

Independent Auditor's Report on Audit of the Annual Standalone Financial Results of Binny Limited pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Binny Limited

Report on the Audit of Standalone Financial Results

Qualified Opinion

We have audited the accompanying Standalone quarterly Financial Results of Binny Limited ('the Company') for the quarter ended March 31, 2024 and the year to date results for the period from April 1, 2023 to March 31, 2024 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('Listing Regulations').

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

- i. are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- ii. give a true and fair view, except for the matters specified in Basis for Qualified Opinion paragraph, in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India of the net loss and other comprehensive income and other financial information for the quarter ended March 31, 2024 (date of the quarter end) as well as the year to date results for the period from April 1, 2023 to March 31, 2024

Basis for Qualified Opinion

1. We draw attention to Note 3 of the standalone financial results which state that the Company pursuant to arbitration proceedings with one of its Joint Development Partners, subsequent to which both parties have agreed to a settlement supported by an amendment agreement dated 06/08/2025. As per the revised terms the Joint Development Partner will settle a further sum of ₹ 30,000 lakhs in addition to ₹ 62,351.95 Lakhs paid by the said partner till March 31, 2024. This settlement is in respect of Phase I of the project including area sold upto 31.03.2024 and further proposed sale until the completion of Phase I. Consequent to this agreement and the change in the methodology of revenue sharing, the company has offered an income of ₹ 3,418.68 lakhs during the current financial year as against the revenue of ₹ 11,911.45 lakhs recognisable under the earlier Joint Development agreement.

2. During the year, the Company has recognised full impairment provision amounting to ₹ 3,456.82 lakhs towards certain receivables, as disclosed in Note 4 of the standalone financial results. The Management has not provided us with sufficient appropriate audit evidence supporting the recoverability of these receivables. Consequently, we are unable to comment on the completeness of the said receivables or ascertain whether the impairment provision recognised is appropriate on the accompanying standalone financial results.
3. The Company has advanced in the earlier years ₹ 2,918.05 Lakhs to RRB Energy Limited in respect of which the company has not provided us with sufficient appropriate audit evidence supporting the recoverability of the amount. Further no confirmation of balance has been provided to us. No impairment has been considered in these accompanying standalone financial results.
4. We draw attention to note 6c of the standalone financial results that as part of the settlement of advances given to a related party, the Company has received certain parcels of land pursuant to a sale agreement. Of these parcels of land, a portion amounting to ₹ 26,765.00 lakhs has not been registered and no sale deed has been executed to evidence the legal transfer of title in respect of this land. The Company has recognised these unregistered lands also as Inventories in its books and hence the accounting treatment adopted by the Company does not comply with the Indian Accounting Standards.
5. During the year, the Company has recorded certain expenses amounting to ₹ 290.54 lakhs pertaining to earlier financial years. The Management has not provided us with the underlying supporting vouchers for these transactions. In the absence of such primary records, we have been unable to verify the nature, accuracy, period of occurrence, or completeness of these transactions. Accordingly, we are unable to comment on the correctness of the amounts recorded, the appropriateness of recognising these items in the current financial year, or the consequential impact, if any, on the accompanying standalone financial results.
6. During the year, the Company has recorded certain expenses amounting to ₹ 325.28 lakhs pertaining to earlier financial years. We are unable to comment on the correctness and appropriateness of recognising these items in the current financial year, or the consequential impact, if any, on the accompanying standalone financial results.
7. We draw attention to Note 5 of the standalone financial results which states that the Company has entered into a settlement agreement with a related party whereby certain assets are to be transferred in settlement of advances previously given by the Company. In respect of assets other than land transferred for a value of ₹ 3,643.66 lakhs under this arrangement, the Company has recognised an impairment loss of ₹ 1,819.21 lakhs after providing depreciation of ₹ 430.70 lakhs (for the FY 2022-23 and 2023-24).

Consequently, we are unable to comment on the appropriateness with respect to the settlement of these advances and the resultant impact on the accompanying standalone financial results.

8. With respect to Sale Agreement between the Company and M/s Sanklecha Infra Projects Private Ltd, the company has not recognised revenue in the earlier financial years in accordance with provisions of Ind AS 115. As per the Sale Agreement between the Company and M/s Sanklecha Infra Projects Private Ltd, possession of the land was handed over to the said party on the basis of registered power of attorney and the latter completed the construction activities whereby a sum of ₹ 1,912 lakhs is receivable on account of the same. Further the value of inventory includes the sum relating to the cost of this land which is not ascertainable. In view of the above, we are unable to comment on the completeness and appropriateness of the recognition of revenue, compliance with provisions of Indian Accounting Standard 115. Further no confirmation of balance has been made available to us, hence we are unable to comment on the correctness and recoverability of the receivable balance in the accompanying standalone financial results.

