

NOTES TO BALANCE SHEET

PROPERTY, PLANT AND EQUIPMENT - NOTE NO: 1

Particulars	31.03.2026	31.03.2025
Land/ Building/ Plant & Equipment/ Furniture & fixtures/		
Vehicles/ Office Equipment/		-
Others (individually)		-
Opening Balance	264.17	258.95
Add: acquisition through business combination	5.23	5.22
Other Adjustments		
Sub total	**269.40**	**264.17**
Less: Disposals	.00	.00
Gross Block at year end (a)	269.40	264.17
Less: Depreciation		
Opening Depreciation	194.96	188.80
Depreciation for the year	7.99	6.15
Total accumulated depreciation (b)	202.95	194.96
Net carrying value (a) - (b)	66.46	69.22
Total	**66.46**	**69.22**

TRADE RECEIVABLES - NOTE NO: 2

Particulars	31.03.2026	31.03.2025
Sundry Debtors - Secured, Considered Good		
Less than One year		
DIZA enterprises	.48	-.30
Mount hotel Acc	.00	.00
White ink	.00	.00
Ankh Cybernetic Technologies Pvt Ltd	-.47	-.47
Other parties	54.50	174.00
Galaxy		
Progress Billing - RD - F Y 2018-19	.00	.00
	54.52	**173.24**
More than One Year		
Bagrecha Enterprises Ltd	.00	
Adam & Eve Inc	.00	
Jain Rathna Dhak Bai	19.58	19.58
Progress Billing - MG - F Y 2025-26	1436.33	
Progress Billing - RD - F Y 2018-19	406.78	406.78
Mount hotel Acc	1.79	1.79
White ink	7.03	7.03
	1871.52	**435.18**
Total	**1926.04**	**608.42**

LONG TERM LOANS AND ADVANCES - NOTE NO:3

Particulars	31.03.2026	31.03.2025
Deposits - Secured, Considered Good		
Sungam site Advances	.00	
Cellphone	.03	.03
EB Deposit - Rain Drop	1.75	1.75
N M & Company - Cylinder Deposit - Mount Hotel	.02	.02
Plaza & Enclave EB Deposit	1.60	1.60
Rent Deposit	.13	.13
Telephone Deposit	.00	.34
Water Can Deposit	.01	.01
Water Deposit - Sungam Office	.04	.04
EB Deposit Sungam	.10	
EB Deposit -Mount Galaxy	.00	.51
Rent Deposit - Sailendra Tulasi Dhasan	-.13	
Mount Galaxy Security Deposit - LPA	20.81	20.81
State Bank Of India SWEEP DEPOSIT	-.01	5.26
	24.34	**30.48**
Total	**24.34**	**30.48**

DEFERRED TAX - NOTE NO:4

Particulars	31.03.2026	31.03.2025
Fixed Assets as per Books	66.46	69.22
Fixed Assets as per IT Act	63.97	68.83
Difference	2.48	.39
Current Year DTA Recognition	-.65	-1.28
Opening Deferred Tax Asset / (Liability)	-.10	-1.18
Closing DTA /DTL	-.75	-.10

INVENTORIES - NOTE NO:6

Particulars	31.03.2026	31.03.2025
Stock in Hand		
Work in progress :		
Mount Garden	50.26	50.26
Mount Sungam(WIP)	342.02	340.86
Ganapathi Site Expenses	343.44	343.44
S S Kulam Site Expenses		
vadavalli expense direct	.00	
Mount Galaxy WIP		
Vilankuruchi Project Site Expenses	.68	.00
		.00
Mount Galaxy - Closing Work in Progress	236.79	483.93
Total	**973.20**	**1218.49**

CASH AND CASH EQUIVALENTS - NOTE NO:7

Particulars	31.03.2026	31.03.2025
CASH AT BANK		
Karur Vysya Bank A/c No.1122 115 5601	1.05	.48
State Bank Of India A/c No.10583768155	7.78	.04
Repco Bank - SB A/c	.00	.00
State Bank of India 30% 43593707081	42.48	10.36
State Bank of India 70% 43200332654	40.27	4.24
	91.59	**15.13**
CASH ON HAND:-		
Mount Housing	3.11	30.52
Mount Hotel		
	3.11	**30.52**
Total	**94.70**	**45.66**

