

Dewan P N Chopra & Co

Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

To the Members of Pharmax Corporation Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Pharmax Corporation Limited ("the Company"), which comprise the balance sheet as at March 31, 2026, the statement of Profit and Loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, and its profit, total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting



records, relevant to the preparation and presentation of the financial statement that gives a true and fair view and are free from material misstatement, whether due to fraud or error.

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

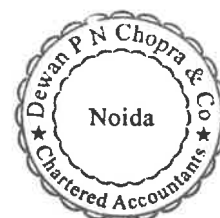
Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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 financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has an adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's 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 financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



Materiality is the magnitude of misstatements in the financial statements that, individually or in the aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

We also provide the management 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 statutory audit was conducted via making arrangements to provide requisite documents/ information through an electronic medium. The Company has made available the following information/ records/ documents/ explanations to us through e-mail and remote secure network of the Company: -

- a) Scanned copies of necessary records/documents deeds, certificates and the related records made available electronically through e-mail or remote secure network of the Company; and
- b) By way of enquiries through video conferencing, dialogues and discussions over the phone, e-mails and similar communication channels.

It has also been represented by the management that the data and information provided electronically for the purpose of our audit are correct, complete, reliable and are directly generated from the accounting system of the Company, extracted from the records and files, without any further manual modifications so as to maintain its integrity, authenticity, readability and completeness. In addition, based on our review of the various internal audit reports/inspection reports/other reports (as applicable), nothing has come to our knowledge that makes us believe that such an audit procedure would not be adequate.

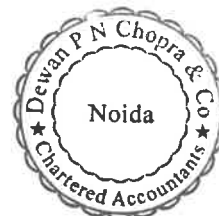
Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

3. As required by Section 143(3) of the Act, we report that:



(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matter stated in the paragraph (g)(vi) below on reporting under Rule 11(g).

(c) The Balance Sheet, the Statement of Profit and Loss (including the other comprehensive income), the Statement of Changes in equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of the account.

(d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards ('Ind AS') specified under Section 133 of the Act;

(e) On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of the internal financial controls over the financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

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

i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 24 to the financial statements;

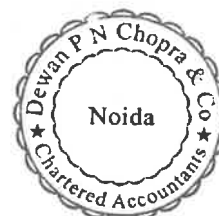
ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds (which are material either individually or in aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds (which are material either individually or in aggregate) have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) contain any material misstatement.

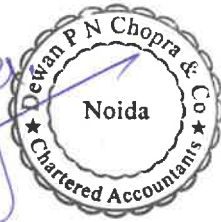


v. There is no dividend declared or paid during the year by the company.

vi. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software except that, the audit trail feature is not enabled for certain changes made directly to the database using privileged/administrative access rights, as described in Note 48 to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of other accounting software wherever audit log was enabled. Additionally, the audit trail in respect of the prior years has not been preserved by the company as per the statutory requirements for record retention to the extent it was enabled from the prior years, as stated in Note 48 to the financial statements.

For Dewan P N Chopra & Co
Chartered Accountants
Firm Regn. No. 000472N

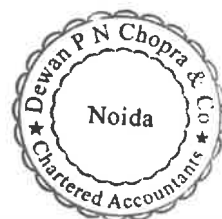

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 26505371ULVCDU5314
Date: May 21, 2026
Place: Noida



ANNEXURE-A TO THE INDEPENDENT AUDITORS' REPORT
(Referred to in paragraph - 1 under the heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date.)

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given by the management and the books of account and other records examined by us in the normal course of the audit and to the best of our knowledge and belief, we report that: -

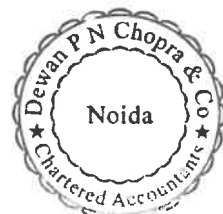
- (i) (A) The company has maintained proper records showing full particulars including quantitative details and the situation of property, plant and equipment and investment property.
- (B) The company does not have intangible assets. Hence paragraph 3(i)(a)(B) does not apply to the company.
- (C) The management has physically verified the property, plant and equipment and investment property at reasonable intervals and no material discrepancies were noticed on such verification.
- (D) The title deeds of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company.
- (E) The company is not revaluing its property, plant and Equipment (including investment property) or intangible assets during the year, hence paragraph 3(i)(d) is not applicable to the company.
- (F) Based on the management representation, there is no proceedings have been initiated or are pending against the company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder, hence the paragraph 3 (1) (e) is not applicable on the company.
- (ii) The Company does not have any inventory and hence reporting under clause 3(ii)(a) of the Order is not applicable.
- (iii) On the basis of our examination of the books of accounts and records, during the year the company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Hence paragraph 3(iii) is not applicable to the company.
- (iv) In our opinion, in respect of loans, investments, guarantees, and security provisions of sections 185 and 186 of the Act have been complied with.
- (v) The company has not accepted any deposits or amounts which are deemed to be deposited; hence paragraph 3(v) of the order is not applicable.
- (vi) In our opinion, paragraph 3(vi) of the order is not applicable.
- (vii) (a) On the basis of our examination of the records of the company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including Goods and Services Tax, Provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs,



duty of excise, value-added tax, cess and any other statutory dues have generally been regularly deposited during the year by the company with the appropriate authorities to the extent applicable to it.

In our opinion, no undisputed amounts payable in respect of provident fund, income tax, sales tax, value-added tax, duty of customs, service tax, cess and other material statutory dues were in arrears as at March 31, 2026 for a period of more than six months from the date they became payable.

- (viii) On the basis of our examination of the books of accounts and records, there are no transactions that are there which is not recorded in the books of account that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961), hence clause 3 (viii) is not applicable to the company.
- (ix) (a) On the basis of our examination of the books of accounts and records and in our opinion, there is no default in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) According to the information and explanations are given to us and on the basis of our audit procedures, we report that 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 company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.
- (d) The Company has not taken any short-term loan during the year and hence, reporting under clause 3(ix)(d) of the order is not applicable.
- (e) According to the information and explanations are given to us and on an overall examination of the 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.
- (f) According to the information and explanations given to us and procedures performed by us, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- (x) (a) In our opinion and according to the information and explanations given to us, the Company has not raised money by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (b) In our opinion and according to the information and explanations given to us, during the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- (xi) (a) In our opinion, no fraud by the company or any fraud on the Company has been noticed or reported during the course of our audit.



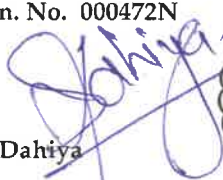
- (b) Based on the examination of the records of the Company and in our opinion, no report under sub-section (12) of section 143 of the Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) As represented to us by the management, there are no whistle blower complaints received by the company during the year.
- (xii) The Company is not a Nidhi company. Hence, paragraph 3(xii) of the Order is not applicable.
- (xiii) Based on our examination of the records of the Company and in our opinion, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) In our opinion and based on our examination, the company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Act.
- (b) The company did not have an internal audit system for the period under audit.
- (xv) According to the information and explanations given to us, in our opinion during the year the company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Act are not applicable to the company.
- (xvi) (a) Based on our examination of the records of the Company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.
- (b) Based on our examination of the records of the Company, the Company has not conducted any non-Banking financial or Housing Finance activities without a valid Certificate of Registration from the Reserve Bank of India Act, 1934.
- (c) Based on our examination of the records of the Company, the Company is not a Core Investment company (CIC) as defined in the regulations made by the Reserve Bank of India and accordingly there is no requirement to fulfill the criteria of a CIC.
- (d) Based on our examination of the records of the Company, there is no CIC as part of the group and therefore Clause 3 (xvi) (d) is not applicable to the company
- (xvii) Based on our examination of the records of the Company, the Company has not incurred cash losses in the financial year and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly, this clause is not applicable.
- (xix) According to the information and explanations are 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, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one



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

- (xx) Based on our examination of the records of the Company, section 135 of the Act is not applicable to the company hence, paragraph 3(xx) of the order is not applicable.

For Dewan P N Chopra & Co
Chartered Accountants
Firm Regn. No. 000472N


Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 26505371ULVCDU5314
Date: May 21, 2026
Place: Noida



ANNEXURE - B TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF PHARMAX CORPORATION LIMITED

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013.

We have audited the internal financial controls over the financial reporting of Pharmax Corporation Limited ("the Company") as of March 31, 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

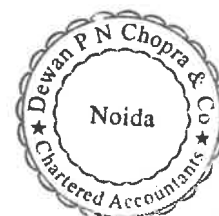
The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial 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 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.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 was 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 of 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 controls system over financial reporting.



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting 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 over financial reporting 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.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

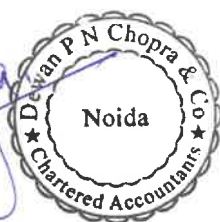
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, 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.

For Dewan P N Chopra & Co
Chartered Accountants
Firm Regn. No. 000472N

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 26505371ULVCDU5314
Date: May 21, 2026
Place: Noida



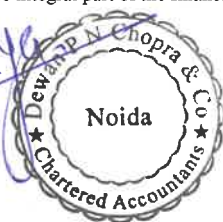
Pharmax Corporation Limited
Balance sheet as at March 31, 2026
CIN- U24232PB1989PLC009741

Particulars	Note	(Rs. in Lacs)	
		As at March 31, 2026	As at March 31, 2025
ASSETS			
Non-current assets			
Property, plant and equipment	3	1.99	0.32
Investment Property	4	27,404.36	27,683.37
Financial assets			
Other financial assets	5	1,084.77	1,019.15
Other non-current assets	6	176.41	236.04
		<u>28,667.53</u>	<u>28,938.88</u>
Current assets			
Financial assets			
(i) Investment	7	1,729.28	953.78
(ii) Trade receivables		25.06	43.76
(iii) Cash and cash equivalents		89.73	466.37
(iv) Bank balances other than cash and cash equivalents		350.14	-
(v) Other financial assets		888.56	771.94
Current tax assets	8	501.21	337.62
Other current assets	9	239.35	320.94
		<u>3,823.33</u>	<u>2,894.41</u>
TOTAL ASSETS		<u>32,490.86</u>	<u>31,833.29</u>
EQUITY AND LIABILITIES			
Equity			
Equity share capital	10	848.38	848.38
Other equity	10	6,735.86	5,557.56
Total equity		<u>7,584.24</u>	<u>6,405.94</u>
Non-current liabilities			
Financial liabilities			
(i) Borrowings	11	20,536.41	21,566.26
(ii) Other non-current financial liabilities		1,038.13	1,158.59
Long term provisions	12	-	-
Deferred tax Liabilities (net)	22	1,025.46	529.82
		<u>22,600.00</u>	<u>23,254.67</u>
Current liabilities			
Financial liabilities			
(i) Borrowings	13	1,059.49	991.75
(ii) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises		-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		92.80	7.70
(iii) Other financial liabilities		1,079.18	1,092.09
Other current liabilities	14	75.15	81.14
Short term provisions	15	-	-
		<u>2,306.62</u>	<u>2,172.68</u>
TOTAL LIABILITIES		<u>24,906.62</u>	<u>25,427.35</u>
TOTAL EQUITY AND LIABILITIES		<u>32,490.86</u>	<u>31,833.29</u>