9. With reference to the Joint Development Agreement with SPR Constructions Private Limited, revenue from the operation of school at 40% share ought to have been recognised the Company, however no revenue has been recognised in the accompanying Standalone financial results. We are unable to comment on the completeness of the revenue and the corresponding receivable thereon on account of this transaction.

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

Management's Responsibilities for the Financial Results

These quarterly financial results as well as the year to date standalone financial results have been prepared on the basis of the interim financial statements. The Company's Board of Directors are responsible for the preparation of these financial results that give a true and fair view of the net loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting' prescribed under Section 133 of the Act

read with relevant rules issued thereunder and the accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Results

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

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial results 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 standalone financial results.

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

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

Other Matters

SEBI has passed orders against the Company during the period 2013-14 to 2020-21, stating diversion of funds, unapproved and undisclosed related party transactions, non-recognition of income in respect of sale of land etc imposing penalties amounting to ₹ 600 lakhs on the Company. The order also mandated individual penalties on the then directors of the company as well as directing the change in the composition of the

Board of Directors and further directed the return of substantial amounts back to the Company together with interest on account of the diversion of funds. The Company has informed us that these SEBI orders have been challenged before the Securities Appellate Tribunal (SAT). We are informed that the SAT has stayed this order and that the matter is currently pending adjudication.

The figures for the quarter ended March 31, 2024 and the corresponding quarter of the previous year as reported in the accompanying Statement are balancing figures between the audited figures for the full financial year and the published year to date figures up to the end of the third quarter of the relevant financial year. The figures up to the end of the third quarter were subject to limited review only and not subjected to audit.

Our Opinion on the standalone financial results is not modified in respect of the above matters.

For Venkatesh & Co.,

Chartered Accountants

FRN : 004636S



CA Dasaraty V

Partner

M No : 026336

UDIN : 25026336BMINGM7336

Chennai., 04 December, 2025

BINNY LIMITED

CIN : L17111TN1969PLC005736

Regd. Office: No.1, Cooks Road, Perambur, Chennai 600 012

Website: www.binnylimited.in ; email: binny@binnyltd.in; T: 044 - 2662 1053 ; F: 044 - 2662 1056

STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH 2024

(INR in Lakhs)

S No.	Particulars	Quarter Ended			Year Ended	Year Ended
		31.03.2024	31.12.2023	31.03.2023	31.03.2024	31.03.2023
		Audited	Unaudited	Audited	Audited	Audited
1	Income					
	(a) Revenue from operations	-7,032.00	2,379.09	2,524.20	6,304.51	14,680.90
	(b) Other Income	1,140.67	12.22	757.12	1,411.91	760.27
	Total Income	-5,891.34	2,391.31	3,281.32	7,716.41	15,441.17
2	Expenses					
	(a) Changes in inventories of finished goods, work-in-progress and stock-in-trade	115.01	279.19	236.09	1,196.46	1,444.76
	(b) Employee benefits expense	419.56	191.39	194.91	916.97	452.50
	(c) Finance Costs	-170.23	43.37	108.93	31.21	753.77
	(d) Depreciation and amortisation expense	-1,389.39	733.92	402.66	91.76	428.33
	(e) Other expenses	4,828.88	1,282.68	1,850.76	8,181.25	2,506.23
	Total expenses	3,803.83	2,530.55	2,793.35	10,417.65	5,585.59
3	Profit/(loss) before tax (1 - 2)	-9,695.17	-139.24	487.97	-2,701.24	9,855.58
4	Tax Expense/(Benefit)					
	Current Tax	821.60	-	1,651.20	835.00	4,109.17
	Current Tax pertaining to previous year	-2,857.67	-	-	-	-
	Deferred Tax	-1,980.87	433.90	-186.65	-1,112.39	-191.67
5	Profit/(loss) for the period (3 - 4)	-5,678.23	-573.14	-976.58	-2,423.85	5,938.08
	Other comprehensive income (OCI)	105.90	225.93	226.13	1,140.84	1,444.79
6	Total Other comprehensive income	105.90	225.93	226.13	1,140.84	1,444.79
7	Total comprehensive income for the period (5+6)	-5,572.33	-347.21	-750.45	-1,283.01	7,382.87
8	Paid-up equity share capital (Face value Rs. 5/- each)	1,115.97	1,115.97	1,115.97	1,115.97	1,115.97
9	Earnings per share (of Rs 5/- each) (not annualised):					
	(a) Basic (Rs.)	-25.44	-2.57	-4.38	-10.86	26.61
	(b) Diluted (Rs.)	-25.44	-2.57	-4.38	-10.86	26.61
	See accompanying notes to the financial results					