SHORT TERM LOANS AND ADVANCES - NOTE NO: 8

Particulars	31.03.2026	31.03.2025
Loans and Advances - Unsecured, Considered Good		
Advances for Expenses	3.37	3.37
Advance to Land owners	29.00	29.00
Advances to staff	.75	1.85
Advance to Contractors	39.17	61.97
Advance to others	3.90	3.30
Total	**76.19**	**99.49**

CURRENT TAX ASSET (NET) - NOTE NO: 9

Particulars	31.03.2026	31.03.2025
CURRENT TAX ASSET (NET) :-		
TDS - bank of baroda	.55	.55
TDS - FY 23-24	-.52	-.52
Refund receivable	1.48	1.48
Total	**1.51**	**1.51**

OTHER CURRENT ASSETS- NOTE NO: 10

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Particulars	31.03.2026	31.03.2025
OTHER CURRENT ASSET:-		
Filing Fees - ROC	.02	
Listing fees	6.45	6.45
Repco bank - Moratorium interest	11.84	11.84
Other Receivable		
Rent Advance		
TDS on Sale of Property - F Y 2016-17	1.29	1.29
TDS on Sale of Property - F Y 2017-18	1.54	1.54
TDS on Sale of Property - F Y 2018-19	3.36	3.36
TDS on Sale of Property - F Y 2019-20	1.82	1.82
TDS on Sale of Property - F Y 2022-23	.80	.80
Advance tax F Y 2014-15	10.00	10.00
Advance	.00	.10
Income Tax F Y 2016-17	17.68	17.68
TDS on Sale of Property - F Y 2023-23		
GST		
Input GST	121.75	.00
Output GST	.00	.00
Electronic Cash Ledger	.02	.00
Total	**176.57**	**54.87**

SHARE CAPITAL - NOTE NO: 11

Particulars	31.03.2026	31.03.2025
Share Capital	.00	.00
Equity Share Capital	.00	.00
Authorised Share capital	600.00	600.00
(55,00,000 shares of Rs. 10 each)	.00	.00
Issued, subscribed & fully paid share capital	302.87	302.87
(22,28,700 shares of Rs. 10 each)		
Calls unpaid		
Forfeited shares		
	.00	.00
Preference Share Capital	.00	.00
Authorised Share capital	.00	.00
Issued, subscribed & fully paid share capital		
Calls unpaid	.00	.00
Forfeited shares	.00	.00
Total	**302.87**	**302.87**

OTHER EQUITY - NOTE NO:12

Particulars	31.03.2026	31.03.2025
Capital Reserves	74.48	74.48
Capital Redemption Reserves	.00	.00
Securities Premium Reserves	.00	.00
Debenture Redemption Reserves	.00	.00
Revaluation Reserves	.00	.00
Other Reserve / fund	.00	.00
Surplus / Deficit in Profit & Loss Account	.00	.00
Opening Balance	3.08	89.00
Add : Net Profit / Loss	19.39	-85.92
Less: R& S	.00	.00
Closing Balance	22.47	3.08
Total	**96.95**	**77.56**

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LONG TERM BORROWINGS - NOTE NO: 13

Particulars	31.03.2026	31.03.2025
SECURED - TERM LOANS:-		
Repco Bank Project Loan A/c - 428	189.43	217.60
Repco Bank Project Loan A/c - 486	128.67	145.04
Repco Bank SOD A/c - 525	170.78	192.44
Repco loan A/C no - 5	40.27	57.93
SBI Loan 43832899636	340.93	338.00
Repco Bank -Loan A/c 11	.00	.00
Total	**870.08**	**951.01**

OTHER NON CURRENT LIABILITES NOTE NO: 14

Particulars	31.03.2026	31.03.2025
Other Non current liabilities		
Provision for Income tax	7.60	7.60
Provision for Fringe Benefit Tax	1.47	1.47
Provision for Income Tax F Y 2014-15	10.00	10.00
Provision for Income Tax F Y 2015-16	12.44	12.44
Provision for Income Tax F Y 2016-17	17.76	17.76
Provision for Income Tax F Y 2022-23	2.24	2.24
Provision for Income Tax F Y 2023-24	1.09	1.09
duties and taxes(GST)	2.59	-8.82
TDS	28.50	2.64
Total	**83.68**	**46.42**