Summary of material accounting policies 1-2
Other notes on accounts 3-49

The accompanying notes are integral part of the financial statements

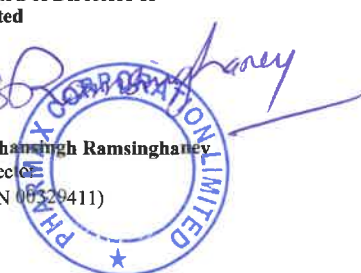
SANDEEP DAHIYA
Partner
Membership No. 505371
For and on behalf of
Dewan P N Chopra & Co
Chartered Accountants
FRN : 000472N



**For and on behalf of the Board of Directors of
Pharmax Corporation Limited**

Archit Goyal
Director
(DIN 10491496)

Kishan Singh Ramsinghanev
Director
(DIN 08329411)



Place : Noida
Date: May 21, 2026

Place : Noida
Date: May 21, 2026

Pharmax Corporation Limited
Statement of profit and loss for the year ended March 31, 2026
CIN- U24232PB1989PLC009741

(Rs. in Lacs)			
Particulars	Note	For the year ended March 31, 2026	For the year ended March 31, 2025
INCOME			
Revenue from operations	16	4,677.04	3,826.49
Other income	17	291.16	283.52
Total income		4,968.20	4,110.01
EXPENSES			
Employee benefits expense	18	-	-
Finance costs	19	2,028.91	1,950.76
Depreciation and amortization expense	20	528.32	440.82
Other expenses	21	738.00	549.92
Total expenses		3,295.23	2,941.50
Profit before tax		1,672.97	1,168.51
Tax expenses			
- Current tax		-	-
- Deferred tax	22	495.64	309.62
- Income Tax paid for earlier years		(0.97)	-
Total tax expense		494.67	309.62
Profit after tax		1,178.30	858.89
Other comprehensive income			
Other comprehensive income not to be reclassified to profit or loss in subsequent year:			
Re-measurement losses on defined benefit plans		-	-
Income tax effect		-	-
Other comprehensive income for the year, net of tax		-	-
Total comprehensive income for the year, net of tax		1,178.30	858.89
Earnings per equity share (Nominal Value of share Rs.1/-) (refer note 23)	23		
Basic (Rs.)		1.39	1.06
Diluted (Rs.)		1.39	1.06
Summary of material accounting policies	1-2		
Other notes on accounts	3-49		

The accompanying notes are integral part of the financial statements


SANDEEP DAHIYA
Partner
Membership No. 505371
For and on behalf of
Dewan P N Chopra & Co
Chartered Accountants
FRN : 000472N



Place : Noida
Date: May 21, 2026

For and on behalf of the Board of Directors of
Pharmax Corporation Limited


Archit Goyal
Director
(DIN 10491496)


Kishan Singh Ramsinghane
(Director)
(DIN 00329411)



Place : Noida
Date: May 21, 2026

Particulars	(Rs. in Lacs)	
	For the year ended March 31, 2026	For the year ended March 31, 2025
Cash flow from operating activities		
Profit/(Loss) before tax	1,672.97	1,168.51
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation of property, plant and equipment	528.32	440.83
Guarantee Fee	-	2.10
Interest received	(74.06)	(66.36)
Interest on Income Tax Refund	(19.02)	-
Interest on CCPS	-	3.34
Other borrowing cost	10.72	51.88
Interest on Security Deposit Received - Ind AS Adjustment	114.28	105.61
Other non-operating income	-	(24.07)
Amortisation of Deferred Income	(119.33)	(117.44)
Gain on sale of Mutual Fund	(69.93)	(24.78)
Revenue from Rentals(Equilisation as per Ind-AS)	(190.68)	394.40
Interest liability written back on CCPS	-	(49.51)
Guarantee Fee Income - Ind AS	-	(1.03)
Finance costs	1,903.91	1,787.83
Operating profit before working capital changes	3,757.19	3,671.31
Working capital adjustments:		
Movements in provisions, gratuity and leave encashment	-	(18.69)
Increase / (Decrease) in other financial liabilities	(128.32)	(429.72)
(Increase) / Decrease in Trade Receivables	18.71	(36.59)
Increase / (Decrease) in other liabilities	(5.99)	25.38
(Increase) / Decrease in other assets	225.34	(98.12)
(Increase) / Decrease in other financial assets	381.35	(849.29)
Increase / (Decrease) in trade and other payables	85.09	(8.78)
Cash generated from operations	4,333.37	2,285.50
Income tax paid	(143.60)	(241.16)
Net cash flows used in operating activities	4,189.77	2,044.34
Cash flow from investing activities		
Proceeds/(Purchases) property, plant and equipment	(1.68)	(0.18)
Investments in FDR's	(723.05)	(731.20)
Investments in Mutual Funds	(705.57)	(929.00)
Interest Received	74.06	66.36
Purchase of Investment property, (including intangible assets, CWIP and capital advances)	(336.24)	(13,568.19)
Net cash flows used in investing activities	(1,692.51)	(15,162.21)
Cash flow from financing activities		
Interest & Processing Fees Paid	(1,909.93)	(1,826.07)
Equity share capital issued	-	74.49
Share premium on issue of share capital	-	3,441.35
Proceeds from long-term borrowings	-	23,144.57
Repayment of long term borrowings	(963.97)	(7,059.94)
Loan Repayment to Holding Company	-	(4,455.18)
Proceeds from short-term borrowings	-	-
Net cash flows from financing activities	(2,873.90)	13,319.22
Net increase/(decrease) in cash and cash equivalents	(376.65)	171.35
Cash and cash equivalents at the beginning of the year	466.37	295.02
Cash and cash equivalents at year end	89.73	466.37

Components of cash and cash equivalents :-

Particulars	(Rs. in Lacs)	
	As at March 31, 2026	As at March 31, 2025
Balances with banks:		
On current accounts	89.49	466.21
Deposits with original maturity less than 3 months	-	-
Cash on hand	0.24	0.17
	89.73	466.37

Notes:

- 1) The above Statement of Cash Flow has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS 7) 'Statement of Cash Flows'.
- 2) Changes in liabilities arising from financing activities:

Particulars	(Rs. in Lacs)			
	As at April 01, 2025	Cash flow (net)	Others*	As at March 31, 2026
Borrowings (Non Current and Current)	22,558.01	(963.97)	1.86	21,595.90

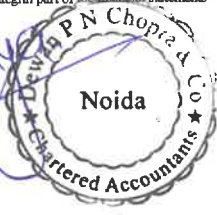
Particulars	(Rs. in Lacs)			
	As at April 01, 2024	Cash flow (net)	Others*	As at March 31, 2025
Borrowings (Non Current and Current)	10,917.42	11,629.45	11.13	22,558.01

* The 'Others' column includes the effect of reclassification of non-current portion of borrowings to current due to the passage of time and the effect of accrued but not yet paid interest on borrowings.

Summary of material accounting policies 1-2
Other notes on accounts 3-49

The accompanying notes are integral part of the financial statements


SANDEEP BAHIA
Partner
Membership No. 513371
For and on behalf of
Dewan P N Chopra & Co
Chartered Accountants
FRN : 000472N



Place : Noida
Date: May 21, 2026

For and on behalf of the Board of Directors of
Pharmax Corporation Limited


Archit Goyal
Director
(DIN 10491496)


Kishan Singh Ramsinghany
Director
(DIN 00324412)



Place : Noida
Date: May 21, 2026

Pharmax Corporation Limited
Statement of changes in equity for the year ended March 31, 2026
CIN- U24232PB1989PLC009741

a) Equity share capital

Particulars	Nos.	(Rs. in Lacs)
As at April 01, 2024	4,71,22,747	471.23
Add: Equity share issued during the year	74,48,814	74.49
Add: Conversion of CCPS into equity shares	3,00,00,000	300.00
As at March 31, 2025	8,45,71,561	845.72
Add: Equity share issued during the year	-	-
As at March 31, 2026	8,45,71,561	845.72

b) Other equity

Particulars	Reserves and surplus					(Rs. in Lacs)
	Security Premium	Retained earnings	Equity Component on account of Financial Guarantee provided by the Holding Company	Equity Component of 10% Cumulative Convertible Preference Shares	Equity Component on account of Interest Free Loan by the Holding Company	Total equity
As at April 01, 2024	1,058.58	(182.76)	28.64	44.59	306.62	1,255.67
Profit for the year	-	858.89	-	-	-	858.89
Equity Component reversed on account of Financial Guarantee revoked	-	15.29	(28.64)	-	-	(13.35)
Conversion of CCPS into equity shares	-	44.59	-	(44.59)	-	-
Premium on Share Capital Issued	3,441.35	-	-	-	-	3,441.35
Unamortised portion of guarantee fees transferred to retained earning	-	19.21	-	-	-	19.21
Equity component on account of Loan by the Holding Company	-	302.40	-	-	(306.63)	(4.23)
As at March 31, 2025	4,499.93	1,057.62	-	-	-	5,557.56
Profit for the year	-	1,178.30	-	-	-	1,178.30
As at March 31, 2026	4,499.93	2,235.92	-	-	-	6,735.86

Summary of material accounting policies

1-2

Other notes on accounts

3-49

The accompanying notes are integral part of the financial statements

For and on behalf of the Board of Directors of
Pharmax Corporation Limited

SANDEEP DAHIYA
Partner
 Membership No: 505371
 For and on behalf of
Dewan P N Chopra & Co
Chartered Accountants
 FRN : 000472N



Place : Noida
 Date: May 21, 2026

Archit Goyal
Director
 (DIN 10491496)

Kishan Singh Ramsinghane
Director
 (DIN 06319411)



Place : Noida
 Date: May 21, 2026

Pharmax Corporation Limited
Summary of Material Accounting Policies

1 Corporate Information

The financial statements comprise financial statements of Pharmax Corporation Limited (the company) for the period ended March 31, 2026. Pharmax Corporation Limited ("Pharmax") is a public limited company registered under Companies Act, 2013. The company is engaged in the business of deals in leasing of Estates. The financial statements were authorised for issue in accordance with a resolution of the directors on May 21, 2026.