For BINNY LIMITED

B. Arun Kumar
Director

Binny Limited

CIN : L17111TN1969PLC005736

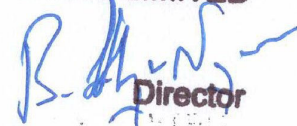
No.1, Cooks Road, Perambur, Chennai - 600 012

Balance Sheet as at 31st March, 2024

(In ₹ lakhs)

Particulars	Note	As at March 31,	
		2024	2023
ASSETS			
1. Non-current assets			
(a) Property, plant and equipment	2.1	224.08	3,269.58
(b) Right-of-use assets	2.2	45.02	-
(c) Financial assets			
(i) Investments	2.3	1.00	1.01
(ii) Other financial assets	2.7	631.12	631.12
(e) Deferred tax asset (net)	2.22	1,290.82	180.45
(f) Other non current assets	2.8	1,097.64	1,032.05
2. Current assets			
(a) Inventories	2.5	61,921.55	54,169.88
(b) Financial assets			
(i) Investments	2.3	1.28	89.24
(ii) Cash and cash equivalents	2.6	218.08	823.85
(ii) Other financial assets	2.7	150.15	120.39
(c) Current tax assets (net)	2.14	2,559.59	4,279.32
(d) Other Current assets	2.8	16,070.38	29,831.64
(e) Assets held for sale	2.9	906.00	-
Total assets		85,116.70	94,428.53

For BINNY LIMITED



Director

Binny Limited

CIN : L17111TN1969PLC005736

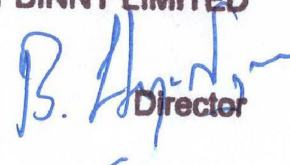
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Balance Sheet as at 31st March, 2024

(In ₹ lakhs)

Particulars	Note	As at March 31,	
		2024	2023
EQUITY AND LIABILITIES			
1. Equity			
(a) Equity share capital	2.9	1,115.97	1,115.97
(b) Other equity		39,003.43	41,437.35
Total equity		40,119.40	42,553.32
2. Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	2.10	27.73	53.93
(ia) Lease liability	2.2	30.47	-
(ii) Other financial liabilities	2.11	450.00	900.00
(b) Provisions	2.12	19.87	71.20
3. Current liabilities			
(a) Financial liabilities			
(i) Borrowings	2.10	26.20	1,937.33
(ia) Lease liability	2.2	20.36	-
(ii) Other financial liabilities	2.11	295.30	433.66
(b) Other current liabilities	2.13	36,670.13	40,107.88
(c) Provisions	2.12	41.10	43.93
(d) Current Tax liabilities	2.14	7,416.14	8,327.28
Total equity and liabilities		85,116.70	94,428.53

For BINNY LIMITED


Director

Binny Limited

CIN : L17111TN1969PLC005736

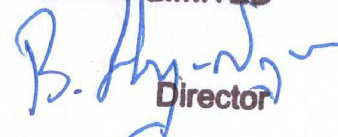
No.1, Cooks Road, Perambur, Chennai - 600 012

Statement of Profit and Loss for the year ended 31st March, 2024

(In ₹ lakhs, except equity share and per equity share data)

Particulars	Note	Year ended March 31,	
		2024	2023
Revenue from operations	2.15	6,304.51	14,455.78
Other income	2.16	1,411.91	985.40
Total income		7,716.41	15,441.17
Expenses			
Purchases of Stock in Trade	2.17	9,057.48	26,765.00
Changes in inventories of stock in trade	2.18	(7,861.01)	(25,320.25)
Employee benefits expense	2.19	916.97	452.50
Finance costs	2.20	31.21	639.58
Depreciation and amortisation expense	2.1	91.76	428.33
Other expenses	2.21	8,181.25	2,620.41
Total expenses		10,417.66	5,585.58
Profit before tax		(2,701.24)	9,855.59
Tax Expense:			
Current Tax		(835.00)	(4,109.17)
Deferred Tax		1,112.39	191.67
Profit for the year		(2,423.85)	5,938.10

For BINNY LIMITED


Director

Binny Limited

CIN : L17111TN1969PLC005736

No.1, Cooks Road, Perambur, Chennai - 600 012

Statement of Profit and Loss for the year ended 31st March, 2024

(In ₹ lakhs, except equity share and per equity share data)

