

**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended****Review Report to  
The Board of Directors  
Oberoi Realty Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Oberoi Realty Limited (the "Company") for the quarter and period ended September 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 and 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S R B C & CO LLP  
Chartered Accountants  
ICAI Firm registration number: 324982E/E300003



per Anil Jobanputra  
Partner  
Membership No.: 110759  
UDIN: 25110759BMKXRS 8916  
Place: Mumbai  
Date: October 15, 2025



**Registered Office :** Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E),  
Mumbai – 400 063, India

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Unaudited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2025

(Rs. in Lakh, except per share data)

Sr. No.	Particulars	Quarter ended			Half Year ended		Year ended
		30/09/2025	30/06/2025	30/09/2024	30/09/2025	30/09/2024	31/03/2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	a. Revenue from operations	1,54,526	77,534	1,00,956	2,32,060	2,18,353	4,37,198
	b. Other income	6,433	8,550	3,775	14,983	7,463	18,609
	<b>Total income (a+b)</b>	<b>1,60,959</b>	<b>86,084</b>	<b>1,04,731</b>	<b>2,47,043</b>	<b>2,25,816</b>	<b>4,55,807</b>
2	Expenses						
	a. Land, development rights, construction and other costs	47,723	46,949	38,365	94,672	66,940	1,30,548
	b. Change in inventories	15,433	(17,184)	(8,876)	(1,751)	10,098	24,453
	c. Employee benefits expense	3,032	2,889	2,523	5,921	4,871	10,215
	d. Finance cost	6,886	7,364	5,116	14,250	10,902	26,091
	e. Depreciation and amortisation	2,545	2,373	2,075	4,918	4,085	8,668
	f. Other expenses	4,925	4,134	4,075	9,059	6,791	22,219
	<b>Total expenses (a+b+c+d+e+f)</b>	<b>80,544</b>	<b>46,525</b>	<b>43,278</b>	<b>1,27,069</b>	<b>1,03,687</b>	<b>2,22,194</b>
3	<b>Profit before exceptional items and tax (1-2)</b>	<b>80,415</b>	<b>39,559</b>	<b>61,453</b>	<b>1,19,974</b>	<b>1,22,129</b>	<b>2,33,613</b>
4	Exceptional item	-	-	-	-	-	-
5	<b>Profit before tax (3+4)</b>	<b>80,415</b>	<b>39,559</b>	<b>61,453</b>	<b>1,19,974</b>	<b>1,22,129</b>	<b>2,33,613</b>
6	Tax expense						
	a. Current tax	17,821	6,914	12,840	24,735	27,005	54,667
	b. Deferred tax	788	1,761	2,228	2,549	2,811	2,073
7	<b>Net profit for the period (5-6)</b>	<b>61,806</b>	<b>30,884</b>	<b>46,385</b>	<b>92,690</b>	<b>92,313</b>	<b>1,76,873</b>
8	Other comprehensive income						
	a. Items that will not be reclassified to profit or loss	(84)	(33)	(7)	(117)	(24)	(154)
	b. Income tax relating to items that will not be reclassified to profit or loss	21	8	2	29	6	39
9	<b>Total comprehensive income for the period (7+8)</b>	<b>61,743</b>	<b>30,859</b>	<b>46,380</b>	<b>92,602</b>	<b>92,295</b>	<b>1,76,758</b>
10	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360	36,360	36,360
11	Paid up debt capital	3,01,601	3,12,301	2,09,659	3,01,601	2,09,659	3,29,829
12	Other equity						14,05,175
13	<b>Net worth</b>	<b>15,19,593</b>	<b>14,65,120</b>	<b>13,71,615</b>	<b>15,19,593</b>	<b>13,71,615</b>	<b>14,41,535</b>
14	Capital redemption reserve	5,710	5,710	5,710	5,710	5,710	5,710
15	Earnings per share (EPS)* (Face value of Rs.10 each)						
	a) Basic EPS	17.00	8.49	12.76	25.49	25.39	48.64
	b) Diluted EPS	17.00	8.49	12.76	25.49	25.39	48.64
16	Debt equity ratio	0.20	0.21	0.15	0.20	0.15	0.23
17	Debt service coverage ratio	4.33	1.75	2.14	2.88	2.34	2.15
18	Interest service coverage ratio	12.05	5.87	12.43	8.87	11.68	9.51
19	Current ratio	4.89	4.68	5.20	4.89	5.20	5.18
20	Long term debt to working capital ratio	0.23	0.25	0.19	0.23	0.19	0.26
21	Bad debts to Account receivable ratio		-	-	-	-	-
22	Current liability ratio	0.50	0.50	0.52	0.50	0.52	0.46
23	Total debts to total assets ratio	0.14	0.15	0.11	0.14	0.11	0.16
24	Debtors turnover^ (days)	15	12	7	10	10	6
25	Inventory turnover^ (days)	1,314	2,756	2,821	1,760	2,170	2,133
26	Operating margin (%)	53.98%	52.55%	64.25%	53.50%	59.38%	57.13%
27	Net profit margin (%)	38.40%	35.87%	44.29%	37.52%	40.88%	38.80%