2 Material accounting policies

2.1 Basis of preparation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time). For all periods up to and including the year ended March 31, 2018, the Company prepared its financial statements in accordance accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP). The financial statements for the year ended March 31, 2019 are the first the Company has prepared in accordance with Ind AS.

The financial statements have been prepared on a historical cost basis, except for the following assets and liabilities which have been measured at fair value

- (i) Certain financial assets and liabilities that are measured at fair value
 Financial Statement are presented in INR and all values are rounded to nearest Lacs (INR 00,000) except when otherwise stated

2.2 Summary of material accounting policies

a. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- (i) Expected to be realized or intended to be sold or consumed in normal operating cycle
 (ii) Held primarily for the purpose of trading
 (iii) Expected to be realized within twelve months after the reporting period, or
 (iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- (i) It is expected to be settled in normal operating cycle
 (ii) It is held primarily for the purpose of trading
 (iii) It is due to be settled within twelve months after the reporting period, or
 (iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period
 The Company classifies all other liabilities as non-current.

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

b. Property, Plant and Equipment

Property, Plant and equipment including capital work in progress are stated at cost, less accumulated depreciation and accumulated impairment losses, if any. The cost comprises of purchase price, taxes, duties, freight and other incidental expenses directly attributable and related to acquisition and installation of the concerned assets and are further adjusted by the amount of GST credit availed wherever applicable. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their respective useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

The company identifies and determines cost of each component/ part of the asset separately, if the component/ part has a cost which is significant to the total cost of the asset and has useful life that is materially different from that of the remaining asset.

Capital work-in-progress includes cost of property, plant and equipment under installation / under development as at the balance sheet date.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Depreciation on property, plant and equipment is provided on prorata basis on straight-line method using the useful lives of the assets estimated by management and in the manner prescribed in Schedule II of the Companies Act 2013. The useful life is as follows:

Assets	Useful lives estimated by the management (years)
Office equipment	5 Years
Computers	3 Years

c. Investment property

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation or both. Investment properties are measured initially at their cost of acquisition including transaction costs. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives.

Property held under lease is classified as investment property when it is held to earn rentals or for capital appreciation or for both, rather than for sale in the ordinary course of business or for use in production or administrative functions. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred. The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in profit or loss as incurred.

Depreciation on investment properties is provided on the straightline method, over the useful lives of the assets are as follows:

Asset Category*	Estimated
Buildings	60
Plant & Machinery	15
Furniture and fixtures	10
Computers	6
Other equipments	6-10

Estimated useful life of Leasehold land is over the period of lease.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by the company applying a valuation model acceptable.

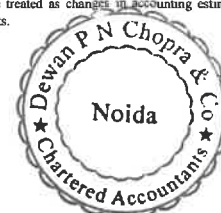
De-recognition

Investment properties are de-recognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit and loss in the period of de-recognition.

d. Intangible assets

The Company has applied exemptions of Ind AS 101 to continue the carrying value of intangible assets at the date of transition as its deemed cost in accordance with Ind AS 101 First Time adoption. Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Internally generated intangibles, excluding capitalized development cost, are not capitalized and the related expenditure is reflected in statement of Profit and Loss in the period in which the expenditure is incurred. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

The useful lives of intangible assets are assessed as either finite or indefinite. Intangible assets with finite lives are amortized over their useful economic lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate and are treated as changes in accounting estimates. The amortization expense on intangible assets with finite lives is recognized in the statement of profit and loss in the expense category consistent with the function of the intangible assets.



Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from disposal of the intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the assets are disposed off.

Intangible assets with finite useful life are amortized on a straight line basis over their estimated useful life of 3-6 years.

Impairment of non financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's, recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

The Company bases its impairment calculation on detailed budgets and forecast calculations which are prepared separately for each of the Company's cash-generating units to which the individual assets are allocated. These budgets and forecast calculations are generally covering a period of five years. For the remaining economic life of the asset or cash-generating unit (CGU), a long term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses including impairment on inventories, are recognized in the statement of profit and loss.

After impairment, depreciation is provide on the revised carrying amount of the asset over its remaining economic life.

An assessments is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or cash-generating unit's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit and loss unless the asset is carried at a revalued amount, in which case the reversal is treated as a revaluation increase.

e. Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial assets

The Company classified its financial assets in the following measurement categories :-

- Those to be measured subsequently at fair value (either through other comprehensive income or through profit & loss)
- Those measured at amortized cost

Initial recognition and measurement

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- (i) Debt instruments at amortized cost
- (ii) Debt instruments and equity instruments at fair value through profit or loss (FVTPL)

Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

- (i) Business model test : The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows (rather than to sell the instrument prior to its contractual maturity to released its fair value change), and
- (ii) Cash flow characteristics test : Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. EIR is the rate that exactly discount the estimated future cash receipts over the expected life of the financial instrument or a shorter period, where appropriate to the gross carrying amount of financial assets. When calculating the effective interest rate the company estimate the expected cash flow by considering all contractual terms of the financial instruments. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

Debt instruments at FVTPL

FVTPL is a residual category for financial instruments. Any financial instrument, which does not meet the criteria for amortized cost or FVTOCI, is classified as at FVTPL. A gain or loss on a Debt instrument that is subsequently measured at FVTPL and is not a part of a hedging relationship is recognized in statement of profit or loss and presented net in the statement of profit and loss within other gains or losses in the period in which it arises. Interest income from these Debt instruments is included in other income.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognized (i.e., removed from the Company's statement of financial position) when:

- the rights to receive cash flows from the asset have expired, or
- the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass through" arrangement and either;
 - (a) the Company has transferred the rights to receive cash flows from the financial assets or
 - (b) the Company has retained the contractual right to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the Company has transferred an asset, the Company evaluates whether it has transferred substantially all the risks and rewards of the ownership of the financial assets. In such cases, the financial asset is derecognized. Where the entity has not transferred substantially all the risks and rewards of the ownership of the financial assets, the financial asset is not derecognized.

Where the Company has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognized if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognized to the extent of continuing involvement in the financial asset.

Inventories

Inventories comprise completed units for sale and property under construction (Work in progress):

- (A) Completed Unsold inventory is valued at lower of cost and net realizable value. Cost is determined by including cost of land, materials, services and related overheads.
- (B) Work in progress is valued at cost. Cost comprises value of land (including development rights), materials, services and other overheads related to projects under construction.

Impairment of financial assets

In accordance with IND AS 109, the Company applies expected credit losses (ECL) model for measurement and recognition of impairment loss on the following financial asset and credit risk exposure:

- Financial assets measured at amortized cost;
- Financial assets measured at fair value through other comprehensive income (FVTOCI);

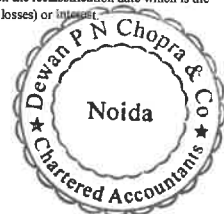
The Company follows "simplified approach" for recognition of impairment loss allowance on trade receivables. Under the simplified approach, the Company does not track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. the Company uses a provision matrix to determine impairment loss allowance on the portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of trade receivable and is adjusted for forward looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward looking estimates are analyzed.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Company reverts to recognizing impairment loss allowance based on 12- months ECL.

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward- looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward- looking estimates are analysed.

Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognized gains, losses (including impairment gains or losses) or interest.



(ii) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified at initial recognition as financial liabilities at fair value through profit or loss, loans and borrowings, and payables, net of directly attributable transaction costs. The Company financial liabilities include loans and borrowings including bank overdraft, trade payable, trade deposits, retention money and other payables.

The measurement of financial liabilities depends on their classification, as described below:

Trade Payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 90 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at fair value and subsequently measured at amortised cost using EIR method.

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the statement of profit and loss. Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in IND AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/losses attributable to changes in own credit risk are recognised in OCI. These gains/losses are not subsequently transferred to profit and loss. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

Borrowings are initially recognised at fair value, net of transaction cost incurred. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortization process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of IND AS 109 and the amount recognised less cumulative amortization.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

f. Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is

(i) Revenue is recognised over time if either of the following conditions is met:

a. Buyers take all the benefits of the property as real estate developers construct the property.

b. Buyers obtain physical possession of the property

c. The property unit to be delivered is specified in the contract and real estate entity does not have an alternative use of the unit; the buyer does not have the discretion to terminate the contract and the entity has right to payment for work completed to date.

In case none of these conditions is met, revenue would be recognised at a point in time when the control of the property is passed on to the customer.

(ii) Revenue from shared services

Revenue from shared services is recognized over the period of contract, as and when services are rendered.

(iii) Revenue from project management consultancy / secondment

Revenue from project management consultancy / secondment is recognized as per the terms of the agreement on the basis of services rendered.

(ii) Gain on sale of investments

On disposal of an investment, the difference between the carrying amount and net disposal proceeds is recognised to the profit and loss statement.

(ii) Interest and direct expenditure attributable to specific projects are capitalized in the cost of project, other interest and indirect costs are treated as 'Period Cost' and charged to Profit & Loss account in the period in which it is

g. Taxes

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with the Income Tax Act, 1961 and the income computation and disclosure standards (ICDS) enacted in India by using tax rates and tax laws that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognized outside profit or loss is recognized outside profit or 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. 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, if any.

Deferred tax

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 liabilities are recognised for all taxable temporary differences except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;

- In respect of taxable temporary differences associated with investments in subsidiaries, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. 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 except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;

- In respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

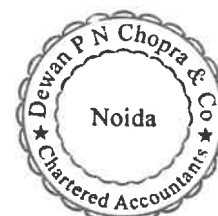
The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax relating to items recognized outside profit or loss is recognized outside the statement of profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively

The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the Company recognizes MAT credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement." The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.



h. Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

i. Leases

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Company as a lessee

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Company is classified as a finance lease.

