



Kontor Space
Limited

ANNUAL REPORT

2025

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CORPORATE INFORMATION



Board of Directors

Mr. Kanak Mangal - Chairman and Whole Time Director

Mrs. Neha Mittal – Executive Director

Mr. Rahul Jhuthawat – Non Executive Independent Director

Mrs. Monika Jain - Non Executive Independent Director

Mr. Rajat Raja Kothari - Non Executive Independent Director

Stock Exchange

National Stock Exchange of India Limited

Company Secretary

Mr. Tarun Gupta

Website

www.kontorspace.in

Details of Registered Office

Office No. A1 & B1, 9th Floor, Ashar IT Park Road No. 16 Z, Wagle Industrial Estate, Thane West,
Maharashtra, India, 400604

Statutory Auditors

M/s. P R Agarwal & Awasthi, Chartered Accountants,
(Firm Registration No. 117940W)

Chief Financial Officer

Mr. Jasraj

REGISTRAR OF TRANSFER

Cameo Corporate Services Limited

Subramanian Building

#1, Club House Road

Chennai 600 002 - India.

Email: cameo@cameoindia.com

Contact No:

044 - 4002 0700

COMPANY OVERVIEW



Introduction

Kontor Space Limited is a progressive, innovation-driven office solutions provider, committed to redefining how businesses and professionals experience their workplace. Over the past year, we have strengthened our position as a trusted partner for startups, SMEs, corporates, MNCs and independent professionals by delivering work environments that are not only functional but also foster creativity, collaboration, and growth.

In today's fast-evolving business ecosystem, where agility and adaptability have become essential, Kontor Space continues to lead with forward-thinking workspace solutions that cater to the diverse and dynamic needs of modern enterprises. Our spaces are designed to inspire productivity, facilitate networking, and create a sense of community — ensuring that our members can focus on their business goals while we take care of the rest.

Our Vision

Our vision is to set the benchmark for the future of work by offering innovative, sustainable, and people-centric workspace solutions. We aim to move beyond the traditional “office” concept and create integrated environments where organizations can operate, collaborate, and grow without constraints. Kontor Space aspires to be the preferred partner for businesses seeking flexibility, scalability, and a trusted, long-term solution for their evolving workspace needs.

Our Mission

At Kontor Space, our mission is to empower businesses of all sizes by providing workspaces that are adaptable, resource-rich, and strategically located. We strive to deliver:

- State-of-the-art infrastructure designed to enhance efficiency and productivity.
- A thriving business ecosystem that fosters collaboration, innovation, and growth.
- Flexible, tailored workspace solutions that evolve with the needs of every client, from solopreneurs to established enterprises.

Our commitment is to create workspaces where ideas take root, partnerships strengthen, and lasting success is built.

Key Offerings

Kontor Space offers a comprehensive suite of workspace solutions designed to meet the diverse and evolving requirements of modern businesses. Our portfolio spans across scalable offices for enterprises, customized managed solutions, and agile work environments that support long-term growth and operational efficiency:

- **Managed & Enterprise Offices:** Bespoke office spaces tailored to organizational needs, offering complete design, infrastructure, and facility management for seamless operations.
- **Private & Secure Offices:** Dedicated, fully serviced office suites that provide exclusivity, confidentiality, and control while maintaining access to shared amenities and resources.
- **Flexible Workspaces:** Ready-to-use workstations available with adaptable lease terms, enabling businesses to scale their presence efficiently.
- **Meeting & Collaboration Spaces:** Fully equipped environments with advanced connectivity and presentation tools, designed for executive discussions, team collaboration, and strategic planning.
- **Virtual Offices:** Professional business addresses with mail handling, call management, and corporate identity services that support remote and distributed teams.
- **Event & Engagement Venues:** Configurable spaces for leadership summits, workshops, product launches, and networking events.

Why Kontor Space?

At Kontor Space, our value proposition is built on experience, accessibility, and excellence. We go beyond traditional co-working to provide comprehensive workspace solutions that meet the needs of enterprises, growth-stage companies, and agile teams alike.

- **Prime Business Locations:** Strategically positioned in key commercial hubs to ensure maximum accessibility, visibility, and business advantage.
 - **Enterprise-Grade Infrastructure:** Fully managed office solutions equipped with state-of-the-art infrastructure, ergonomic design, and business continuity support tailored to organizational needs.
 - **Professional Ecosystem:** Active facilitation of knowledge-sharing, professional engagement, and business growth through curated initiatives and collaborative opportunities.
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- **Modern Amenities & Services:** High-speed connectivity, advanced IT support, wellness-focused spaces, breakout zones, and facilities designed to foster both productivity and employee well-being.
- **Sustainability Commitment:** Integration of eco-conscious practices including energy-efficient systems, water conservation mechanisms, and minimal-waste operations, ensuring responsible and future-ready work environments.
- **Technology-Driven Efficiency:** Powered by our strategic partner – Wybrid Technology and the Kontor Space app, we deliver a smart and seamless client experience for bookings, member engagement, and service delivery. This digital backbone ensures real-time visibility and efficient workspace management.