\* Not annualised, except year end Basic and Diluted EPS

^ Ratios for the quarter/half year have been annualised.

**Notes:**

- The Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 15, 2025 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Standalone Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- The nature of the accounting of the real estate business of the Company is such that the result of the quarter/half year/year may not be strictly comparable to earlier quarter/half year/year.
- At the Board Meeting held on October 15, 2025 the Board of Directors of the Company declared 2<sup>nd</sup> interim dividend of Rs.2 per equity share (20% of face value of equity share) for the financial year 2025-2026.
- During the quarter ended September 30, 2025, Oberoi Realty Foundation (wholly owned by the Company together with Incline Realty Private Limited (a wholly owned subsidiary)) was incorporated on August 22, 2025 under the provision of Section 8 of Companies Act, 2013. The company has been formed with primary objective of undertaking the Company's CSR initiatives.
- The senior, rated, listed, secured, redeemable, non-convertible debentures issued by the Company are secured by (i) exclusive mortgage of the unsold identified plots in the City of Mumbai and (ii) exclusive charge on Receivables from certain identified residential units from the said projects, and the bank accounts into which such Receivables are deposited. The security cover of at least 1.5 times in respect of the said debentures has been maintained as on September 30, 2025 as per the terms of offer document and the Debenture Trust Deed.
- During the quarter ended September 30, 2025, the Company, in exercise of the option available to it under the terms of the Issue, had redeemed an amount of Rs.6,000 lakh from Series 1 NCDs (ISIN: INE093107066) by way of face value reduction.





7 Statement relating to the utilization of proceeds from the issue of non-convertible debentures as on September 30, 2025:

A. Statement of utilization of issue proceeds:

(Rs. in Lakh)

Name of the Issuer	ISIN	Tenure (in years)	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (Rs. in Lakh)	Funds utilized (Rs. in Lakh)	Any deviation (Yes/ No)	If 9 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10	11
Oberoi Realty Limited	INE093107066	2	Private Placement	Senior, rated, listed, secured, redeemable, non-convertible debentures	October 24, 2024	40,000	87,525	No	N.A.	The unutilised issue proceeds have been temporarily invested in mutual funds.
	INE093107074	3				50,000				
	INE093107082	4				60,000				
Total						1,50,000	87,525			

B. Statement of deviation/ variation in use of Issue proceeds: Nil, as no deviation/ variation.

(Rs. in Lakh)

Particulars	Remarks
Name of listed entity	Obero Realty Limited
Mode of fund raising	Private Placement
Type of instrument	Non-convertible securities
Date of raising funds	October 24, 2024
Amount raised (Rs. in Lakh)	1,50,000
Report filed for quarter ended	September 30, 2025
Is there a deviation/ variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	N.A.
Date of approval	N.A.
Explanation for the deviation/ variation	N.A.
Comments of the audit committee after review	N.A.
Comments of the auditors, if any	N.A.

C. Objects for which funds have been raised and where there has been a deviation/ variation, in the following table: There is no deviation/ variation from the Objects of the Issue.