SHORT TERM BORROWINGS - NOTE NO: 15

Particulars	31.03.2026	31.03.2025
SECURED - LOANS REPAYABLE ON DEMAND:-		
Skoda Laura Car Loan - Kodak Mahindra		
IDBI Loan 352	.00	1.56
IDBI Bank Ltd 221	.00	30.90
bank of baroda loan	.00	.00
	.00	**32.46**
UNSECURED - LOAN FROM RELATED PARTIES		
From Directors		
Ramesh chand Bafna - Current A/c	114.01	89.02
Kalpesh Bafna - Current A/c	24.05	5.11
Lalitha Bafna	-.02	
Poonam Bafna		
Dream Solitaire Trading LLP	2.75	.00
	140.79	**94.14**
UNSECURED - OTHER LOANS & ADVANCES		
Rent Advance	.00	
Jitesh Bafna	-24.95	-7.70
	-24.95	**-7.70**
Unsecured Loans	716.50	402.85
	832.34	**521.75**

TRADE PAYABLES - NOTE NO: 16

Particulars	31.03.2026	31.03.2025
Sundry Creditors - Goods	4.69	-3.95
Sundry Creditors - Expenses	-15.35	-2.47
Sundry Creditors - Retention Money	.56	.00
Sundry Creditors - Flat Buyers	.00	.00
Sundry Creditors - Others	83.66	-11.89
Advances From Cancelled Flats Buyers	.20	.20
Advance Form Buyers (galaxy)	829.81	76.86
Total	**903.58**	**58.75**

OTHER PAYABLE - NOTE NO: 17

Particulars	31.03.2026	31.03.2025
OTHER PAYABLES:-		
Statutory Dues		
Remuneration Payable - ED	62.83	33.46
Remuneration Payable - MD	93.40	64.03
Rent Payable - RB	.00	12.88
Salary payble	7.65	4.66
audit fees payable	7.05	4.35
Salary Payable - Lalitha Bafna	24.30	20.00
Salary Payable - Poonam Bafna	13.22	13.92
EPF Payable A/c	.21	.84
ESI Payable A/c	.01	
Expenses payable	13.24	13.24
Spectra Retention	26.86	2.30
Total	**248.76**	**169.68**

REVENUE FROM OPERATIONS - NOTE NO: 20

Particulars	31.3.2026 Q4	31.03.2026
Hotel Activity	-	-
Advance from Cancelled flat buyers	-	-
Incentives	-	-
income from sale of land.	374.68	1436.33
Total	**374.68**	**1436.33**

OTHER INCOME - NOTE NO: 21

Particulars	31.3.2026 Q4	31.03.2026
Rental income	1.16	3.14
Discount earned	.05	.05
Sundry Creditors Write off	.00	.57
Interest received from bank - SB	.00	.00
Other Income	.00	.00
Roundedoff	.00	.00
Total	**1.21**	**3.76**
	1.21	3.76

COST OF MATERIALS CONSUMED - NOTE NO: 22

Particulars	31.3.2026 Q4	31.03.2026
Construction Expenses	**275.21**	**1055.00**

EMPLOYEE BENEFIT EXPENSES - NOTE NO: 23

Particulars	31.3.2026 Q4	31.03.2026
Salaries and Wages:-		
Director's Remuneration	18.00	72.00
Salary - Compliance Officer	1.13	4.50
Salary - Key Personnels	5.65	16.85
Salary - Staff	14.72	59.03
Employer Contribution - PF	.79	2.46
EPF Admin Charges	.03	.09
Staff Welfare	.17	1.00
Total	**40.48**	**155.93**

FINANCE COSTS - NOTE NO: 24

Particulars	31.3.2026 Q4	31.03.2026
Interest Expenses:-		
Interest on IDBI Loan	.00	1.69
Interest - SBI Loan	11.46	38.12
Interest Repco	13.72	65.94
Credit Card Charges	1.51	2.13
Interest on Ipad EMI	.14	.14
Total	**26.84**	**108.02**