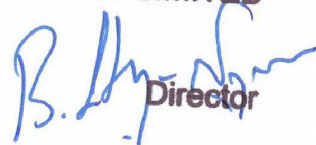
Particulars	Note	Year ended March 31,	
		2024	2023
Other Comprehensive Income			
Items that will not be reclassified subsequently to profit or loss			
Remeasurement of the net defined benefit liability / asset, net		(8.04)	(11.95)
Changes in revaluation surplus		1,150.91	1,456.74
Income tax relating to items that will not be reclassified to profit or loss			
Remeasurement of the net defined benefit liability / asset, net		(2.02)	-
Changes in revaluation surplus		-	-
Total other comprehensive income / (loss), net of tax		1,140.84	1,444.79
Total comprehensive income for the year		(1,283.01)	7,382.89

Earnings per equity share

Equity shares of par value ₹5/- each

Basic (in ₹ per share)	2.15	(10.86)	26.61
Diluted (in ₹ per share)	2.15	(10.86)	26.61

For BINNY LIMITED


Director

Binny Limited

CIN : L17111TN1969PLC005736

No.1, Cooks Road, Perambur, Chennai - 600 012

Statement of Cash flows

(In ₹ lakhs)

Particulars	Year ended March 31,	
	2024	2023
Cash flow from operating activities:		
Profit before tax for the year	(2,709.29)	9,855.59
Adjustments to reconcile net profit to net cash provided by operating activities :		
Depreciation and Amortisation	91.76	428.33
Impairment loss recognized / (reversed) under expected credit loss model	5,091.02	-
Finance cost	31.21	639.58
Interest income	(4.68)	(3.02)
Changes in assets and liabilities		
Other financial assets, and other current assets	10,678.77	25,618.28
Inventories	(7,751.68)	(25,320.25)
Other financial liabilities, other liabilities and provisions	(4,080.27)	(4,427.53)
Cash generated from operations	1,346.84	6,790.99
Adjustments for Income taxes	(26.41)	(2,047.57)
Net cash generated by operating activities	1,320.43	4,743.42
Cash flow from investing activities:		
Expenditure on property, plant and equipment	(101.14)	(3,472.72)
Interest received	4.68	3.02
Proceeds on sale of investments	87.97	-
Payments to acquire investments	-	(11.23)
Net cash used in investing activities	(8.49)	(3,480.94)
Cash flow from financing activities:		
Repayment of borrowings	(1,937.33)	(7.64)
Lease liabilities	50.83	-
Payment of interest	(31.21)	(639.58)
Net cash used in financing activities	(1,917.71)	(647.22)
Net increase / (decrease) in cash and cash equivalents	(605.77)	615.26
Cash and cash equivalents at the beginning of the year	823.85	208.59
Cash and cash equivalents at the end of the year	218.08	823.85

For BINNY LIMITED



Director

Notes:

1. The Financial results for the Year ended 31st March 2024 were reviewed and recommended by the Audit Committee and approved by the Board of Directors at their respective meetings held on 04-Dec-2025.
2. The company operates only one segment viz. Real Estate Business.
3. Revenue from Operations:

The Revenue from Operations consist of the revenue recognised under Second Amended and Reinstated Joint Development Agreement dated 06-08-2025 includes Rs. 3,418.82 Lakhs.

The settlement under the aforesaid Joint Development Agreement was arrived at through a Special Committee appointed by the Board of the Company. The Special committee was headed by Hon'ble Retired Justice Bhaskar. The said Committee appointed two independent valuers to carry out a comprehensive valuation exercise. The valuers examined the entire development area of the project and bifurcated the settlement into two components, namely:

- a. Up to 53.18 lakh sq. ft. of saleable area will be settled through a lump sum payment, after adjusting all prior payments made under the original JDA. (Phase I)
- b. The balance saleable area, out of a total contemplated 120 lakh sq. ft. (including Premium FSI) will be developed under an Area sharing model. (Phase II)

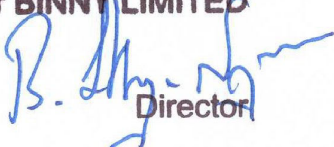
With respect to the Phase-I development, M/s. SPR Construction Pvt Ltd, the developer will settle to the company a further sum of Rs. 30,000 lakhs in addition to Rs. 62,351.95 lakhs as company's share. The settlement figures have been arrived at the valuation by discounting the future cash flows to their present value using the Discounted Cash Flow (DCF) method.