(Rs. in Lakh)

Original object	Modified object, if any	Original allocation (Rs. in Lakh)	Modified allocation, if any	Funds utilised (Rs. in Lakh)	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
Cost of construction/development of residential projects and/or capital assets including hotels, mall, etc. and/or working capital requirements of the Issuer or its group companies	N.A.	1,50,000	N.A.	17,941	N.A.	-
Repayment of existing debt obligations of the Issuer or its group companies in part or in full				-		
Real Estate development				-		
Deposits/advances/consideration paid for development agreement/ land purchase				27,327		
Payment of Premiums				12,579		
General Corporate purposes				29,152		
Costs incurred in relation to the issuance of the Debentures				526		
				87,525		



12/11/25

8 Formulae for computation of ratios are as follows:

- Debt Equity Ratio = Debt/Equity (Debt = Non current borrowings + Current borrowings including current maturities of long term debt)
- Debt Service Coverage Ratio = Earnings before interest and tax less interest income/(Interest Expense + Principal Repayments made during the period) (Interest expense includes interest capitalised to projects)
- Interest Service Coverage Ratio = Earnings before interest and tax less interest income/Interest Expense
- Current Ratio = Current Assets/Current Liabilities
- Long term debt to working capital = Non-Current Borrowings (Including Current Maturities of Non-Current Borrowings)/Current Assets Less Current Liabilities (Excluding Current Maturities of Non-Current Borrowings)
- Bad debts to Account receivable ratio = Bad Debts/Average Trade Receivables
- Current liability ratio = Total Current Liabilities/Total Liabilities
- Total debts to total assets = Total Debt/Total Assets
- Debtors turnover = Average Trade Receivables/Total revenue from operations (For revenue from projects for sale, the billing during the period is considered).
- Inventory turnover = Average Inventories/Cost of Goods Sold
- Operating margin (%) = (Earnings before interest, tax and depreciation and amortisation - Other Income)/ Revenue from operations
- Net profit margin (%) = Profit After Tax/Total income

9 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.

10 Unaudited Standalone Segment wise Revenue, Results, Assets and Liabilities for the quarter and half year ended September 30, 2025:

Particulars	Quarter ended			Half Year ended		Year ended
	30/09/2025	30/06/2025	30/09/2024	30/09/2025	30/09/2024	31/03/2025
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>Segment Revenue</b>						
(a) Real estate	1,50,064	73,270	96,581	2,23,334	2,09,775	4,17,923
(b) Hospitality	4,462	4,264	4,375	8,726	8,578	19,275
<b>Total Segment Revenue</b>	<b>1,54,526</b>	<b>77,534</b>	<b>1,00,956</b>	<b>2,32,060</b>	<b>2,18,353</b>	<b>4,37,198</b>
Less: Inter segment revenue	-	-	-	-	-	-
<b>Net income from operations</b>	<b>1,54,526</b>	<b>77,534</b>	<b>1,00,956</b>	<b>2,32,060</b>	<b>2,18,353</b>	<b>4,37,198</b>
<b>Segment Expenses</b>						
(a) Real estate						
Land, development rights, construction and other costs	46,366	45,670	36,923	92,036	64,056	1,24,372
Change in inventories	15,424	(17,193)	(8,907)	(1,769)	10,058	24,449
Other expenses	4,964	4,340	3,443	9,304	6,295	17,271
(b) Hospitality						
Food, beverages & Hotel Expenses	1,357	1,279	1,442	2,636	2,884	6,176
Change in inventories	9	9	31	18	40	4
Other expenses	1,448	1,500	1,388	2,948	2,620	5,671
<b>Total Segment Expenses</b>	<b>69,568</b>	<b>35,605</b>	<b>34,320</b>	<b>1,05,173</b>	<b>85,953</b>	<b>1,77,943</b>
<b>Segment Results</b>						
(Profit before unallocable income, interest and finance charges and tax)						
(a) Real estate	83,311	40,453	65,122	1,23,764	1,29,366	2,51,831
(b) Hospitality	1,647	1,476	1,515	3,123	3,033	7,424
<b>Total Segment Results</b>	<b>84,958</b>	<b>41,929</b>	<b>66,637</b>	<b>1,26,887</b>	<b>1,32,399</b>	<b>2,59,255</b>
Add/(Less):						
i) Interest and finance charges	(6,886)	(7,364)	(5,116)	(14,250)	(10,902)	(26,091)
ii) Unallocable income net of Unallocable Expenditure	2,343	4,994	(68)	7,337	632	449
<b>Profit before tax</b>	<b>80,415</b>	<b>39,559</b>	<b>61,453</b>	<b>1,19,974</b>	<b>1,22,129</b>	<b>2,33,613</b>
<b>Segment Assets</b>						
(a) Real estate	17,75,582	17,25,716	16,21,453	17,75,582	16,21,453	16,37,662
(b) Hospitality	1,46,249	1,41,187	1,37,693	1,46,249	1,37,693	1,40,010
<b>Total segment assets</b>	<b>19,21,831</b>	<b>18,66,903</b>	<b>17,59,146</b>	<b>19,21,831</b>	<b>17,59,146</b>	<b>17,77,672</b>
Add: Unallocated assets (1)	2,53,521	2,69,604	1,04,426	2,53,521	1,04,426	2,99,113
<b>Total Assets</b>	<b>21,75,352</b>	<b>21,36,507</b>	<b>18,63,572</b>	<b>21,75,352</b>	<b>18,63,572</b>	<b>20,76,785</b>
<b>Segment Liabilities</b>						
(a) Real estate	6,39,699	6,57,784	4,77,233	6,39,699	4,77,233	6,21,435
(b) Hospitality	6,604	5,517	7,010	6,604	7,010	7,188
<b>Total segment liability</b>	<b>6,46,303</b>	<b>6,63,301</b>	<b>4,84,243</b>	<b>6,46,303</b>	<b>4,84,243</b>	<b>6,28,623</b>
Add: Unallocated liabilities (2)	9,456	8,086	7,714	9,456	7,714	6,627
<b>Total Liabilities</b>	<b>6,55,759</b>	<b>6,71,387</b>	<b>4,91,957</b>	<b>6,55,759</b>	<b>4,91,957</b>	<b>6,35,250</b>