OTHER EXPENSES - NOTE NO: 25

Particulars	31.3.2026 Q4	31.03.2026
Power & Fuel:-		
Electricity Charges- Guest House	.00	.24
Electricity Charges- Jain Manor	.15	1.18
Electricity Charges- Silver Rock		
Electricity Charges- Sungam	.55	2.34
Electricity Charges -Office	.75	4.12
Electricity Charges -Orbit	.06	.12
Fuel and Petrol Expenses - 4 Wheeler	1.40	2.10
	2.91	**10.10**
Insurance, Rent, Rates & Taxes		
Insurance -Skoda	.00	.21
Insurance	.00	.17
Office Rent (SilverRock)	.00	1.50
Office Rent (Sungam)	9.00	30.00
Rent (Company Guest House)	1.35	5.00
Property Tax		
Property Tax - Sungam		
Water Tax - Sungam Office		
Licence & Renewal	.00	.31
Rates & Taxes		
	10.35	**37.19**
Repairs & Maintenance		
Computer Maintenance	.24	.41
Maintenance Chages - Orbit	.22	.89
Repairs and Maintance	.01	.08
AMC - Computer	.18	.21
AMC - EPABX		
Four Wheeler Maintenance	.98	4.81
Maintenance Charges -Mount Garden	.00	.11
Maintence Charges - Silver Rock		
Maintence Charges - Jain Manor	.54	1.98
Repairs and Maintance -4 Wheeler		
Genset Maintenance	.00	.23
	1.63	**8.71**
Legal & Professional Fees		
Professional Fees		3.27
	.00	**3.27**
Postage & Telephone charges		
Telephone Charges	1.48	2.56
Internet charges	.08	.37
Postage & Courier	.04	.07
	1.60	**3.00**

Travelling & Conveyance		
Traveling Expenses	5.77	9.97
Conveyance	.11	.27
	5.88	**10.24**
Other Expenses		
Filing Fees - ROC		
E- Voting charges	.00	.09
Statutory Charges		
Stamp Paper	.16	.40
Audit Fees	2.70	2.70
Secreterial audit Fee	.03	.13
Bank Charges	.02	.06
Land Survey Expenses		
Interest on Statutory Dues	.00	.04
Late Fees		.02
Listing Fees	.52	3.94
Office Expenses	.46	4.35
Share Transfer Fee	.00	.35
Subscription & Periodicals	.00	1.27
Website Development Charges	.00	.26
Printing and stationery	.25	.95
Moratorium Interest		
Office Maintenance	.50	1.06
Donation	.10	.10
Membership Fee	.10	.10
Pooja Expense	.09	.14
Processing Fees	.07	.07
TDS/GST Late Fee Paid	2.81	2.81
GST Penalty	.50	.50
RD Penalty	.00	.75
Trade Mark Reg Expenses	.16	.16
Telephone Deposit Written Off	.00	.34
Miscellaneous Expenses	.00	.01
	8.45	**20.61**
Total	**30.82**	**93.12**