Finance leases are capitalized at the commencement of the lease at the inception date at fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized in finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Company's general policy on the borrowing costs.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term unless the payment are structured to increase in line with expected general inflation to compensate for the losses in expected inflationary cost increase.

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

j. Provision and Contingent liabilities

Provisions

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of 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. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases, where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements unless the probability of outflow of resources is remote.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

k. Retirement and other employee benefits

Provident fund

The Company contributed specified monthly payments determined at a fixed percentage of basic salaries of the employees towards employee provident fund to government administered fund. The benefit vests upon commencement of the employment.

Gratuity

Gratuity liability is a defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each financial year.

Net interest is calculated by applying the discount rate to the net defined benefit (liabilities/assets). The Company recognized the following changes in the net defined benefit obligation under employee benefit expenses in statement of profit and loss

(i) Service cost comprising current service cost, past service cost, gain & loss on curtailments and non routine settlements.

(ii) Net interest expenses or income

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the Balance Sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Compensated Absences

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year end. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Company has the unconditional legal and contractual right to defer the settlement for a period 12 months, the same is presented as non-current liability.

l. Cash and cash equivalents

Cash and cash equivalent in the balance sheet 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.

m. Earning per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year and the weighted average number of shares outstanding during the year adjusted for the effects of all potential equity shares.

n. 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:

(i) In the principal market for the asset or liability, or

(ii) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

(i) Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities

(ii) Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

(iii) Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions

- Quantitative disclosures of fair value measurement hierarchy

- Investment in unquoted equity shares

- Financial instruments (including those carried at amortised cost)



Pharmax Corporation Limited
Summary of Material Accounting Policies

o. **Deferred Brokerage Expenses**

The Company incurs brokerage expenses when it leases out its properties and charges such brokerage expenses over the lock-in-period of the leases.

2.3 **Significant accounting judgements, estimates and assumptions**

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

(a) **Taxes**

Uncertainties exist with respect to the interpretation of complex tax regulations, changes in tax laws, and the amount and timing of future taxable income. Given the wide range of business relationships and the long term nature and complexity of existing contractual agreements, differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expense already recorded. The Company establishes provisions, based on reasonable estimates. The amount of such provisions is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the taxable entity and the responsible tax authority. Such differences of interpretation may arise on a wide variety of issues depending on the conditions prevailing in the respective domicile of the companies.

(b) **Fair value measurement of financial instrument**

When the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the Discounted Cash Flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

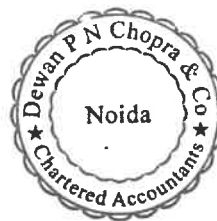
(c) **Impairment of non-Financial assets**

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's CGU's fair value less cost of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or Company's of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, or other fair value indicators.

2.4 **Recent Pronouncements:**

The Ministry of Corporate Affairs ("MCA") notifies new standards or amendment to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2025, MCA has notified Ind AS - 117 Insurance contracts and amendments to Ind AS 116 - Leases, relating to sale and leaseback transactions, applicable to the Company w.e.f. April 1, 2024. The Company has reviewed the new pronouncements based on its evaluation has determined that it does not have any significant impact in its financial statements.

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Pharmax Corporation Limited

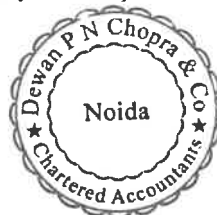
Notes forming part of the financial statements for the year ended March 31, 2026

3. Property, plant and equipment (PPE)

(Rs in Lacs)

Particulars	Plant and equipment	Computers and data processing units	Grand Total
At cost			
As at April 1, 2024	6.66	1.34	8.00
Additions	-	0.18	0.18
Disposals/Adjustments	-	-	-
As at March 31, 2025	6.66	1.52	8.18
Additions	1.60	-	1.60
Disposals/Adjustments	-	0.18	0.18
As at March 31, 2026	8.26	1.34	9.60
Depreciation			
As at April 1, 2024	6.59	0.71	7.30
Charge for the year	-	0.56	0.56
Disposals / Adjustments	-	-	-
As at March 31, 2025	6.59	1.27	7.86
Charge for the year	0.01	-	0.01
Disposals / Adjustments	0.26	-	0.26
As at March 31, 2026	6.34	1.27	7.61
Net carrying amount			
As at March 31, 2026	1.92	0.07	1.99
As at March 31, 2025	0.07	0.25	0.32

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4. Investment Property

Particulars	Land (freehold)	Investment Property	Land (leasehold)	Total	(Rs in Lacs) Investment Property under development
At cost					
As at April 01, 2024	579.15	14,059.55	91.65	14,730.35	-
Additions	-	13,765.31	-	13,765.31	-
Disposals/Adjustments	-	-	-	-	-
As at March 31, 2025	579.15	27,824.86	91.65	28,495.66	-
Additions	-	160.77	-	160.77	88.61
Disposals/Adjustments	-	(0.19)	-	(0.19)	-
As at March 31, 2026	579.15	27,985.82	91.65	28,656.62	88.61
Amortization					
As at April 01, 2024	-	372.02	-	372.02	-
Additions	-	440.26	-	440.26	-
Disposals	-	-	-	-	-
As at March 31, 2025	-	812.29	-	812.29	-
Additions	-	528.31	-	528.31	-
Disposals	-	(0.26)	-	(0.26)	-
As at March 31, 2026	-	1,340.86	-	1,340.86	-
Net carrying amount					
As at March 31, 2026	579.15	26,644.96	91.65	27,315.75	88.61
As at March 31, 2025	579.15	27,012.57	91.65	27,683.37	-

For details of assets pledged/mortgage refer note 11.

(i) Contractual Obligations

Refer Note 24 for disclosure of contractual commitments for the acquisition of Investment Properties.

(ii) Amount recognised in profit and loss for Investment Properties

	(Rs. In Lacs)	
	For the year ended March 31, 2026	For the year ended March 31, 2025
Rental Income	4,677.04	3,826.49
Less: Direct operating expenses generating rental income	681.25	493.89
Profit from leasing of Investment Properties	3,995.79	3,332.60
Less: Depreciation Expense	528.31	440.26
Profit from leasing of Investment Properties after depreciation	3,467.49	2,892.34

(iii) Fair Value hierarchy and valuation technique

The fair value of investment property has been determined by the Registered Valuer. The fair value has been arrived using discounted cash flow projections based on reliable estimates of future cash flows considering growth in rental of 15% on every 3 years, vacancy rate of 3% and discount rate of 13.00%.

Reconciliation of fair Value:	(Rs. In Lacs)
Opening Balance as on April 01, 2024*	47,247.19
Increase in Fair Value	4,217.92
Decline in Fair Value	-
Closing Balance as on March 31, 2025*	51,465.11
Increase in Fair Value	9,451.50
Decline in Fair Value	-
Closing Balance as on March 31, 2026*	60,916.61

* Other than Investment property under Development

Valuation models applied for valuation:

Discounted cash flow method - net present value is determined based on projected cash flows discounted at an appropriate rate

(iv) Leasing Arrangements

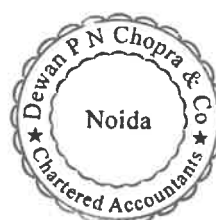
Certain investment properties are leased to tenants under long term operating leases with rentals payable monthly.

The company has leased out office premises under non cancellable operating leases. The contractual future minimum lease related receivables in respect of these leases are :

Particulars	As at March 31, 2026	As at March 31, 2025
Not later than 1 year	2,766.00	2,845.90
later than 1 year but not later than 3 years	2,456.92	4,231.53
more than 3 years	-	1,567.45
Total	5,222.92	8,644.88



Particulars	(Rs. in Lacs)						
	As at March 31, 2026	As at March 31, 2025					
5. Other non current financial assets							
Deposits with original maturity of more than 12 months	712.21	416.12					
Rent receivable (Equalisation)	312.07	542.54					
Security Deposit	60.49	60.49					
	1,084.77	1,019.15					
6. Other non current assets							
Capital Advances	94.41	7.45					
Deferred brokerage expenses	82.00	228.59					
	176.41	236.04					
7. Current financial assets							
(i) Investment							
Other investments							
Unquoted mutual funds (Value at Fair Value)							
Aditya Birla Sun Life Liquid Fund- Growth- Direct Plan Units 63,537,236, NAV - 445.0503 (March 31, 2025 Units - 74,324,008, NAV - 418.7272)	282.77	311.21					
Tata Liquid Fund Direct Plan- Growth Units Nil (March 31, 2025 Units - 15699,779, NAV - 4092.8312)	-	642.57					
SBI Liquid Fund Direct Plan- Growth Units 21,983,207, NAV -4306.1134 (March 31, 2025 Units Nil)	946.62	-					
Kotak Liquid Fund Direct Plan- Growth Units 8981.986, NAV -5565.4620 (March 31, 2025 Units Nil)	499.89	-					
Total	1,729.28	953.78					
Aggregate Amount of Unquoted Investments	1,729.28	953.78					
(ii) Trade receivables							
Unsecured :-							
Trade Receivables considered good - Secured*	25.06	43.76					
* Includes Rs. 13.46 lacs (March 31, 2025 Rs. 26.16 Lacs) due from related parties	25.06	43.76					
Ageing of trade receivable as on March 31, 2026							
Particulars	Not due	Less than 6 Months	Outstanding for following periods from due date of payment				Total
Undisputed Trade Receivables - considered good	3.29	14.41	6 months- 1 year	1-2 years	2-3 years	More than 3 years	25.06
Undisputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables - considered good	-	-	-	-	-	-	-
Disputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
Ageing of trade receivable as on March 31, 2025							
Particulars	Not due	Less than 6 Months	6 months- 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed Trade Receivables - considered good	29.98	5.76	4.64	3.21	0.17	-	43.76
Undisputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables - considered good	-	-	-	-	-	-	-
Disputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
(iii) Cash and cash equivalents							
Balances with banks:							
On current accounts	89.49	466.21					
Cash on hand	0.24	0.17					
	89.73	466.37					
(iv) Bank balances other than cash and cash equivalents							
Deposits with remaining maturity for more than 3 months but less than 12 months	350.14	-					
	350.14	-					
(v) Other financial assets							
Other advances :-							
Unsecured, considered good							
Deposits with remaining maturity less than 12 months	701.47	624.65					
Rent receivable (Equalisation)	187.09	147.29					
	888.56	771.94					
8. Current tax assets							
Advance income tax (net of provisions)	501.21	337.62					
	501.21	337.62					
9. Other current assets (unsecured considered good, unless otherwise stated)							
Advances to suppliers, employees etc	7.37	0.54					
Prepaid expenses	6.62	3.46					
Balance with statutory authorities	9.24	77.91					
Security Deposit	7.66	7.66					
Unbilled revenue	45.89	70.79					
Deferred brokerage expenses	162.57	160.58					
	239.35	320.94					



Pharmax Corporation Limited
Notes forming part of the financial statements for the year ended March 31, 2026

10. Share capital and other equity

(i) Equity share capital

Particulars	(Rs in Lacs)	
	As at March 31, 2026	As at March 31, 2025
a) Authorized		
9,00,00,000 (March 31, 2025: 9,00,00,000) equity shares of Re. 1/- each	900.00	900.00
10% 4,70,000 (March 31, 2025: 4,70,000) Cumulative Convertible Preference Shares of Rs. 100/- each	470.00	470.00
9% 15,00,000 (March 31, 2025: 15,00,000) Cumulative Redeemable Preference share of Rs. 100/- each	1,500.00	1,500.00
	2,870.00	2,870.00

During the year ended March 31, 2026 Nil, the authorized share capital was increased by 300 Lacs i.e. 3,00,00,000 equity share of Rs. 1 each March 31, 2025.