(1) Unallocated assets primarily comprise of corporate investments, tax, deferred tax assets and certain property, plant and equipment.

(2) Unallocated liabilities primarily includes tax and deferred tax liabilities.

**SIGNED FOR IDENTIFICATION  
BY**



**S R B C & CO LLP  
MUMBAI**

Mumbai, October 15, 2025

For and on behalf of the Board

  
Vikas Oberoi  
Chairman & Managing Director

14/15

Particulars	As at 30/09/2025	As at 31/03/2025
	Unaudited	Audited
<b>ASSETS</b>		
<b>I) Non-current assets</b>		
a) Property, plant and equipment	23,950	24,220
b) Capital work in progress	1,27,051	1,20,116
c) Investment properties	2,95,600	2,97,888
d) Other intangible assets	81	107
e) Right-of-use assets	1,121	-
f) Financial assets		
i) Investments	53,318	53,249
ii) Other financial assets	18,126	1,200
g) Other non-current assets	52,346	57,230
	<b>5,71,593</b>	<b>5,54,010</b>
<b>II) Current assets</b>		
a) Inventories	8,94,467	8,92,716
b) Financial assets		
i) Investments	1,38,190	1,96,077
ii) Trade receivables	19,067	10,221
iii) Cash and cash equivalents	10,415	19,907
iv) Bank balances other than (iii) above	1,22,396	62,894
v) Loans	2,09,038	1,71,451
vi) Other financial assets	4,409	5,731
c) Current tax assets (net)	7,669	865
d) Other current assets	1,98,108	1,62,913
	<b>16,03,759</b>	<b>15,22,775</b>
<b>TOTAL ASSETS (I+II)</b>	<b>21,75,352</b>	<b>20,76,785</b>
<b>EQUITY AND LIABILITIES</b>		
<b>I) Equity</b>		
a) Equity share capital	36,360	36,360
b) Other equity	14,83,233	14,05,175
	<b>15,19,593</b>	<b>14,41,535</b>
<b>II) Liabilities</b>		
<b>i) Non-current liabilities</b>		
a) Financial liabilities		
i) Borrowings	2,72,500	2,89,485
ii) Lease Liabilities	917	-
iii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	662	440
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,433	3,373
iv) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	403	170
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	1,735	1,978
ii) Other financial liabilities	32,207	30,139
b) Provisions	239	212
c) Deferred tax liabilities (net)	4,552	2,033
d) Other non-current liabilities	11,026	13,315
	<b>3,27,674</b>	<b>3,41,145</b>
<b>ii) Current liabilities</b>		
a) Financial liabilities		
i) Borrowings	29,101	40,344
ii) Lease Liabilities	190	-
iii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	2,249	1,165
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	35,530	49,154
iv) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	199	113
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	1,628	727
ii) Other financial liabilities	33,647	35,850
b) Other current liabilities	2,24,034	1,65,234
c) Provisions	302	407
d) Current tax liabilities (net)	1,205	1,111
	<b>3,28,085</b>	<b>2,94,105</b>
<b>TOTAL LIABILITIES (i+ii)</b>	<b>6,55,759</b>	<b>6,35,250</b>
<b>TOTAL EQUITY AND LIABILITIES (I+II)</b>	<b>21,75,352</b>	<b>20,76,785</b>