MOUNT HOUSING INFRASTRUCTURE LIMITED,

Depreciation statement for the year ended 31st March 2026 as per Income Tax Act

Particulars	Opening WDV as on 01.04.2025	ADDITIONS UP TO 30.09.25	ADDITIONS AFTER 30.09.25	DELETIONS	Total	Depreciation Rate	Depreciation Amount	Closing WDV as on 31.03.26
Block I Computer								
Computer	1.98	.58	.46		3.02	40%	1.12	1.90
	.00				.00		.00	.00
Block II - Plant & Machinery	.00				.00		.00	.00
Tools & Equipments	.00				.00		.00	.00
Air conditioner	7.91	.65		.00	8.56	15%	1.28	7.27
EPABX	.35				.35	15%	.05	.30
Finger print and acess control	.03				.03	15%	.00	.03
battery	.05				.05	15%	.01	.04
Electronic scale	.01				.01	15%	.00	.00
Inverter (UPS)	.64	.00			.64	15%	.10	.54
Scanner	.01				.01	15%	.00	.00
Office Equipments	1.43				1.43	15%	.21	1.22
Borewell mount royale	.37				.37	15%	.06	.32
Stabilizer	.00				.00	15%	.00	.00
Xerox Machine	.00				.00	15%	.00	.00
Diesel Engine	.00				.00	15%	.00	.00
Vacuum Cleaner	.00				.00	15%	.00	.00
Printer	.57				.57	15%	.09	.49
Mobile Phone	.68				.68	15%	.10	.57
Painter fully automatic water sofner	.07				.07	15%	.01	.06
Genset	.22				.22	15%	.03	.19
Television	.47	.26			.73	15%	.11	.62
Handloom Cloth, Bedsheet & Towel	.20				.20	15%	.03	.17
Genset - Mount Hotel	.28				.28	15%	.04	.24
UPS - Mount Hotel	.14				.14	15%	.02	.12
Fan	.08				.08	15%	.01	.07
Solar Water Heater	.11				.11	15%	.02	.09
Telephone	.00		.02		.02	15%	.00	.02
Water Tank	.01				.01	15%	.00	.01
Pump	.05				.05	15%	.01	.04
Eureka water purifier	.01				.01	15%	.00	.01
Site Equipments	.03				.03	15%	.00	.03
Scaffolding	.52				.52	15%	.08	.44
Stall Materials	.11				.11	15%	.02	.09
Lift	.22				.22	15%	.03	.19

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Grinder	01				01	15%	00	01
Kitchen Utensils	20				20	15%	03	17
Camera	.11				11	15%	02	09
Plant & Machinery	.02				02	15%	00	02
Motor Car	8.42				8.42	15%	1.26	7.16
Cycle	.02				02	15%	00	02
Motor Cycle	.10				10	15%	01	08
Gsh 11E breaker	.06				.06	15%	01	05
Motor Fiting	.06				.06	15%	01	05
Software	.98	.58	1.01		2.56	40%	82	1.74
Borewell sub motor	.00		.12		.12	15%	01	11
Ipad	.00	.75	.00		.75	15%	.11	64
Landline	.00	.80			.80	15%	12	68
Block III Furniture &	.00				.00		.00	00
Fittings	.00				.00		00	.00
Furniture & Fittings	5.69				5.69	10%	.57	5.12
Electrical Fittings	.90				.90	10%	.09	81
	.00				.00		.00	00
Block IV Buildings	.00				.00		.00	00
HOTEL Building	35.71				35.71	10%	3.57	32.14
	.00				.00		00	00
	.00							.00
	68.83	**3.63**	**1.60**	**.00**	**74.06**		**10.09**	**63.97**

RAJA & RAMAN
Coimbatore
641 018
Chartered Accountants

MOUNT HOUSING AND INFRASTRUCTURE LIMITED

Ratio	Numerator	Denominator	Ratio for the Year ended March 31, 2026	Numerator	Denominator	Ratio for the Year ended March 31, 2025	Change (%)	Explanation for change > 25% as compared to previous year
Current Ratio = Current assets / Current liabilities	1376.69	1984.68	0.69	1593.25	750.18	2.12	-67.34%	Decrease in numerator and Increase in denominator resulted in change in the ratio.
Debt-Equity Ratio = Total Debt / Shareholder's equity	1702.42	399.82	4.26	1472.76	380.43	3.87	9.99%	Change within 25% — no further explanation required.
Debt Service Coverage Ratio = Earnings available for debt service / Debt service	135.4	188.95	0.72	-79.2	0.57	-138.95	100.52%	Increase in numerator and Increase in denominator resulted in change in the ratio.
Return on Equity Ratio = Net profit after tax / Average shareholder's equity	19.39	390.12	0.05	-85.92	423.39	-0.20	124.49%	Increase in numerator and Decrease in denominator resulted in change in the ratio.
Inventory turnover ratio = Revenue from operations / Average inventory	1436.33	1095.84	1.31	0	1003.45	0.00	NM	NA
Trade Receivables turnover ratio = Net credit revenue from operations / Average trade receivables	1436.33	1267.23	1.13	0	677.22	0.00	NM	NA
Trade payables turnover ratio = Net credit purchases / Average trade payables	1055	481.16	2.19	0	35.98	0.00	NM	NA
Net capital turnover ratio = Revenue from operations / Working capital	1436.33	-607.99	-2.36	0	843.08	0.00	NM	NA
Net profit ratio = Net profit / Revenue from operations	19.39	1436.33	0.01	-85.92	0	NM	NM	NA
Return on Capital employed = EBIT / Capital employed	128.06	1978.14	0.06	-84.07	1710.62	-0.05	231.73%	Increase in numerator and Increase in denominator resulted in change in the ratio.
Return on investment = EBIT / Average total assets	128.06	2695.14	0.05	-84.07	1911.69	-0.04	208.05%	Increase in numerator and Increase in denominator resulted in change in the ratio.