Issued, subscribed and fully paid-up

8,45,71,561 (March 31, 2025: 8,45,71,561) equity shares of Re. 1/- each fully paid up	845.72	845.72
Forfeited shares	2.66	2.66
Total issued, subscribed and fully paid-up share capital	848.38	848.38

b) Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2026		March 31, 2025	
	No. of shares	(Rs. In lacs)	No. of shares	(Rs. In lacs)
At the beginning of the year	8,45,71,561	845.72	4,71,22,747	471.23
Add: Shares issued during the year	-	-	74,48,814	74.49
Add: Conversion of CCPS into equity shares	-	-	3,00,00,000	300.00
Outstanding at the end of the year	8,45,71,561	845.72	8,45,71,561	845.72

c) Terms and rights attached to equity shares

The Company has only one class of equity shares having a par value of Re. 1/- per share. Each holder of equity shares is entitled to one vote per share. The company has not declared any dividend. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

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

Name of the Shareholder	March 31, 2026		March 31, 2025	
	No. of shares	% held	No. of shares	% held
Equity shares of Rs. 1 each fully paid-up				
Max Estates Limited	4,30,58,047	51.00%	4,30,58,047	51.00%
New York Life Insurance Company	4,15,13,514	49.00%	4,15,13,514	49.00%

e) Aggregate number of Shares issued for consideration other than cash during the year of five years immediately preceding the reporting date - NIL

f) Shareholding of Promoters

As at March 31, 2026

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of total shares	% Change during the year
Max Estates Limited	4,30,58,047	-	4,30,58,047	51%	0.00%

As at March 31, 2025

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of total shares	% Change during the year
Max Estates Limited	4,71,22,747	(40,64,700)	4,30,58,047	51%	-8.63%

g) Conversion of Cumulative Convertible preference shares (CCPS)

On May 23, 2024 the company has converted these 3,00,000 CCPS of Rs.100/- each into 3,00,00,000 Equity shares of Rs.1/- each.



Pharmax Corporation Limited
Notes forming part of the financial statements for the year ended March 31, 2026

(ii) Other equity

Particulars	(Rs. in Lacs)	
	As at March 31, 2026	As at March 31, 2025
Securities Premium (refer note a below)	4,499.93	4,499.93
Retained earnings (refer note b below)	2,235.93	1,057.63
Equity Component on account of Financial Guarantee provided by the Holding Company (refer note c below)	-	-
Equity Component of 10% Cumulative Convertible Preference Shares (refer note d below)	-	-
Equity Component on account of Interest Free Loan by the Holding Company (refer note e below)	-	-
	6,735.86	5,557.56

Notes:

a) Securities premium account

At the beginning of the year	4,499.93	1,058.58
Addition during the year due to conversion of CCPS into equity shares	-	3,441.35
	4,499.93	4,499.93

b) Retained earnings

At the beginning of the year	1,057.63	(182.76)
Profit/(Loss) for the year	1,178.30	858.89
Add: Equity component of guarantee fees transferred to retained earning	-	15.29
Add: Unamortised portion of guarantee fees transferred to retained earning	-	19.21
Add: Equity component of interest free loan by the holding company	-	302.41
Add: Equity component of CCPS transferred to retained earning	-	44.59
At the end of the year	2,235.93	1,057.63

c) Equity Component on account of Financial Guarantee provided by the Holding Company

At the beginning of the year	-	28.64
Add: Additions during the year	-	-
Less: Equity Component reversed on account of Financial Guarantee revoked	-	(28.64)
At the end of the year	-	-

d) Equity Component of 10% Cumulative Convertible Preference Shares

At the beginning of the year	-	44.59
Less: Conversion of CCPS into equity shares	-	(44.59)
At the end of the year	-	-

e) Equity Component on account of Interest Free Loan by the Holding Company

At the beginning of the year	-	306.62
Less: Loan foreclosed during the year	-	(306.62)
At the end of the year	-	-

Nature and purpose of reserves:

Retained earnings - Retained earnings are profits of the company earned till date less transferred to general reserve, dividends or distribution paid to shareholders. Retained earnings are the free reserve available to the company

Equity Component on account of Financial Guarantee provided by the Holding Company - Company has received financial guarantee from the holding company for taking the loan from Bank on which based on Ind AS 109, company has recognised equity component. During the year, the Financial Guarantee provided by the Holding Company have been revoked and accordingly the equity component have been transferred to retained earnings

Equity Component of Cumulative Convertible Preference Shares - Preference shares are to be converted on or before the end of 20 years from the date of issue of the said preference share in terms of Section 55 of the Companies Act, 2013. On May 23, 2024, these CCPS were converted into Equity Shares

Equity Component on account of Interest Free Loan by the Holding Company - Company has received interest free long term loan from the holding company on which based on Ind AS 109, company has recognised equity component. During the year, the company had repaid the loan and accordingly the equity component have been transferred to retained earnings

Security Premium - Securities Premium Reserve is used to record premium on issue of shares. The reserve can be utilised for limited purposes as per the provisions of the Companies Act, 2013.



Pharmax Corporation Limited
Notes forming part of the financial statements for the year ended March 31, 2026

11. Financial liabilities

(i) Borrowings

Particulars	(Rs. in Lacs)	
	As at March 31, 2026	As at March 31, 2025
Non-current borrowings :-		
Term loans (secured)		
From banks (Refer Note A & B)	21,595.90	22,558.01
	<u>21,595.90</u>	<u>22,558.01</u>
Less: Current Maturities of Long Term Borrowings	1,059.49	991.75
	<u>20,536.41</u>	<u>21,566.26</u>
Aggregate Secured loans	21,595.90	22,558.01
Aggregate Unsecured loans	-	-

Note A IDFC First Bank Limited - Term Loan (Secured)

The Company has taken secured rupee term loan facility for 15,200 Lacs loan from IDFC First Bank Limited. Out of this facility the company has drawn 13,515 Lacs.

- Primary and collateral security:
 - First charge by way of equitable mortgage on land and building of the lease property both present and future.
 - Exclusive charge on lease rentals from the lease property both present and future.
 - Exclusive charge on the current assets and receivables of the lease property both present and future.
 - Exclusive charge on the moveable assets both present and future of the lease property.
 - Exclusive charge on the escrow account in which the receivables from the lessee from the lease property shall be routed.
 - Pledge of 26% shares of Pharmax Corporation Limited held by Max Estate Limited
 - Non disposal confirmation from Max Estates Limited for shareholding in Pharmax not to fall below 51%
 - Board resolution backed shortfall undertaking from Max Estates.
- Interest Rate – 7.60% p.a.-8.60% p.a.
- Loan repayable in monthly structured instalments ending in Nov 2035
- DSRA in the form of FDR required Rs. 5 Crs

Note B ICICI Bank Limited - Rupee Term Loan (Secured)

The Company has taken secured rupee term loan facility for 9702 Lacs loan from ICICI Bank Limited. The company fully drawn the facility.

- Primary and collateral security:
 - Exclusive charge by way of equitable mortgage on the property together with the project, building structures built thereon
 - Exclusive charge by way of hypothecation on the future scheduled receivables of the project and all insurance proceeds, both present and future.
 - Exclusive charge by way of hypothecation on the Escrow account of the project and the DSR account and all monies credited/deposited therein (in whatever form the same may be) and all investments in respect thereof (in whatever form the same may be).
- Interest Rate – 7.30% p.a.-8.30% p.a.
- Loan repayable in monthly structured instalments ending in Oct 2033
- DSRA - 3 months' instalment equivalent amount

(ii) Other Non-Current Financial Liabilities

Particulars	(Rs. in Lacs)	
	As at March 31, 2026	As at March 31, 2025
Security deposits received	951.31	959.66
Deferred Finance Income (Security Deposit)	86.82	198.93
	<u>1,038.13</u>	<u>1,158.59</u>

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Particulars		Outstanding for following periods from due date of payment				
	Not Dues	Less than 1 Year	1-2 years	2-3 years	More than 3 years	Total
MSME	-	-	-	-	-	-
Others	-	7.70	-	-	-	7.70
Disputed Dues - MSME	-	-	-	-	-	-
Disputed Dues - Others	-	-	-	-	-	-

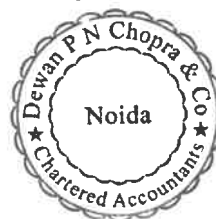
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Pharmax Corporation Limited
Notes forming part of the financial statements for the year ended March 31, 2026

Particulars	(Rs. in Lacs)	
	For the year ended March 31, 2026	For the year ended March 31, 2025
16 Revenue from operations		
(Revenue from contracts with customers)		
Lease Rentals	4,686.35	3,361.30
Revenue from Rentals(Equilisation as per Ind-AS)	(190.68)	394.40
Other operating income (refer note 33)	181.37	70.79
Total	4,677.04	3,826.49
17. Other income		
Guarantee Fee Income - Ind AS	-	1.03
Interest Income on Fixed Deposit	74.06	66.36
Interest Income on income tax refund	19.02	-
Finance Income Security deposit - Ind AS	119.33	117.44
Other non-operating income	-	24.07
Interest liability written back on CCPS	-	49.51
Gain on mutual fund units	69.93	24.78
Miscellaneous income	8.82	0.32
	291.16	283.52

