

INDEPENDENT AUDITORS' REPORT

To the Partners of M/s Cantown Infra Developers LLP,

Opinion

We have audited the accompanying financial statements of M/s. Cantown Infra Developers LLP, ("the LLP") (LLPIN: AAC-7099), which comprise the Balance Sheet as at 31 March 2026, the Statement of Profit and Loss Account, the Cash Flow Statement for the year then ended, notes to the financial statements, including a summary of significant accounting policies and other explanatory information. The aforesaid financial statements are prepared, in all material respects, in accordance with the accounting standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the LLP in accordance with the ethical requirements that are relevant to our audit of the financial statements in India, and we have fulfilled our other ethical responsibilities in accordance with these requirements. 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 Designated Partners for the Financial Statements

Designated Partners are responsible for the preparation of the financial statements in accordance with the aforesaid Accounting Standards and in accordance with the accounting principles generally accepted in India, and for such internal control as designated partners determines, is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, designated partners are responsible for assessing the LLP'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 designated partners either intended to liquidate the LLP or to cease operations, or has no realistic alternative but to do so. Those Designated Partners are responsible for overseeing the LLP's financial reporting process.

(Contd ...2)

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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

We report that:

- a) We have obtained all the information & explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
- b) In our opinion proper books of account as required by law have been kept by the LLP so far as appears from our examination of those books.
- c) The Balance Sheet, Statement of Profit & Loss and the Cash Flow Statement dealt with by this report is in agreement with the books of accounts.
- d) In our opinion the Balance Sheet, Statement of Profit & Loss and the Cash Flow Statement comply with the accounting standards to the extent applicable.

(Contd ...3)

- e) In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statement gives the information required by the Limited Liability Partnership Act, 2008, as amended from time to time, in the manner so required and gives a true and fair view in conformity with the accounting principles generally accepted in India;
- (i) in the case of the Balance sheet, of the state of affairs of the LLP as at 31 March, 2026;
- (ii) in the case of the statement of Profit & Loss, of the profit for the year ended on that date; and
- (ii) in the case of the Cash Flow Statement, of the cash flow for the year ended on that date.

For B R V S & CO
Chartered Accountants
(Firm Regn. No. 025159S)



K.V. Subramanian – Partner
M. No. 208712
UDIN: 26208712LQZVVV4783



Place: Calicut
Date: 15-04-2026

CANTOWN INFRA DEVELOPERS LLP

(LLPIN: AAC-7099)

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

NOTE 1: BRIEF ABOUT THE ENTITY

CANTOWN INFRA DEVELOPERS LLP is a Limited Liability Partnership firm incorporated on 15 September 2014. It is registered at Registrar of Companies, Ernakulam. It is engaged in the business of purchasing, developing and dealing in all kinds of immovable properties and providing infrastructure facilities either by selling or leasing to all medical and other related institutions.

NOTE 2 : SIGNIFICANT ACCOUNTING POLICIES

1) Basis of preparation:

The financial statements of Cantown Infra Developers LLP ('The LLP') have been prepared in accordance with the Generally Accepted Accounting Principles in India ("Indian GAAP") to comply in all material aspects with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

2) Use of estimates:

The preparation of financial statements in conformity with Indian GAAP requires the Management to make judgements, estimates and assumptions, that affect the reported amounts of revenues, expenses, Assets and Liabilities and the disclosure of contingent liabilities, as at the date of year end. Estimates & underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates is recognised in the year in which the estimates are revised and in any future year affected.

3) Revenue recognition:

Revenue is recognized as and when the services are rendered over the period on accrual basis as per the terms of the contract and to the extent that it is probable that the economic benefits will flow to the LLP and the revenue can be reliably measured.

4) Other income:

Interest income on deposits with banks is accounted on accrual basis.

5) Impairment of assets:

Impairment of an asset is reviewed and recognised in the event changes and circumstances indicate that the carrying amount of an asset is not recoverable. Difference between the carrying amount of an asset and the recoverable value is recognised as impairment loss in the statement of profit and loss in the year of impairment.

6) Inventories:

Inventories consist of land that are carried at cost or net realisable value, whichever is lower.