RAJA & RAMAN Chartered Accountants Coimbatore 641 018

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026:

1. **Corporate Information:**

Mount Housing Infrastructure Limited (the company or "MHIL"), a public limited company is incorporated under provisions of the Companies Act applicable in India. The Company is engaged primarily in the business of real estate development. The operation of the company span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, construction and marketing of projects.

The Company is headquartered in Coimbatore, India. The shares of the Company are listed on the BSE Limited. Its registered office is situated at 122 I, Silver Rock Apartment, 2nd Floor, Venkatasamy Road West, R S Puram, Coimbatore – 641002.

The financial statements for the year ended March 31, 2026 were authorised and approved for issue by the Board of Directors on 29th May, 2026.

2. **Statement of compliance:**

In accordance with the notification dated 16th February, 2015, issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (referred to as "Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) with effect from April 1, 2017. The financial statements for the year ended 31 March 2026 have been prepared in accordance with Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended).

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

SIGNIFICANT ACCOUNTING POLICIES:

3. **Basis of Preparation:**

The financial statements have been prepared on a historical cost basis on an accrual basis of accounting in accordance with the Generally Accepted Accounting Principles in India to comply with the Accounting Standards prescribed under Section 133 of the Companies Act, 2013 and relevant provisions of the Companies Act, 2013 ("the 2013 Act").

The financial statements for the year ended March 31, 2026 are presented in Rs and all values are rounded to the nearest Lakhs except when otherwise indicated.

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Ind AS 1 'Presentation of Financial Statements' and Schedule III to the Companies Act, 2013.

The Company's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Operating cycle for all completed projects is based on 12 months period. Assets and liabilities have been classified into current and non-current based on their respective operating cycle.

4. **Property, Plant & Equipment:**

Property, plant and equipment (PPE) are stated at cost of acquisition less accumulated depreciation and impairment loss, if any. Cost comprises the purchase price and any attributable / allocable cost of bringing the asset to its working condition for its intended use. The cost also includes direct cost and other related incidental expenses.

All other repair and maintenance costs are recognized in the Statement of Profit and Loss as incurred. Depreciation has been provided based on the useful life prescribed in Schedule II of the Companies Act, 2013 in the manner stated therein. Depreciation on assets added, sold or discarded during the year is provided on pro rata basis.

5. **Capital Work in Progress:**

Capital work in progress is stated at cost less impairment losses, if any. Cost comprises of expenditures incurred in respect of capital projects under development and includes any attributable / allocable cost and other incidental expenses.

6. **Revenue and Expenditure Recognition:**

A. Basis of Accounting:

The Company generally follows the mercantile system of accounting and revenue is recognized and expenditure is accounted for on their accrual. All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Ind AS 1 'Presentation of Financial Statements' and Schedule III to the Companies Act, 2013.

B. Revenue Recognition:

The Company has adopted Ind AS 115 using the cumulative effect method with the effect of initially applying this standard recognized at the date of initial application (i.e. 1 April 2018). Revenue is recognised to the extent that it is probable that economic benefit will flow to the Company and that the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable.