4. An impairment provision for expected credit loss for Rs. 3,456.82 Lakhs has been provided during the year and same has been classified under Other Expenses.

The Company has already initiated necessary measures, including legal proceedings, to recover this outstanding amount of Rs. 3,456.82 lakhs. Management firmly believes that the entire sum is recoverable and remains confident of a favourable outcome. However in line with prudent accounting practices, the Company has recognized an impairment provision for the full amount in the financial statements. This provision is purely precautionary and does not reflect any diminution in the Company's assets.

5. An impairment of loss of Assets for Rs. 1,819.21 lakhs has been provided during the year and same has been classified under Other Expenses.

For BINNY LIMITED


Director

With a view to unlock the value of Distillery land for real estate developments to create wealth for the Company and shareholders, Company has recognised this impairment loss of Rs. 1,819.21 lakhs.

6. Status of Implementation of Settlement Scheme entered into with M/s. Mohan Breweries and Distilleries Limited (MBDL), as approved by public shareholders on 09.10.2021.

a). Windmill Land of 850 Acres.

Out of 850 Acres of Windmill land taken over by the company from MBDL for a consideration of Rs. 27 Crores, 800 Acres of Land have already been sold for a sum of Rs. 31 Crores and the amounts have been received in the company's Bank Accounts. Balance 50 Acres of Land is under sale and the amount will be realised.

b). Chengalpet Land of 112.72 Acres.

As per the directions of the Securities Appellate Tribunal (SAT), to compile with the SEBI Order dated 31.07.2024, Sale Deed have been executed for the entire lands for a consideration of Rs. 22,205.67 Lakhs.

c). Valasaravakkam Land of 12.43 Acres.

In respect of the 12.43 acres of land at Valasaravakkam, taken over by the Company from M/s Mohan Breweries and Distilleries Limited (MBDL) for a consideration of Rs. 26,500 Lakhs under the Scheme of Settlement, the Company proposes to develop it into a residential complex on Joint Development model (JDA) instead of monetizing it as selling as land. This does not warrant execution of Sale deed and a Registered Power of attorney holds good and also it is the industry practice being in vogue in Tamil Nadu in the real estate market. However to evidence the legal transfer of land, the Company proposes to go for registration of Joint development Agreement (JDA) though the registration of JDA is not mandatory in Tamil Nadu under applicable laws.

d). Advances to Unrelated Vendors Rs. 28,530 Lakhs.

As per the Settlement Scheme approved by the public shareholders on 09.10.2021, these advances were transferred / assigned in favour of MBDL and was adjusted by the company towards the amounts to MBDL in respect of the following.


i). Redemption of 9% Preference share capital issued to MBDL – Rs. 11,722.00 Lakhs.

ii). Arrears of Cumulative dividend payable on the above up to 30.06.2021 to MBDL – Rs. 15,141.00 Lakhs.

Necessary entries have already been passed and these advances were shown as squared / recovered in Binny's Books and disclosed in the Audited Financials for the year ended 31.03.2022 (Note No. 15 in Page No. 68).

Thus, as per the company's opinion, the settlement scheme stands fully implemented / complied.

For BINNY LIMITED


Director

Necessary affidavit has been filed by the company before SAT and the hearing is in progress.

7. Previous period's figures have been regrouped/recast, wherever necessary, to conform to the classification on the current period 's classification.

Place: Chennai
Date: 04-Dec-2025

For Binny Limited



Sathya Narayanan Balakrishnan
Whole Time Director



Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results – (Standalone)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31st March 2024 [See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

(Amount in INR Lakhs)

I.	Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Audited Figures (as reported after adjusting for qualifications)
	1	Turnover / Total income	7,716.41	9,628.41
	2	Total Expenditure	10,417.66	12,719.89
	3	Net Profit/(loss) before exceptional items	(2,701.24)	(3,091.48)
	4	Exceptional items	-	-
	5	Net Profit/(loss)	(2,701.24)	(3,091.48)
	6	Earnings Per Share	(10.86)	(12.61)
	7	Total Assets	85,116.70	58,351.70
	8	Total Liabilities	44,997.30	44,997.30
	9	Net Worth	40,119.40	40,119.40
	10	Any other financial item(s) (as felt appropriate by the management)		

II Audit Qualification (each audit qualification separately):

A. Revenue recognition under revised Joint Development Agreement

1. Details of Audit Qualification:

We draw attention to Note 3 of the standalone financial results which state that the Company pursuant to arbitration proceedings with one of its Joint Development Partners, subsequent to which both parties have agreed to a settlement supported by an amendment agreement dated 06/08/2025. As per the revised terms the Joint Development Partner will settle a further sum of ₹ 30,000 lakhs in addition to ₹ 62,351.95 Lakhs paid by the said partner till March 31, 2024. This settlement is in respect of Phase I of the project including area sold upto 31.03.2024 and further proposed sale until the completion of Phase I. Consequent to this agreement and the change in the methodology of revenue sharing, the company has offered an income of ₹ 3,418.68 lakhs during the current financial year as against the revenue of ₹ 11,911.45 lakhs recognisable under the earlier Joint Development agreement.