**CANTOWN INFRA DEVELOPERS LLP
(LLPIN: AAC-7099)**

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

7) Cash and cash equivalents:

Cash and cash equivalents include cash in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less. For the purpose of cash flow statement, cash and cash equivalent includes cash in hand, in banks, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less, are considered part of the cash management system.

8) Cash flow statement:

Cash flows are reported using the indirect method, whereby net profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Firm are segregated based on the available information.

9) Leases:

Leases in which the entity does not transfer substantially all the risk and benefits of ownership of the assets to the lessee are classified as operating lease. Properties held as inventory and given on lease are presented in the financial statements as inventory.

Lease income from operating leases is recognised in the Statement of Profit and Loss on a straight-line basis over the lease term. Initial direct costs such as legal, brokerage, etc., incurred in earning the lease income are recognized as an expense in the statement of profit and loss.

10) Taxes on Income:

Income Tax is accounted in accordance with Accounting Standard on Accounting for Taxes on Income (AS 22), which includes current taxes and deferred taxes.

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws.

Deferred tax assets/liabilities representing timing differences between accounting income and taxable income are recognized to the extent considered capable of being reversed in subsequent years. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available to realize the same.

11) Provisions, contingent liabilities and contingent assets:

Provisions are recognized when there is a present legal obligation as a result of past events, where it is probable that there will be outflow of resources to settle the obligation and when a reliable estimate of the amount of the obligation can be made. Contingent Liabilities are recognized only when there is a possible obligation arising from past events, due to occurrence or non occurrence of one or more uncertain

CANTOWN INFRA DEVELOPERS LLP

(LLPIN: AAC-7099)

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

future events not fully within the control of the LLP or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made. Obligations are assessed on an ongoing basis and only those having a largely probable outflow of resources are provide for. Contingent Assets are not recognized in the financial statements.

12) Operating cycle:

Based on the nature of products / activities of the LLP and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and noncurrent.

For Cantown Infra Developers LLP
(LLPIN: AAC-7099)



Dr. Hamza P M
For MIMS Limited
Designated Partner
DPIN: 02263209
Place: Calicut
Date: 15/04/2026



U Basheer
Designated Partner
DPIN: 01482427
Place: Calicut
Date: 15/04/2026

For B R V S & CO

Chartered Accountants
(Firm Regn. No. 025159S)



K.V. Subramanian

Partner
M. No. 208712
UDIN: 26208712 LQZVVV4783
Place: Calicut
Date: 15/04/2026



CANTOWN INFRA DEVELOPERS LLP
LLPIN: AAC-7099
18/1175C II ND FLOOR, TT COMPLEX, JAIL ROAD
PUTHIYARA, CALICUT-673004
Balance sheet as at 31 March 2026

(Amount in Rs.)

| Sl. No. | Particulars | Notes | 31 March 2026 | 31 March 2025 |
|---|--|-------|---------------------|---------------------|
| I | PARTNERS' FUNDS AND LIABILITIES | | | |
| 1 | Partners' fund | | | |
| (a) | Partners' capital account | 3 | | |
| | (i) Partners' contribution | 3a | 12,71,00,750 | 12,71,00,750 |
| | (ii) Partners' current account | 3b | 1,14,16,180 | 62,39,536 |
| | | | 13,85,16,930 | 13,33,40,286 |
| 2 | Current liabilities | | | |
| (a) | Trade payables | 4 | | |
| | - Total outstanding dues of micro and small enterprises | | - | - |
| | - Total outstanding dues of creditors other than micro and small enterprises | | 70,890 | 50,400 |
| (b) | Other current liabilities | 5 | 1,03,436 | 3,950 |
| | | | 1,74,326 | 54,350 |
| | | | 13,86,91,256 | 13,33,94,636 |
| | Total | | | |
| II | ASSETS | | | |
| 1 | Current assets | | | |
| (a) | Inventories | 6 | 11,89,83,648 | 11,89,83,648 |
| (b) | Trade receivables | 7 | 6,10,454 | 5,38,087 |
| (c) | Cash and bank balances | 8 | 1,82,04,798 | 1,38,64,709 |
| (d) | Short-term loans and advances | 9 | 49,313 | 8,192 |
| (e) | Other current assets | 10 | 8,43,043 | - |
| | | | 13,86,91,256 | 13,33,94,636 |
| | | | 13,86,91,256 | 13,33,94,636 |
| | Total | | | |
| | Brief about the Entity | 1 | | |
| | Summary of significant accounting policies | 2 | | |
| The accompanying notes are an integral part of the financial statements | | | | |

Vide our report of even date.