Ind AS 115 Revenue from contracts with customers has been notified by the Ministry of Corporate Affairs (MCA) on 28 March 2018 and is effective from accounting period beginning on or after 1st April 2018, replacing the existing revenue recognition standard. Since all the projects of the company are entirely completed during the year 2018-19, no significant impact is caused to the financials results due to replacement of the existing revenue recognition standard.

Revenue from project development activity which are in substance similar to delivery of goods is recognised upon transfer of significant risk and rewards of ownership of the goods to the customer which generally coincides with delivery and acceptance of the goods sold. The Company adopts percentage completion method of revenue recognition. The method adopted for determining work performed is based on completion of physical proportion of the contract work. But now the contract is fully completed.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash at banks and on hand.

7. **Taxation:**

Current tax:

Current income tax is measured at the amount expected to be paid to the taxation authorities using the tax rates and tax laws that are in force at the reporting date.

Current income tax relating to items recognized outside the Statement of Profit and Loss are recognized outside the Statement of Profit and Loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

The Company offsets current tax assets and current tax liabilities where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the assets and settle the liability simultaneously.

Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax– OCI

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilized.

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

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the relevant entity intends to settle its current tax assets and liabilities on a net basis.

Deferred tax relating to items recognized outside the Statement of Profit and Loss is recognised outside the Statement of Profit and Loss. Such deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity.

Deferred tax assets and liabilities are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled. Tax expenses are recognised in the statement of profit and loss, except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is nil.

Break-up of Net deferred tax liability as on 31st March' 2026:

DEFERRED TAX LIABILITIES/ (ASSETS)	31st MARCH 2026 AMOUNT (RS)
Up to 31st March 2025	**10,042**
Deferred Tax for 2025-2026 P&L	**64,556**
Net Deferred Tax Liability/(Asset)	**74,599**

8. **Investments:**

The Company has no Investments as at 31st March 2026.

9. **Inventories:**

Construction work in progress:

The construction work in progress is valued at lower of cost or net realizable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, allocated overheads and other incidental expenses.

10. **Provision and Contingent Liability:**

(i) A provision is recognized when:

- The Company has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- A reliable estimate can be made of the amount of the obligation.

(ii) A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably may not, require an outflow of resources. A contingent liability also arises in extreme cases where there is a probable liability that cannot be recognized because it cannot be measured reliably.

(iii) Where there is a possible obligation or a present obligation such that the likelihood of outflow of resources is remote, no provision or disclosure is made.

11. Fair Value Measurement:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the absence of a principal market, in the most advantageous market for the asset or liability.

12. Cash and Cash equivalents:

Cash and cash equivalents in the cash flow statement comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

13. Earnings per share:

Basic EPS is calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. 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 effect of all dilutive potential equity shares.

14. Others Notes:

Balance due to / due from the parties are subject to confirmation. Previous year figures have been regrouped or rearranged wherever necessary.

Particulars	31.03.2026	31.03.2025
Audit Fees	2,70,000.00	2,70,000.00

1) Previous year's figures have been, regrouped / reclassified wherever necessary in accordance with Schedule III of The Companies Act, 2013.
2) The provision of taxation is worked out at current rates at profits before tax.

3) In the opinion of the board there is no contingent liability for the company.

4) Balances with Statutory Authorities under Current Assets includes an amount representing Input Tax Credit (ITC) which has been determined to be ineligible under the provisions of the Central Goods and Services Tax Act, 2017. The Company is currently reviewing its legal options regarding the eligibility of this credit. No adjustment or impairment has been recognized in the Statement of Profit and Loss for the financial year 2025–26 in respect of this amount.

5) In the opinion of the board work in progress, loans and advances are approximately of the value stated, if realized in the ordinary course of Business.

6) No provision has been made for gratuity liability.

7) The nature of business carried on by the company viz., Construction activity is such that furnishing quantitative details relating to consumption/stock of building material is not feasible.