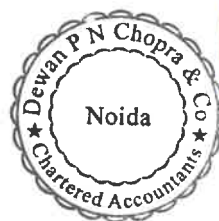
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Pharmax Corporation Limited
Notes forming part of the financial statements for the year ended March 31, 2026

Particulars	(Rs. in Lacs)	
	For the year ended March 31, 2026	For the year ended March 31, 2025
18. Employee benefits expense		
Salaries, wages and bonus	-	-
Staff welfare expenses	-	-
	<u>-</u>	<u>-</u>
19. Finance costs		
Interest on CCPS	-	3.34
Interest on Security Deposit Received - Ind AS Adjustment	114.28	105.61
Interest on Term Loan	1,903.91	1,787.83
Other borrowing cost	10.72	51.88
Guarantee Fees	-	2.10
	<u>2,028.91</u>	<u>1,950.76</u>
20. Depreciation and amortization expense		
Depreciation of property, plant and equipment (refer note 3)	0.01	0.56
Depreciation of investment property (refer note 4)	528.31	440.26
	<u>528.32</u>	<u>440.82</u>
21. Other expense		
Insurance	9.03	5.73
Rates and taxes	209.98	120.70
Travelling and conveyance	0.05	7.33
Brokerage	161.43	145.49
Legal and professional	28.16	44.74
Auditor's Remuneration	2.63	2.33
Directors' sitting fee	13.00	0.38
Facility management	186.85	165.08
Asset management expenses	113.95	51.84
Marketing Expenses	-	5.06
CSR Expenditure	12.00	-
Miscellaneous expenses	0.91	1.24
	<u>738.00</u>	<u>549.92</u>
Payment to auditor		
As auditor:		
Audit fee (including limited review)	2.63	2.33
	<u>2.63</u>	<u>2.33</u>

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22 Income Tax

Statement of profit and loss :

Profit and loss section

Particulars	(Rs. in Lacs)	
	For the year ended March 31, 2026	For the year ended March 31, 2025
Current income tax :		
Current tax	-	-
MAT credit entitlement	-	-
Income tax paid for earlier years	(0.97)	-
Deferred tax :		
Relating to origination and reversal of temporary differences	495.64	309.62
Income tax expense reported in the statement of profit and loss	494.67	309.62

OCI section :

Deferred tax related to items recognised in OCI during in the year:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Income tax charge/(credit) on remeasurements of defined benefit plans	-	-
Income tax charged to OCI	-	-

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2026 and March 31, 2025:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Accounting profit before tax	1,672.97	1,168.51
Accounting profit before income tax	1,672.97	1,168.51
At India's statutory income tax rate of 25.168% (March 31,2024: 25.168%)	25.168%	25.168%
Computed Tax Expense	421.05	294.09
Adjustment:		
Ind AS Adjustment	-	-
Expenses deferred in current year	-	-
Timing difference on investment property	-	-
Adjustment of losses	-	-
Others	74.59	15.53
Income tax expense reported in the statement of profit and loss	494.67	309.62
Total tax expense	494.67	309.62

Deferred tax relates to the following:

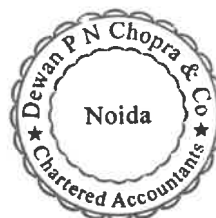
	As at March 31, 2026	As at March 31, 2025
Deferred tax liabilities		
Ind AS Impact Adjustment	217.99	305.81
Others	902.66	609.51
Gross deferred tax liabilities (a)	-	-
Mat Credit (c)	-	-
Unabsorbed depreciation and business loss carried forward	(75.25)	(385.53)
Deferred tax (liabilities) /Assets (net)	1,045.40	529.79

Reconciliation of deferred tax Assets / (liability)(net):

Particulars	(Rs. in Lacs)	
	As at March 31, 2026	As at March 31, 2025
Opening balance as of April 1	(529.79)	(220.17)
Tax expense during the year recognised in profit or loss	(495.67)	(309.62)
Tax expense during the year recognised in OCI	-	-
Deferred tax on Equity Component of Interest Free loan by Holding Company	-	-
Closing balance as at March 31	(1,025.46)	(529.79)

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

Provision for Tax verified in financial statements for the year ending March 31, 2026 are only provisional and it is subject to change at the time of filing Income Tax Return based on actual addition/deduction as per provisions of Income Tax Act'1961.



23 Earning Per Share

Basic EPS amounts is calculated by dividing the profit for the year attributable to equity holders by the weighted average number of Equity shares outstanding during the year including ordinary shares that will be issued upon the conversion of a mandatorily convertible instrument. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year, except where the result would be anti-dilutive. Earning per equity share is not annualised.

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit after tax (Rs. in Lacs)	1,178.30	858.89
Less: dividends on convertible preference shares & tax thereon	-	-
Net profit for calculation of basic EPS	1,178.30	858.89
Weighted average number of equity shares outstanding during the year (Nos.)	8,45,71,561	8,09,79,804
Basic earnings per share (Rs.)	<u>1.39</u>	<u>1.06</u>
Dilutive EPS		
Profit after tax (Rs. in Lacs)	1,178.30	858.89
Weighted average number of equity shares outstanding during the year for dilutive earnings per share (Nos)*	8,45,71,561	8,09,79,804
Diluted earnings per share (Rs.)	<u>1.39</u>	<u>1.06</u>

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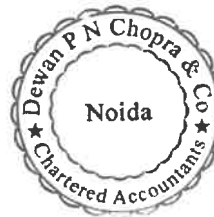


Pharmax Corporation Limited
Notes forming part of the financial statements for the year ended March 31, 2026

24 Commitments and contingencies

		(Rs. In lacs)	
a) Commitments			
Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025	
Capital Commitment			
Estimated amount of contracts remaining to be executed and not accounted for	229.62	-	
Less Capital advances	(82.84)	-	
Net commitments	146.79	-	
b) Contingent liabilities			
Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025	
- Income Tax	-	-	
Total Contingencies	-	-	

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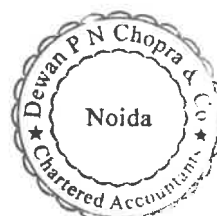


Pharmax Corporation Limited
Notes forming part of the financial statements for the year ended March 31, 2026
25 Related party disclosures

Names of related parties where control exists irrespective of whether transactions have occurred or not	
Holding Company	Max Estates Limited
Fellow Subsidiary Company	Max Square Limited
	Max Asset Services Limited
	Max Towers Private Limited
	Max Estates 128 Private Limited
	Acreage Builders Private Limited
	Max Estates Noida Private Limited
	Max Estates Noida Two Limited
	Max Estates Gurgaon Limited
	Max Estates Gurgaon Two Limited
	Max I. Limited
	Boulevard Projects Private Limited
	Base Buildwell Private Limited
	Max Estates Developers Limited
Names of other related parties with whom transactions have taken place during the year	
Directors and Key management personnel	Mr. Sanjay Khandelwal (Independent Director) (upto April 01, 2024)
	Mr. Kishansingh Ramsinghaney (Director)
	Mr. Anshul Gaurav (Director) (upto September 24, 2024)
	Mr. Benjamin Scott Greene (w.e.f. September 24, 2024)
	Ms. Jillian Leigh Moo-Young (w.e.f. September 24, 2024)
	Mr. Akhil Bhalla (Director) (w.e.f. September 24, 2024)
	Ms. Monika Srivastava (w.e.f. September 24, 2024)
	Mr. Rishi Raj (Director) (upto September 19, 2025)
	Mr. Archit Goyal (w.e.f. October 01, 2025)
	Ms. Gauri Padmanabhan (w.e.f. February 05, 2026)
Entities controlled or jointly controlled by person or entities where person has significantly influence or entities where person having control is Key Management personnel	Max Skill First Limited
	Max One Distribution And Services Limited
	Antara Senior Living Limited
	Max Ateev Limited
	Vana Retreats (P) Ltd.
	New Delhi House Services Limited
	Max Learning Ventures Private Limited
	Antara Assisted Care Services Limited
	Antara Care Homes Limited
	Dixon Technologies India Limited
	Topline Electronics Pvt Ltd

Note : Related party relationships are as identified by the company and relied upon by the Auditors

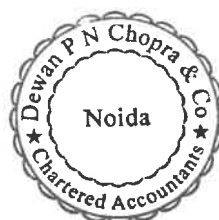
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25.01 (a) Details of transactions with related parties

S.No	Nature of transaction	Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
1	Reimbursement of Expenses (Recd.)	Max Estates Limited	-	34.73
		Max Asset Services Limited	9.50	11.62
		Total	9.50	46.36
2	Conversion of CCPS into Equity Shares	Max Estates Limited	-	300.00
		Total	-	300.00
3	Revenue from Lease Rent	Max Skill First Limited	0.66	-
		Antara Senior Living Limited	1.32	-
		Max Asset Services Limited	206.40	171.94
		Max Estates Limited	1.29	84.50
		Max Estates 128 Private Limited	0.86	-
		Max Estates Gurgaon Two Limited	0.86	-
		Max Estates Noida Private Limited	0.86	-
		Max India Limited	0.26	-
		Riga Foods LLP	0.31	-
		TopLine Electronics Private Limited	9.86	-
		Dixon Technologies (India) Limited	269.05	-
		Antara Assisted Care Services Ltd.	0.66	-
		Antara Bangalore Senior Living Limited	0.20	-
		Boulevard Projects Private Limited	1.29	-
		Total	493.87	256.44
4	Other operating income	Max Asset Services Limited	8.78	-
		Total	8.78	-
5	Guarantee Fee	Max Estates Limited	-	6.72
		Total	0.00	6.72
6	Security Deposit Received	Max Asset Services Limited	-	137.55
		Max Estates Limited	-	16.32
		TopLine Electronics Private Limited	0.40	-
		Total	0.40	153.86
7	Security Deposit Refunded	Max Asset Services Limited	113.95	34.21
		Total	113.95	34.21
8	Director's Sitting Fee	Monika Srivastava	6.50	0.23
		Akhil Bhalla	6.50	0.15
		Total	13.00	0.38
9	Loan Given	Max Estates Limited	-	11,528.77
		Total	0.00	11,528.77
10	Purchase of Max house okhla	Max Estates Limited	-	12,500.00
		Total	0.00	12,500.00
11	Loan taken	Max Estates Limited	-	7,069.39
		Total	-	7,069.39
12	Facility management Income	Max Asset Services Limited	181.37	70.79
		Total	181.37	70.79
13	Asset management fee paid	Max Estates Limited	113.95	51.84
		Total	113.95	51.84