For B R V S & CO
Chartered Accountants
(Firm Regn. No. 025159S)

K.V. Subramanian
Partner

M. No. 208712

UDIN: 26208712LQZVVV4783

Place: Calicut

Date: 15/04/2026



For M/s. CANTOWN INFRA DEVELOPERS LLP
LLPIN: AAC-7099

Dr. Hamza P M
Designated Partner
DPIN: 02263209

Place: Calicut

Date: 15/04/2026

U Basheer
Designated Partner
DPIN: 01482427

Place: Calicut

Date: 15/04/2026

CANTOWN INFRA DEVELOPERS LLP
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18/1175C II ND FLOOR, TT COMPLEX, JAIL ROAD
PUTHIYARA, CALICUT-673004
Statement of Profit and Loss for the year ended 31 March 2026

(Amount in Rs.)

| Sl. No. | Particulars | Notes | 31 March 2026 | 31 March 2025 |
|------------|-----------------------------------|-------|------------------|------------------|
| I | Revenue from operations | 11 | 66,95,700 | 63,76,860 |
| II | Other income | 12 | 9,13,647 | - |
| III | Total Income (I+II) | | 76,09,347 | 63,76,860 |
| IV | Expenses: | | | |
| (a) | Cost of goods sold | 13 | - | - |
| (b) | Other expenses | 14 | 90,541 | 64,348 |
| | Total expenses | | 90,541 | 64,348 |
| V | Profit before Tax (III-IV) | | 75,18,806 | 63,12,512 |
| VI | Tax expense | | | |
| (a) | Current tax | | 23,42,162 | 19,69,500 |
| (b) | Deferred tax charge/ (benefit) | | - | - |
| | | | 23,42,162 | 19,69,500 |
| VII | Profit for the year (V-VI) | | 51,76,644 | 43,43,012 |

The accompanying notes are an integral part of the financial statements
Vide our report of even date.

For B R V S & CO
Chartered Accountants
(Firm Regn. No. 025159S)



K.V. Subramanian
Partner
M. No. 208712
UDIN: 26208712LQZVVV4783
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Designated Partner
DPIN: 01482427

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CANTOWN INFRA DEVELOPERS LLP
LLPIN: AAC-7099
18/1175C II ND FLOOR, TT COMPLEX, JAIL ROAD
PUTHIYARA, CALICUT-673004
Cash Flow Statement for the year ended 31 March 2026

(Amount in Rs.)

| Particulars | 31 March 2026 | 31 March 2025 |
|--|--------------------|--------------------|
| A. Cash flows from operating activities | | |
| Profit before tax for the year | 75,18,806 | 63,12,512 |
| Adjustments for non cash and non operating Items : | | |
| Interest income | (9,13,647) | - |
| Operating cash flows before movements in working capital | 66,05,159 | 63,12,512 |
| Movements in Working capital | | |
| Changes in trade receivables | (72,367) | 60,833 |
| Changes in inventories | - | (2,64,500) |
| Changes in other financial assets and other assets | (8,43,043) | - |
| Changes in loans and advances | - | 2,64,500 |
| Changes in trade payables | 20,490 | (7,398) |
| Changes in other liabilities | 99,486 | 950 |
| Cash generated from operating activities | 58,09,725 | 63,66,897 |
| Taxes paid, net of refund received | (23,83,283) | (19,52,172) |
| Net cash generated from operating activities (A) | 34,26,442 | 44,14,725 |
| B. Cash flows from investing activities | | |
| Interest received | 9,13,647 | - |
| Net cash generated from investing activities (B) | 9,13,647 | - |
| C. Cash flows from financing activities | | |
| Capital Investment by Partners | - | - |
| Net cash generated (used in) / from financing activities (C) | - | - |
| Net increase in cash and cash equivalents (A+B+C) | 43,40,089 | 44,14,725 |
| Cash and cash equivalents at the beginning of the year | 1,38,64,709 | 94,49,984 |
| Cash and cash equivalents at the end of the year (refer Note 8) | 1,82,04,798 | 1,38,64,709 |

The accompanying notes are an integral part of the financial statements
Vide our report of even date.