2. Type of Audit Qualification: Qualified Opinion

3. Frequency of qualification: First time

B. Singh

N.D. Singh

Rasarat

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results – (Standalone)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31st March 2024 [See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

4. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:

The settlement under the Joint Development Agreement was arrived at through a Special Committee appointed by the Board of the Company. The Special committee was headed by Hon'ble Retired Justice Bhaskar. The said Committee appointed two independent valuers to carry out a comprehensive valuation exercise. The valuers examined the entire development area of the project and bifurcated the settlement into two components, namely:

- a. Up to 53.18 lakh sq. ft. of saleable area will be settled through a lump sum payment, after adjusting all prior payments made under the original JDA. (Phase I)
- b. The balance saleable area, out of a total contemplated 120 lakh sq. ft. (including Premium FSD) will be developed under an Area sharing model. (Phase II)

With respect to the Phase-I development and the revenue realizable therefrom, the valuers have taken into consideration the projected revenues that would accrue over the forthcoming years and have arrived at the valuation by discounting the future cash flows to their present value using the Discounted Cash Flow (DCF) method.

Accordingly, the figure of ₹ 30,000 lakhs has been arrived at based on the present value of the future revenues, duly discounted to today's value. Therefore, the correct comparison is between the present value figure of ₹ 11,911.45 lakhs and the gross projected figure of ₹30,000 lakhs, and not a direct comparison of ₹ 11,911.45 lakhs with ₹ 3,418.68 lakhs without considering the time value of money.

In light of the above, the valuation report clearly bases the settlement on the present value of future cash flows, and we have merely submitted the same as determined by the independent valuers.

5. For Audit Qualification(s) where the impact is not quantified by the auditor: NA

i. Management's estimation on the impact of audit qualification: NA

ii. If management is unable to estimate the impact, reasons for the same: NA

iii. Auditors' Comments on (i) or (ii) above: NA

B. No Balance confirmation for receivables

1. Details of Audit Qualification:

During the year, the Company has recognised full impairment provision amounting to ₹ 3,456.82 lakhs towards certain receivables, as disclosed in Note 4 of the standalone financial results. The Management has not provided us with sufficient appropriate audit evidence supporting the recoverability of these receivables. Consequently, we are unable to comment on the completeness of the said receivables or ascertain whether the impairment provision recognised is appropriate on the accompanying standalone financial results.

2. Type of Audit Qualification: Qualified Opinion

3. Frequency of qualification: Second time

4. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:

The Company has already initiated necessary measures, including legal proceedings, to recover the outstanding amount of ₹3,456.82 lakhs. Management firmly believes that the entire sum is recoverable and remains confident of a favourable outcome. However in line with prudent accounting practices, the Company has recognized an impairment provision for the full amount in the financial statements. This provision is purely precautionary and does not reflect any diminution in the Company's assets.

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results – (Standalone)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31st March 2024 [See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

5. For Audit Qualification(s) where the impact is not quantified by the auditor: NA

i. Management's estimation on the impact of audit qualification: NA

ii. If management is unable to estimate the impact, reasons for the same: NA

iii. Auditors' Comments on (i) or (ii) above: NA

C. Recoverability of advances

1. Details of Audit Qualification:

The Company has advanced in the earlier years ₹ 2,918.05 Lakhs to RRB Energy Limited in respect of which the company has not provided us with sufficient appropriate audit evidence supporting the recoverability of the amount. Further no confirmation of balance has been provided to us. No impairment has been considered in these accompanying standalone financial results.

2. Type of Audit Qualification: Qualified Opinion

3. Frequency of qualification: First time

4. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:

The Company has already initiated legal action under the Insolvency and Bankruptcy Code (IBC) for recovery of ₹2,918.05 lakhs along with simple interest at 24% per annum, aggregating to ₹6,061.05 lakhs. M/s RRB has issued a confirmation of balance for the principal amount by its letter dated 17th July 2021. Although the confirmation letter has crossed the limitation period, M/s RRB has consistently disclosed this liability to M/s Binny Limited in its audited financial statements, including for the year ended 31.03.2025. Such disclosures constitute a legal acknowledgment of debt and provide sufficient evidence in the on-going legal proceedings.