Related Party Disclosures: (As identified by the management and relied upon by Auditors)

i) <u>Enterprises/ Individuals having direct or indirect control over the concern:</u> N/A

ii) <u>Key Management Personnel</u> - Mr. Ramesh Chand Bafna - Managing Director
- Mr. Kalpesh Bafna - Whole Time Director

iii) <u>Relatives of Key Management Personnel</u>:

- Mrs. Lalitha Bafna (Wife of Ramesh Chand Bafna& Mother of Mr. Kalpesh Bafna),
- Mr. Jitesh Bafna (Son of Mr. Ramesh Chand Bafna & Brother of Mr. Kalpesh Bafna)
- Mrs. Poonam Bafna (Daughter in Law of Mr. Ramesh Chand Bafna & Wife of Mr. Kalpesh Bafna)

iv) Director:

Mr. Manikandan – Independent Director

Mr. Jitendra Kumar Jain - Independent Director

Mrs. Alka Kankani - Independent Director

Transactions with related parties	Key Management Personnel	Director's Relatives	Total
Remuneration	72,00,000	16,85,000	88,85,000
Services Received - Rent Payable	-	-	-
Balances with Related Parties Amount Payable (in respect of loans)	1,38,06,120	(24,97,290)	1,13,08,830

For and on behalf of Board of Directors of
Mount Housing and Infrastructure Limited

"As per our Report of even date"

Ramesh Chand Bafna
Managing Director
DIN: 02483312

Kalpesh Bafna
Whole-time Director
DIN:01490521

Place: Coimbatore
Date: 29-05-2026
UDIN : 26224928HJRLEE2530

For RAJA & RAMAN
CHARTERED ACCOUNTANTS
FRN 003382 S
K.R. RANGARAJAN, FCA.
PARTNER
M. No : 224928

ATTENDANCE SLIP

31st Annual General Meeting - September 29, 2026

31st ANNUAL GENERAL MEETING

TUESDAY, SEPTEMBER 29, 2026

11:00 A.M.

I/We hereby record my/our presence at the 31st Annual General Meeting of the Members of Mount Housing and Infrastructure Limited held on Tuesday, September 29, 2026 at 11:00 A.M. at the Registered Office of the Company at No. 1175, Sungam Circle, Trichy Road, Ramanathapuram, Coimbatore – 641045, Tamil Nadu, India.

Folio No. / DP ID & Client ID	
Name of Member / Proxy	
No. of shares held	

Signature of the Shareholder / Proxy: ________________________________

Note: Please fill in this Attendance Slip and hand it over at the entrance of the Meeting hall.

FORM NO. MGT-11 – PROXY FORM

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

Name of Member(s)	
Registered Address	
E-mail ID	
Folio No. / DP ID & Client ID	

I/We, being the Member(s) of ___________________ equity shares of Mount Housing and Infrastructure Limited, hereby appoint:

1. Name: ________________________________

Address: ____

E-mail ID: _____________________________ Signature: ___________________________,

or failing him/her

2. Name: ________________________________

Address: ____

E-mail ID: _____________________________ Signature: ___________________________,

or failing him/her

3. Name: ________________________________

Address: ____

E-mail ID: _____________________________ Signature: ___________________________,

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 31st Annual General Meeting of the Company to be held on Tuesday, September 29, 2026 at 11:00 A.M. at the

Registered Office of the Company and at any adjournment thereof in respect of the resolutions indicated below:

ITEM NO.	RESOLUTION	FOR	AGAINST
ORDINARY BUSINESS			
1	Adoption of Audited Standalone Financial Statements for FY ended March 31, 2026 and reports thereon		
2	Re-appointment of Mr. Kalpesh Bafna (DIN: 01490521), Director retiring by rotation		
SPECIAL BUSINESS			
3	Appointment of Mr. Ramesh Chand Bafna (DIN: 02483312) as Managing Director, including continuation after attaining age seventy, and approval of remuneration – Special Resolution		
4	Appointment of Mr. Kalpesh Bafna (DIN: 01490521) as Whole-Time Director and approval of remuneration – Special Resolution		

Signed this ______ day of ___________________ 2026

Signature of Shareholder: ______________________________ Affix Re. 1/- Revenue Stamp

Signature of Proxy holder(s): ___________________________

Note: This Proxy Form, in order to be effective, should be duly completed, stamped, signed and deposited at the Registered Office of the Company not less than 48 hours before commencement of the AGM. A proxy need not be a Member of the Company.

ROUTE MAP TO AGM VENUE