For B R V S & CO
Chartered Accountants
(Firm Regn. No. 025159S)



K.V. Subramanian
Partner
M. No. 208712
UDIN: 26208712LQZVVV4783
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Date: 15/04/2026



For M/s.CANTOWN INFRA DEVELOPERS LLP
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Dr. Hamza P M
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Place: Calicut
Date: 15/04/2026



U Basheer
Designated Partner
DPIN: 01482427

Place: Calicut
Date: 15/04/2026

CANTOWN INFRA DEVELOPERS LLP

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

Note - 3 Partners' capital account**Note - 3a Partners' contribution**

(Amount in Rs.)

| Sr. No. | Name of Partner | Agreed contribution | Share of profit/ (loss) (%) | As at 1 April 2025 (Opening Balance) | Introduced/ contributed during the year | Withdrawals during the year | As at 31 March 2026 (Closing Balance) |
|---------------------------|--|---------------------|-----------------------------|--------------------------------------|---|-----------------------------|---------------------------------------|
| 1 | Malabar Institute of Medical Sciences Limited (MIMS Limited) | 99.99% | 99.99% | 12,70,97,320 | - | - | 12,70,97,320 |
| 2 | Mr. U Basheer | 0.01% | 0.01% | 3,430 | - | - | 3,430 |
| Total | | | | 12,71,00,750 | - | - | 12,71,00,750 |
| Previous Year (PY) | | | | 12,71,00,750 | - | - | 12,71,00,750 |

Note - 3b Partners' current account

(Amount in Rs.)

| Sr. No. | Name of Partner | Share of profit/ (loss) (%) | As at 1st April 2025 (Opening Balance) | Introduced/ contributed during the year | Withdrawals during the year | Share of profit / (loss) for the year | As at 31 March 2026 (Closing Balance) |
|---------------------------|--|-----------------------------|--|---|-----------------------------|---------------------------------------|---------------------------------------|
| 1 | Malabar Institute of Medical Sciences Limited (MIMS Limited) | 99.99% | 62,38,912 | - | - | 51,76,126 | 1,14,15,038 |
| 2 | Mr. U Basheer | 0.01% | 624 | - | - | 518 | 1,142 |
| Total | | | 62,39,536 | - | - | 51,76,644 | 1,14,16,180 |
| Previous Year (PY) | | | 18,96,524 | - | - | 43,43,012 | 62,39,536 |

CANTOWN INFRA DEVELOPERS LLP

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

(Amount in Rs.)

| Note No. | Particulars | 31 March 2026 | 31 March 2025 |
|-----------------|--|----------------------|----------------------|
| 4 | Trade payables | | |
| | - Total outstanding dues of micro and small enterprises (Note) | - | - |
| | - Total outstanding dues of creditors other than micro and small enterprises | 70,890 | 50,400 |
| | Total | 70,890 | 50,400 |
| | Note- The entity does not have any transactions with any micro and small enterprises, accordingly no further disclosures made. | | |
| 5 | Other current liabilities | | |
| | Statutory due payables | | |
| | - TDS payable | 3,000 | 3,950 |
| | - GST payable | 1,00,436 | - |
| | Total | 1,03,436 | 3,950 |
| 6 | Inventories | | |
| | Stock-in-trade [land] | 11,89,83,648 | 11,89,83,648 |
| | Total | 11,89,83,648 | 11,89,83,648 |
| 7 | Trade receivables | | |
| | Unsecured considered good | 6,10,454 | 5,38,087 |
| | Total | 6,10,454 | 5,38,087 |
| 8 | Cash and Bank Balances | | |
| | Cash and cash equivalents | | |
| | (a) On current account | 12,04,798 | 1,38,64,709 |
| | (b) Fixed deposits - deposits with original maturity of less than three months | 1,70,00,000 | - |
| | Total | 1,82,04,798 | 1,38,64,709 |
| 9 | Short-term loans and advances | | |
| | Advance tax and tax deducted at source (net of provision for income tax of Rs. 23,42,162/- (Previous Year - Rs. 19,69,500/-) | 49,313 | 8,192 |
| | Total | 49,313 | 8,192 |
| 10 | Other current assets | | |
| | Interest accrued but not due on deposits | 8,36,743 | - |
| | CGST Recoverable | 3,150 | |
| | SGST Recoverable | 3,150 | |
| | Total (a)+(b) (B) | | |
| | Total | 8,43,043 | - |