**SIGNED FOR IDENTIFICATION  
BY**

**S R B C & CO LLP  
MUMBAI**

For and on behalf of the Board

Vikas Oberoi  
Chairman & Managing Director





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Unaudited Standalone Cash Flow Statement for the Half Year Ended September 30, 2025

(Rs. in Lakh)

Particulars	Half Year ended	
	30/09/2025	30/09/2024
	Unaudited	Unaudited
<b>CASH FLOW FROM OPERATING ACTIVITIES:</b>		
Profit before tax as per Statement of Profit and Loss	1,19,974	1,22,129
Adjustments for		
Depreciation and amortisation expense	4,918	4,085
Interest income (including fair value change in financial instruments)	(7,365)	(5,644)
Interest expenses (including fair value change in financial instruments)	14,250	10,902
Profit on sale of investments in mutual funds (net)	(5,659)	(1,636)
(Gain)/loss from foreign exchange fluctuation (net)	24	19
(Gain)/loss on impairment/sale of investment in joint venture/subsidiary	300	-
(Gain)/loss on sale/discarding of property, plant and equipment (net)	55	31
Sundry balances written off/(back)	(21)	(64)
<b>Operating cash profit before working capital changes</b>	<b>1,26,476</b>	<b>1,29,822</b>
<b>Movement for working capital</b>		
Increase/(decrease) in trade payables	(12,260)	8,097
Increase/(decrease) in other liabilities	59,448	7,442
Increase/(decrease) in financial liabilities	(1,889)	3,037
Increase/(decrease) in provisions	(194)	(4,521)
(Increase)/decrease in other assets	(27,227)	(6,506)
(Increase)/decrease in financial assets	1,322	1,891
(Increase)/decrease in trade receivables	(8,845)	2,741
(Increase)/decrease in inventories	(1,698)	7,678
<b>Cash generated/(used) from operations</b>	<b>1,35,133</b>	<b>1,49,681</b>
Direct taxes (paid)/refund (net)	(31,979)	(26,047)
<b>Net cash inflow/(outflow) from operating activities (A)</b>	<b>1,03,154</b>	<b>1,23,634</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES:</b>		
(Acquisition)/(adjustments) of property, plant and equipments, investment properties, intangible assets/addition to capital work in progress (net)	(14,245)	(12,122)
Proceeds from sale of property, plant and equipment, investment properties, intangible assets	302	147
Interest received	2,984	2,096
Decrease/(increase) in loans and advances to/for subsidiaries/joint ventures (net)	(33,573)	10,413
(Acquisition)/Proceeds on sale of investment in joint ventures and subsidiary (net of taxes)	(2)	-
(Acquisition)/sale of investments in mutual fund (net)	63,545	32,116
(Increase)/decrease in other financial assets	(76,428)	(52,117)
<b>Net cash inflow/(outflow) from investing activities (B)</b>	<b>(57,417)</b>	<b>(19,467)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Repayment of debentures	(12,000)	(18,400)
Proceeds from short term secured borrowings	1,645	-
Repayment of short term secured borrowings	(16)	-
Proceeds from long term secured borrowings	-	13,500
Repayment of long term secured borrowings	(17,734)	(25,057)
Interest paid (gross)	(12,580)	(10,260)
Dividend paid	(14,544)	(21,816)
<b>Net cash inflow/(outflow) from financing activities (C)</b>	<b>(55,229)</b>	<b>(62,033)</b>
<b>Net increase/(decrease) in cash and cash equivalents A+B+C</b>	<b>(9,492)</b>	<b>42,134</b>
Add: cash and cash equivalents at the beginning of the year	19,907	25,972
<b>Cash and cash equivalents at the end of the period</b>	<b>10,415</b>	<b>68,106</b>



Mumbai, October 15, 2025

For and on behalf of the Board

Vikas Oberoi  
Chairman & Managing Director