Management firmly believes that the entire outstanding amount of ₹2,918.05 lakhs is fully recoverable from M/s RRB.

5. For Audit Qualification(s) where the impact is not quantified by the auditor: NA

i. Management's estimation on the impact of audit qualification: NA

ii. If management is unable to estimate the impact, reasons for the same: NA

iii. Auditors' Comments on (i) or (ii) above: NA

D. No Title Deeds for Lands transferred to the company

1. Details of Audit Qualification:

We draw attention to note 6c of the standalone financial results that as part of the settlement of advances given to a related party, the Company has received certain parcels of land pursuant to a sale agreement. Of these parcels of land, a portion amounting to ₹ 26,765.00 lakhs has not been registered and no sale deed has been executed to evidence the legal transfer of title in respect of this land. The Company has recognised these unregistered lands also as Inventories in its books and hence the accounting treatment adopted by the Company does not comply with the Indian Accounting Standards

2. Type of Audit Qualification: Qualified Opinion

3. Frequency of qualification: First time

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results – (Standalone)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31st March 2024 [See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

4. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:

In respect of the 12.43 acres of land at Valasaravakkam, taken over by the Company from M/s Mohan Breweries and Distilleries Limited (MBDL) under the Scheme of Settlement, the Company proposes to develop it into a residential complex on Joint Development model (JDA) instead of monetizing it as selling as land. This does not warrant execution of Sale deed and a Registered Power of attorney holds good and also it is the industry practice being in vogue in Tamil Nadu in the real estate market. However to evidence the legal transfer of land, the Company proposes to go for registration of Joint development Agreement (JDA) though the registration of JDA is not mandatory in Tamil Nadu under applicable laws.

5. For Audit Qualification(s) where the impact is not quantified by the auditor: NA

i. Management's estimation on the impact of audit qualification: NA

ii. If management is unable to estimate the impact, reasons for the same: NA

iii. Auditors' Comments on (i) or (ii) above: NA

E. Lack of supporting documents for certain expenses

1. Details of Audit Qualification:

During the year, the Company has recorded certain expenses amounting to ₹ 290.54 lakhs pertaining to earlier financial years. The Management has not provided us with the underlying supporting vouchers for these transactions. In the absence of such primary records, we have been unable to verify the nature, accuracy, period of occurrence, or completeness of these transactions. Accordingly, we are unable to comment on the correctness of the amounts recorded, the appropriateness of recognising these items in the current financial year, or the consequential impact, if any, on the accompanying standalone financial results.

2. Type of Audit Qualification: Qualified Opinion

3. Frequency of qualification: First time

4. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:

The expenses of ₹290.44 lakhs recorded this year relate to expenses from prior periods. The Company has relied on supporting records and approvals to confirm their legitimacy. Management affirms that recognition of these expenses is appropriate and has no adverse impact on the Company's financial position.

5. For Audit Qualification(s) where the impact is not quantified by the auditor: NA

i. Management's estimation on the impact of audit qualification: NA

ii. If management is unable to estimate the impact, reasons for the same: NA

iii. Auditors' Comments on (i) or (ii) above: NA

F. Prior Period Expenses

1. Details of Audit Qualification:



Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results – (Standalone)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31st March 2024 [See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

During the year, the Company has recorded certain expenses amounting to ₹ 325.28 lakhs pertaining to earlier financial years. We are unable to comment on the correctness and appropriateness of recognising these items in the current financial year, or the consequential impact, if any, on the accompanying standalone financial results.

2. Type of Audit Qualification: Qualified Opinion

3. Frequency of qualification: First time

4. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:

The amount of ₹325.28 lakhs represents the Company share of 40% of the expenses incurred by the developer towards Smart City development, in line with the Joint Development Agreement (JDA) terms and sale price strategy executed by both Company and developer in writing. The Company has not recognized its share of these expenses in the previous year due to Arbitration litigation with developer and recognised during this financial year under the head prior period expenses in the books. These expenses are completely supported by invoices raised by the developer along with actual supporting and bills. Management affirms that recognition of these expenses is appropriate.