CANTOWN INFRA DEVELOPERS LLP

Notes forming part of the Financial Statements for the year ended 31 March 2026

(Amount in Rs.)

| Note No. | Particulars | 31 March 2026 | 31 March 2025 |
|-----------|--|---------------------|---------------------|
| 11 | Revenue from operations | | |
| (a) | Sale of services | | |
| | Rental income (Refer Note 15) | 66,95,700 | 63,76,860 |
| | Total | 66,95,700 | 63,76,860 |
| 12 | Other income | | |
| (a) | Interest income | 9,13,647 | - |
| | Total | 9,13,647 | - |
| 13 | Cost of goods sold | | |
| A | Purchases of stock-in-trade | | |
| | Improvement in stock-in-trade [land] | - | 2,64,500 |
| | Total (A) | - | 2,64,500 |
| B | Changes in inventories of stock-in trade [land] | | |
| | Inventories at the beginning of the year: | | |
| | Stock-in-trade | 11,89,83,648 | 11,87,19,148 |
| | (I) | 11,89,83,648 | 11,87,19,148 |
| | Inventories at the end of the year: | | |
| | Stock-in-trade | 11,89,83,648 | 11,89,83,648 |
| | (II) | 11,89,83,648 | 11,89,83,648 |
| | (Increase)/decrease in inventories of stock-in-trade (I-II) | - | (2,64,500) |
| | Total (A+B) | - | - |
| 14 | Other expenses | | |
| | Bank charges | 811 | 136 |
| | Rates and taxes | 9,950 | 500 |
| | Auditor's remuneration (Refer Note below) | 24,600 | 35,400 |
| | Legal and professional charges | 55,180 | 28,312 |
| | Total | 90,541 | 64,348 |
| | Note- | | |
| | Auditor's remuneration | | |
| | For statutory audit | 24,600 | 35,400 |
| | Total | | |

CANTOWN INFRA DEVELOPERS LLP

Notes forming part of the Financial Statements for the year ended 31st March, 2026

15 Related Parties**A. Related party relationships**

| Sl. No. | Nature of relationship | Name of the related party |
|---------|--------------------------|--|
| 1 | Ultimate holding company | Aster DM Healthcare Limited |
| 2 | Holding Company/ Partner | Malabar Institute of Medical Sciences Limited (MIMS Limited) |
| 3 | Partner | Mr. U Basheer |

B. Related party transactions

(Amount in Rs.)

| Sl. No. | Name of the related party | Description of the transaction | Transaction for the year | | Outstanding Balance | |
|---------|--|--------------------------------|--------------------------|---------------|---------------------|---------------|
| | | | 31 March 2026 | 31 March 2025 | 31 March 2026 | 31 March 2025 |
| 1 | Malabar Institute of Medical Science Ltd | Rent received | 66,95,700 | 63,76,860 | 6,10,454 | 5,38,087 |
| | | Expense reimbursement | 3,08,258 | | | |

16 Commitments and contingent liability - Nil**17 Segment reporting**

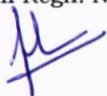
The LLP operations comprises of only one segment viz., is engaged in the business of purchasing, developing and dealing in all kinds of immovable properties and providing infrastructure facilities either by selling or leasing to all medical and other related institutions. The LLP's operations are in India and therefore there are no secondary geographical segments.

18 Foreign currency transactions and exposures

There are no foreign currency transactions during the year ended 31 March 2026 and 31 March 2025. There are no foreign currency balances outstanding as at 31 March 2026 and 31 March 2025.

19 Previous Year's Figures

Previous year figures are regrouped or reclassified wherever found necessary to conform to the groupings or classifications of the current year.

For B R V S & COChartered Accountants
(Firm Regn. No. 025159S)

K.V. SubramanianPartner
M. No. 208712
UDIN: 26208712L9ZVVV4783
Place: Calicut
Date: 15/04/2026**For M/s.CANTOWN INFRA DEVELOPERS LLP**

LLPIN: AAC-7099


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Designated Partner
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