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Pharmax Corporation Limited
Notes forming part of the financial statements for the year ended March 31, 2026

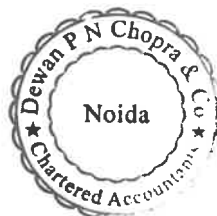
25.02 (b) Balances outstanding at year end

S.No	Nature of transaction	Particulars	As at March 31, 2026	As at March 31, 2025
1	Amount receivable	Antara Senior Living Limited	0.25	0.25
		Antara Assisted Care Services Ltd.	0.14	0.14
		Max Asset Services Ltd.	5.77	25.77
		Max One Distribution and Services Ltd	0.03	-
		Max Estates Limited	3.36	-
		Max Estates 128 Private Limited	1.01	-
		Max Estates Gurgaon Two Limited	1.01	-
		Riga Foods LLP	0.36	-
		Boulevard Projects Private Limited	1.53	-
		Total	13.46	26.16
2	Amount payable	Max Skill First Limited	0.21	0.50
		Max Estates Limited	17.41	5.98
		Max Ateev Ltd	0.21	0.21
		Total	17.83	6.69
3	Security Received/ Performance Guarantee	Max Asset Services Limited	37.53	146.58
		Max Skill First Limited	0.18	0.18
		Topline Electronics Pvt Ltd	3.40	3.00
		Total	41.11	149.76
4	Unbilled Revenue	Max Asset Services Limited	45.89	70.79
		Total	45.89	70.79

Notes

- a) The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions
b) Amounts outstanding are unsecured and will be settled in cash or receipts of goods and services.
c) No expense has been recognised for the year ended March 31, 2026 and March 31, 2025 for bad or doubtful receivables in respect of amounts owed by related parties.

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26 Employee Benefits

The disclosures of Employee Benefits as defined in Indian Accounting Standard 19 are given below:

Defined Benefit Plan

Gratuity: The employees' gratuity fund scheme is a defined benefit plan. The Company provides gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. the amount of gratuity payable on retirement/termination is the

- i) employees' last drawn basic salary per month computed proportionately for 15 days salary multiplied by the number of years of service. The present value of the obligation is determined on the basis of year end actuarial valuation using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.
- ii) **Leave Encashment:** The company also has a leave encashment scheme with defined benefits for its employees. The company makes provision for such liability in the books of accounts on the basis of year end actuarial valuation. No fund has been created for this scheme.

I Reconciliation of opening and closing balances of Defined Benefit Obligation

Particulars

(Rs. In lacs)

	Gratuity		Leave encashment	
	2025-26	2024-25	2025-26	2024-25
- Present Value of Obligation at beginning of the year	-	20.67	-	22.10
- Transfer Adjustments	-	(20.67)	-	(22.10)
- Interest cost	-	-	-	-
- Current Service Cost	-	-	-	-
- Prior Service Cost	-	-	-	-
- Benefits Paid	-	-	-	-
- Actuarial (Gain)/Loss on obligations	-	-	-	-
- Present Value of Obligation at end of the year	-	-	-	-

Since the company no longer has any employees as at March 31, 2026, the detailed disclosures under this section are not applicable.

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Pharmax Corporation Limited
Notes forming part of the financial statements for the year ended March 31, 2026

27 Segment reporting

The Company is a one segment company in the business of real estate development and leasing. All its operations are located in India, accordingly, the Company views these activities as one business segment, there are no additional disclosures to be provided in terms of Ind AS 108 on 'Segment Reporting'.

28 Financial instruments

The comparison of carrying value and fair value of financial instruments by categories that are not measured at fair value are as follows:

Category	Carrying value		Fair Value	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
1) Financial asset at amortized cost				
Other financial assets	1,973.34	1,791.09	1,973.34	1,791.09
Trade receivables	25.06	43.76	25.06	43.76
Investments	1,729.28	953.78	1,729.28	953.78
Cash and cash equivalents	89.73	466.37	89.73	466.37
Other Bank balances	350.14	-	350.14	-
2) Financial liabilities at amortized cost				
Non current & current				
Borrowings	21,595.90	22,558.01	21,595.90	22,558.01
Other financial liabilities	2,117.31	2,250.68	2,117.31	2,250.68
Trade payables	92.80	7.70	92.80	7.70

1 The Company assessed that trade receivables, cash and cash equivalents, other bank balances, loans and advances to related parties, interest receivable, trade payables, capital creditors are considered to be the same as their fair values, due to their short term nature.

2 The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

3 Long-term fixed-rate and variable-rate receivables/borrowings are evaluated by the Company based on parameters such as interest rates, specific country risk factors, individual creditworthiness of the customer and the risk characteristics of the financed project. Based on this evaluation, allowances are taken into account for the expected credit losses of these receivables.

4 The fair value of unquoted instruments, loans from banks and other financial liabilities as well as other noncurrent financial liabilities are estimated by discounting future cash flows using rates currently available for debt on similar terms, credit risk and remaining maturities. The valuation requires management to use observable and unobservable inputs in the model, of which the significant observable and unobservable inputs are disclosed in the table below. Management regularly assesses a range of reasonably possible alternatives for those significant observable and unobservable inputs and determines their impact on the total fair value.

5 The fair values of the Company's interest-bearing borrowings and other non-current financial liabilities are determined by using DCF method using discount rate that reflects the issuer's borrowing rate as at the end of the reporting period. The own non-performance risk as March 31, 2026 was assessed to be insignificant.

28.01 Fair value hierarchy

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities

Level 2: other techniques for which all inputs that have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: techniques that use inputs that have a significant effect on the recorded fair value that are not based on observable market data

(i) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2026

Particulars	Carrying value March 31, 2026	Fair value		
		Level 1	Level 2	Level 3
Other financial assets	1,973.34	-	-	1,973.34
Trade receivables	25.06	-	-	25.06
Cash and cash equivalents	89.73	-	-	89.73
Investments	1,729.28	-	1,729.28	-
Other Bank balances	350.14	-	-	350.14

(ii) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2025

Particulars	Carrying value March 31, 2025	Fair value		
		Level 1	Level 2	Level 3
Other financial assets	1,791.09	-	-	1,791.09
Trade receivables	43.76	-	-	43.76
Cash and cash equivalents	466.37	-	-	466.37
Investments	953.78	-	953.78	-
Other Bank balances	-	-	-	-

(iii) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2026

Particulars	Carrying value March 31, 2026	Fair value		
		Level 1	Level 2	Level 3
Non current & current				
Borrowings	21,595.90	-	-	21,595.90
Other financial liabilities	2,117.31	-	-	2,117.31
Trade payables	92.80	-	-	92.80

(iv) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2025

Particulars	Carrying value March 31, 2025	Fair value		
		Level 1	Level 2	Level 3
Borrowings	22,558.01	-	-	22,558.01
Other financial liabilities	2,250.68	-	-	2,250.68
Trade payables	7.70	-	-	7.70



29 Financial risk management objectives and policies

The Company's has instituted an overall risk management programme which also focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance. The Corporate Finance department, evaluates financial risks in close co-operation with the various stakeholders.

The Company is exposed to capital risk, market risk, credit risk and liquidity risk. These risks are managed pro-actively by the Senior Management of the Company, duly supported by various Groups and Committees.

a) Capital risk

The Company's objective when managing capital is to safeguard its ability to continue as a going concern in order to provide returns to its shareholders and benefits for other stakeholders and to provide for sufficient capital expansion. The capital structure of the Company consists of debt, which includes the borrowings disclosed in notes 10, cash and cash equivalents disclosed in note 6 and equity as disclosed in the statement of financial position.

b) Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company employees prudent liquidity risk management practices which inter alia means maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities. Given the nature of the underlying businesses, the corporate finance maintains flexibility in funding by maintaining availability under committed credit lines and this way liquidity risk is mitigated by the availability of funds to cover future commitments. Cash flow forecasts are prepared not only for the entities but the Group as a whole and the utilized borrowing facilities are monitored on a daily basis and there is adequate focus on good management practices whereby the collections are managed efficiently. The Company while borrowing funds for large capital project, negotiates the repayment schedule in such a manner that these match with the generation of cash on such investment. Longer term cash flow forecasts are updated from time to time and reviewed by the Investment and Performance Review Committee of the Board.

The table below represents the maturity profile of Company's financial liabilities at the end of March 31, 2026 and March 31, 2025 based on contractual undiscounted payments :-

As at March 31, 2026	Carrying Amount	Total Undiscounted	0-1 Years	1-5 Years	More than 5 Years
Borrowings	21,595.90	21,647.69	1,027.47	10,402.42	10,217.80
Trade payable	92.80	92.80	92.80	-	-
Other financial liabilities	2,117.31	2,117.31	1,079.18	1,038.13	-
Total	23,806.00	23,857.79	2,199.44	11,440.55	10,217.80

As at March 31, 2025	Carrying Amount	Total Undiscounted	0-1 Years	1-5 Years	More than 5 Years
Borrowings	22,558.01	22,611.66	963.97	8,604.66	13,043.03
Trade payable	7.70	7.70	7.70	-	-
Other financial liabilities	2,250.68	2,250.68	1,092.09	1,158.59	-

c) Credit risk

Credit Risk is the risk that the counter party will not meet its obligation under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments.

(i) Trade receivables

Customer credit risk is managed by each business unit subject to the Company's established policy, procedures and control relating to customer credit risk management. Management evaluate credit risk relating to customers on an ongoing basis. Receivable control management Department assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. The Company provides credit to individuals on exceptional basis only. An impairment analysis is performed at each reporting date on an individual basis.

(ii) Financial instruments and cash deposit

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made in bank deposits and other risk free securities. The limits are set to minimize the concentration of risks and therefore mitigate financial loss through counter party's potential failure to make payments. Credit limits of all authorities are reviewed by the management on regular basis. All balances with banks and financial institutions is subject to low credit risk due to good credit ratings assigned to the Company.