5. For Audit Qualification(s) where the impact is not quantified by the auditor: NA

i. Management's estimation on the impact of audit qualification: NA

ii. If management is unable to estimate the impact, reasons for the same: NA

iii. Auditors' Comments on (i) or (ii) above: NA

G. Impairment of Assets transferred by related party

1. Details of Audit Qualification:

We draw attention to Note 5 of the standalone financial results which states that the Company has entered into a settlement agreement with a related party whereby certain assets are to be transferred in settlement of advances previously given by the Company. In respect of assets other than land transferred for a value of ₹ 3,643.66 lakhs under this arrangement, the Company has recognised an impairment loss of ₹ 1,819.21 lakhs after providing depreciation of ₹ 430.70 lakhs (for the FY 2022-23 and 2023-24). Consequently, we are unable to comment on the appropriateness with respect to the settlement of these advances and the resultant impact on the accompanying standalone financial results.

2. Type of Audit Qualification: Qualified Opinion

3. Frequency of qualification: First time

4. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:

With a view to unlock the value of Distillery land for real estate developments to create wealth for the Company and shareholders, Company has recognised a onetime impairment loss of Rs.1819.21 lakhs. The Management wish to state that the advances have been duly settled as per the scheme of settlement entered into with MBDL, as approved by the shareholders on 04th October 2021.

5. For Audit Qualification(s) where the impact is not quantified by the auditor: NA

i. Management's estimation on the impact of audit qualification: NA

ii. If management is unable to estimate the impact, reasons for the same: NA

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results – (Standalone)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31st March 2024 [See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

iii. Auditors' Comments on (i) or (ii) above: NA

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Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results – (Standalone)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31st March 2024 [See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

H. Non recognition of revenue

1. Details of Audit Qualification:

With respect to Sale Agreement between the Company and M/s Sanklecha Infra Projects Private Ltd, the company has not recognised revenue in the earlier financial years in accordance with provisions of Ind AS 115. As per the Sale Agreement between the Company and M/s Sanklecha Infra Projects Private Ltd, possession of the land was handed over to the said party on the basis of registered power of attorney and the latter completed the construction activities whereby a sum of ₹ 1,912 lakhs is receivable on account of the same. Further the value of inventory includes the sum relating to the cost of this land which is not ascertainable. In view of the above, we are unable to comment on the completeness and appropriateness of the recognition of revenue, compliance with provisions of Indian Accounting Standard 115. Further no confirmation of balance has been made available to us, hence we are unable to comment on the correctness and recoverability of the receivable balance in the accompanying standalone financial results.

2. Type of Audit Qualification: Qualified Opinion

3. Frequency of qualification: Second time

4. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:

M/s Sanklecha Infra projects Private Limited has obligation to pay the balance consideration of Rs.1912.00 lakhs and accordingly the revenue has not been recognised as per the provisions of Indian Accounting Standards 115. The Management wishes to state that immediately upon the receipt of balance consideration of Rs.1912.00 lakhs, the sale deed will be executed and the revenue will be recognised.

5. For Audit Qualification(s) where the impact is not quantified by the auditor: NA

i. Management's estimation on the impact of audit qualification: NA

ii. If management is unable to estimate the impact, reasons for the same: NA

iii. Auditors' Comments on (i) or (ii) above: NA

I. Non recognition of share of revenue

1. Details of Audit Qualification:

With reference to the Joint Development Agreement with SPR Constructions Private Limited, revenue from the operation of school at 40% share ought to have been recognised the Company, however no revenue has been recognised in the accompanying Standalone financial results. We are unable to comment on the completeness of the revenue and the corresponding receivable thereon on account of this transaction.

2. Type of Audit Qualification: Qualified Opinion

3. Frequency of qualification: Second time

4. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: Amount not quantified by auditors

5. For Audit Qualification(s) where the impact is not quantified by the auditor:

i. Management's estimation on the impact of audit qualification: Not ascertainable







Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results – (Standalone)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31st March 2024 [See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

ii. If management is unable to estimate the impact, reasons for the same:

The operation of the School was not part of the JDA project at Perambur and hence no revenue accrued from the operation of the school to the project. Only the land area meant for putting up the school was leased out by a registered lease deed to a third party M/s SPR Gurukul Trust and they had commenced operations of the School in collaboration with Shri Educare Group from Delhi who are known to setup distinguished educational institutes like Lady Shriram College, New delhi. The School stands as testimony to the Company's promise of improving the overall quality of life of the residence of the Project and surrounding general public. We foresee higher customer confidence on the vision of project which will reflect in form of higher and faster sales.

iii. Auditors' Comments on (i) or (ii) above: As we have not been provided with the documentary evidences for the same, we are unable to comment on the same.

III Signatories:

Whole Time Director

α B. Jayaraj

CFO

N.D. Jayaraj

Statutory Auditor

H. S. Srinivasan
CA 6336