The Company's maximum exposure to credit risk for the components of the balance sheet at March 31, 2026 is the carrying amounts as illustrated in the liquidity table above.

d) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprises three types of risk: currency rate risk, interest rate risk and other price risks, such as equity price risk and commodity price risk. Financial instruments affected by market risks include loans and borrowings, deposits, investments and foreign currency receivables and payables. The sensitivity analyses in the following sections relate to the position as at March 31, 2025. The analyses exclude the impact of movements in market variables on; the carrying values of gratuity and other post-retirement obligations; provisions; and the non-financial assets and liabilities. The sensitivity of the relevant Profit and Loss item is the effect of the assumed changes in the respective market risks. This is based on the financial assets and financial liabilities held as of March 31, 2026.

e) Interest rate risk

Interest rate is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long term debt obligation at fixed interest rate. The Company is having a floating interest rates borrowings, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Particulars	(Rs. in Lacs)	
	As at March 31, 2026	As at March 31, 2025
Variable rate borrowings	21,595.90	22,558.01
Total	21,595.90	22,558.01

Sensitivity

Profit or loss and equity is sensitive to higher/ lower interest expense from borrowings as a result of changes in interest rates.

Particulars	(Rs. in Lacs)	
	As at March 31, 2025	As at March 31, 2024
Increase by 1%	215.96	225.58
Decrease by 1%	(215.96)	(225.58)

f) Foreign Currency Risk

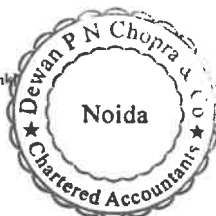
Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Company is exposed to foreign currency risk primarily in relation to purchases of goods and procurement of services from overseas vendors that are denominated in foreign currencies. The Company settles such obligations as and when they become due in accordance with agreed credit terms.

The Company does not enter into derivative contracts, forward exchange contracts, or other hedging instruments to manage foreign currency risk. Accordingly, the Company remains exposed to fluctuations in foreign exchange rates between the date of recognition of the transaction and the date of settlement.

As at 31 March 2026, the Company did not have any outstanding foreign currency-denominated receivables or payables.

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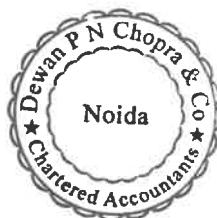
30 Capital Management

For the purpose of the Company's capital management, capital includes issued equity attributable to the equity shareholders of the Company, share premium and all other equity reserves. The primary objective of the Company's capital management is that it maintain an efficient capital structure and maximize the shareholder value. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, The Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents, excluding discontinued operations.

	(Rs. in Lacs)	
	As at March 31, 2026	As at March 31, 2025
Borrowings	21,595.90	22,558.01
Other financial liabilities	2,117.31	2,250.68
Trade payables	92.80	7.70
Less: Cash and Cash equivalents	(89.73)	(466.37)
Net Debt	23,716.27	24,350.02
Equity Share Capital	848.38	848.38
Other Equity	6,735.86	5,557.56
Total Equity	7,584.24	6,405.94
Total Capital and net debt	31,300.51	30,755.95
Gearing ratio	75.77%	79.17%

31 Ratio analysis and its elements

a	Current Asset	3,823.33	2,894.41
	Current Liability	2,306.62	2,172.68
	Current Ratio	1.66	1.33
	Variance	24%	468%
	Reason: Increase in Current Liabilities due to increase in investments		
b	Debt	21,595.90	22,558.01
	Shareholder Equity	7,584.24	6,405.94
	Debt-Equity Ratio	2.85	3.52
	Variance	-19%	-46%
	Reason: Increase in Debt and share capital		
c	Earnings available for debt services	4,230.20	3,560.09
	Interest	2,028.91	1,950.76
	Principal	21,595.90	22,558.01
	Debt Services Coverage Ratio	0.18	0.15
	Variance	23%	80%
d	Net Income (annual)	1,178.30	858.89
	Shareholder Equity	7,584.24	6,405.94
	Return on Equity Ratio	0.16	0.13
	Variance	16%	87%
	Reason: Variance due to increase in share Capital		
e	Net annual sale/Revenue from Operation	4,677.04	3,826.49
	Working Capital	1,516.71	721.73
	Net Capital Turnover Ratio	3.08	5.30
	Reason: Variance due to increase in revenue from operations	-42%	-2520%
f	Net Profit	1,178.30	858.89
	Net annual sale/Revenue from Operation	4,677.04	3,826.49
	Net Profit Ratio	0.25	0.22
	Variance	12%	89%
	Reason: Variance due to increase in revenue from operations		
g	Earning before interest and tax (EBIT)	3,701.88	3,119.27
	Capital Employed	28,120.64	27,972.19
	Return on Capital employed	13.16%	11.15%
	Reason: Variance due to increase in share capital	18.05%	27.41%
h	Trade Receivable Turnover Ratio		
	Net Credit Sales	4,677.04	3,826.49
	Average Receivables	34.41	25.47
	Trade Receivable Turnover Ratio	135.93	150.26
	Variance	-9.54%	122.76%
	Reason: Due to increase in Revenue from operations		
i	Trade Payable Turnover Ratio	NA	NA



32 DETAILS OF DUES TO MICRO AND SMALL ENTERPRISES AS DEFINED UNDER THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT (MSMED) ACT, 2006

The Micro, Small and Medium Enterprises have been identified by the Company from the available information, which has been relied upon by the auditors. According to such identification, the disclosures as per Section 22 of 'The Micro, Small and Medium Enterprise Development (MSMED) Act, 2006' are as follows:

(Rs. In lacs)

	As at March 31, 2026	As at March 31, 2025
i) The principal amount and the interest due thereon remaining unpaid to any supplier		
- Principal amount	23.79	-
- Interest thereon	-	-
ii) The amount of interest paid by the buyer in terms of section 18, along with the amounts of the payment	-	-
iii) The amount of interest due and payable for the year of delay in making payment (which have been paid but	-	-
iv) The amount of interest accrued and remaining unpaid.	-	-
v) The amount of further interest remaining due and payable even in the succeeding years, until such date when	-	-

The above information has been determined to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED.

33 Note on Facilities Management Services Agreement

The company has appointed Max Asset Services Limited as Facilities Manager to manage and run the facilities of Max House Okhla Block-A & C via the Facilities Management Services Agreement entered by the company and Max Estates Limited (jointly as the developer of Max House Okhla, Block-A) on September 4, 2024.

For the services provided by Max Asset Services Limited, the company will charge 15% of the Max Asset Services Ltd. profit from the Facilities management of Max House Okhla, Block-A & C. During the year, since Max Asset Services Limited have profits regarding the said projects, hence an amount of Rs.181.37 (PY Rs. 70.79 Lacs) has been provided to the company as income.

34 There have been no delays in transferring amounts required to be transferred to the Investor Education and Protection Fund.

35 The Company has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.

36 The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits has received Presidential assent on 28 September 2020. The Code has been published in the Gazette of India. However, the effective date of the Code is yet to be notified and final rules for quantifying the financial impact are also yet to be issued. In view of this, the Company will assess the impact of the Code when relevant provisions are notified and will record related impact, if any, in the period the Code becomes effective.

37 The company does not have any transaction with the companies struck off under Section 248 of the Companies Act 2013 or section 560 of the Companies Act 1956 during the year ended March 31, 2026 and March 31, 2025

38 There are no changes or satisfaction which are to be registered with the registrar of companies during the year ended March 31, 2026 and March 31, 2025.

39 The company is in compliance with number of layers of companies in accordance with clause 87 of Section 2 of the Act read with the companies (Restriction on number of layers) rules 2017 during the year ended March 31, 2026 and March 31, 2025

40 The company has not invested or traded in crypto currency or virtual currency during the year ended March 31, 2026 and March 31, 2025.

41 No proceedings have been initiated on or are pending against the company for holding benami property under the Prohibition of Benami Property Transaction Act 1988 (as amended in 2016) (formally the Benami Transactions (Prohibition) Act 1988 (45 of 1988) and Rules made thereunder during the year ended March 31, 2026 and March 31, 2025.

42 The company has not been declared wilful defaulter by any bank or financial institution or government or any government authorities during the year ended March 31, 2026 and March 31, 2025.

43 The company has not entered into any scheme of arrangement approved by the competent authority in terms of section 232 to 237 of the Companies Act 2013 during the year ended March 31, 2026 and March 31, 2025.

44 During the year ended March 31, 2026 and March 31, 2025, the company has not surrendered or disclosed as income any transactions not recorded in the books of accounts in the course of tax assessments under the Income Tax Act, 1961 (such as search or survey or any other relevant provisions of the Income Tax Act 1961).

45 During the year ended March 31, 2026 and March 31, 2025, the company has not advanced or loan or invested funds (either borrowed funds or the share premium or kind of funds) to any other person or entities, including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the intermediary shall:

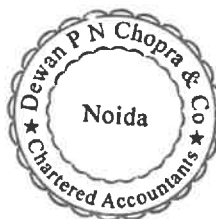
a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate beneficiaries) or

b. provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

46 During the year ended March 31, 2026 and March 31, 2025, the company has not received any fund from any persons or entities including foreign entities (Funding party) with the understanding (whether recorded in writing or otherwise) that the company shall:

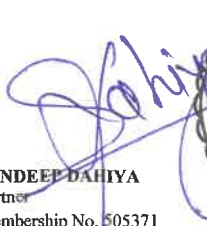
a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or

b. provide any guarantee, security or the like on behalf of the ultimate beneficiaries.



- 47 Previous year figures have been regrouped/reclassified, wherever necessary to confirm to this year classification. Such regrouping/reclassification are not material to the financial statements.
- 48 The Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software, except that audit trail feature is not enabled for certain changes made directly to the database using privileged/ administrative access rights to the application. Further, no instance of audit trail feature being tampered with was noted in respect of accounting software wherever audit log was enabled. Additionally, the audit trail in respect of the prior years has not been preserved by the company as per the statutory requirements for record retention to the extend it was enabled from the prior years.
- 49 Note No. 1 to 49 form integral part of the Balance sheet and Statement of profit & Loss.

As per our report of even date


SANDEEP DAHIYA
Partner
Membership No. 505371
For and on behalf of
Dewan P N Chopra & Co
Chartered Accountants
FRN : 000472N



Place : Noida
Date: May 21, 2026

For and on behalf of the Board of Directors of
Pharmax Corporation Limited


Archit Goyal
Director
(DIN 10491496)




Kishansingh Ramsingh
Director
(DIN 00329411)

Place : Noida
Date: May 21, 2026