By combining strategic locations, enterprise-ready solutions, sustainability, and technology integration, Kontor Space delivers adaptable work environments that scale with evolving business needs while ensuring efficiency, flexibility, and long-term value creation.

Performance & Growth in the Current Year

The year under review has been one of strategic growth and operational consolidation for Kontor Space Limited. We continued to strengthen our market position and deliver enhanced value to our clients through focused initiatives across multiple fronts:

- **Geographical Expansion:** Successfully entered new strategic markets, broadening our presence and strengthening accessibility for enterprise clients across key business hubs.
 - **Upgraded Infrastructure:** Enhanced our existing centers with modern facilities, advanced technology integration, and improved service offerings to elevate client experience.
 - **Stronger Client Engagement:** Deepened relationships through community-driven initiatives and tailored engagement programs, resulting in improved client satisfaction and retention.
 - **Hybrid Workspace Solutions:** Launched flexible, hybrid work packages to support organizations adopting agile and distributed workplace models.
 - **Operational Excellence:** Achieved higher efficiency and scalability through digitization, process automation, and the adoption of technology-led platforms.
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These milestones underscore Kontor Space's commitment to building a future-ready workspace ecosystem that is adaptable, technology-driven, and aligned with the evolving needs of modern enterprises.

Future Outlook

As work culture continues to evolve towards greater flexibility, efficiency, and technology integration, Kontor Space Limited is well-positioned to capture emerging opportunities. Our roadmap for the coming year is centered on:

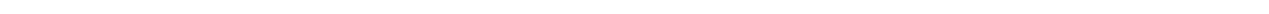
- **Expanding Market Presence:** Strengthening our footprint across tier-1 cities while strategically entering high-potential tier-2 markets.
- **Sector-Specific Solutions:** Developing specialized, industry-focused managed office clusters to serve the unique requirements of niche industries.
- **Sustainability Commitment:** Accelerating investment in sustainable practices and green-certified infrastructure to align with global ESG standards.
- **Technology & Innovation:** Harnessing the power of AI in our Kontor Space app to enable smarter workspace management, seamless client experiences, and efficient resource utilization.

With a clear strategic vision, robust operational foundation, and a strong brand ethos, we are confident in our ability to drive sustained growth and reinforce our position as a leading provider of flexible and managed workspace solutions.

Conclusion

Kontor Space Limited is more than a space provider — we are a platform for business success. Through our dedication to innovation, service quality, and community development, we continue to shape the future of work. With a clear vision, strong operational foundation, and an expanding network of premium affordable workspaces, we are committed to enabling professionals and businesses to work smarter, connect deeper, and grow faster.

CHAIRMAN MESSAGE



Dear Shareholders,

It is with great pride and responsibility that I present to you the Annual Report of Kontor Space Limited for the financial year 2024–25. This year has been one of strategic expansion, operational strengthening, and forward momentum, as we continued to adapt to changing market dynamics while remaining firmly committed to our mission of providing world-class workspace solutions.

In an era where businesses are redefining the way they operate, Kontor Space has continued to stand out as a trusted partner in enabling success. Our focus on flexibility, technology, sustainability, and community-building has helped us meet the diverse needs of startups, SMEs, corporates, and independent professionals alike.

Performance & Progress

The year under review was marked by strong execution of our growth strategy. We expanded our footprint into new strategic markets, strengthening our geographical reach and enabling us to serve a wider spectrum of enterprises. At the same time, we enhanced our existing centers with state-of-the-art infrastructure, modern amenities, and technology-enabled services, ensuring that our workspaces remain synonymous with productivity, reliability, and client-centricity.

A key focus has been on building solutions that go beyond traditional shared spaces. Our managed offices and enterprise-grade offerings have gained significant traction, as businesses increasingly seek flexible, scalable, and fully serviced work environments that align with their operational and cultural requirements. By tailoring solutions for corporates, SMEs, and high-growth companies, we have reinforced our position as a trusted partner in enabling business success.

We also continued to deepen client engagement. Through structured initiatives and relationship-driven service delivery, we strengthened long-term partnerships and achieved high client retention rates, further underlining the strength of our firm.

On the sustainability front, we made meaningful progress by incorporating energy-efficient lighting systems, water conservation mechanisms, eco-friendly materials, and waste-reduction practices across our centers. We believe that future-ready workspaces must be not only productive and technology-driven but also environmentally responsible.

Leveraging Technology

At Kontor Space, technology is at the heart of our operating model. During the year, we strengthened our collaboration with Wybrid Technology, our prop-tech partner, alongside the Kontor Space app, to enhance client experiences and streamline our operations. These platforms empower us to digitize key processes across marketing, sales, operations, and project delivery.

This integrated approach positions Kontor Space as one of the few workspace solution providers that combine physical infrastructure with digital intelligence, creating a seamless and differentiated value proposition for clients.

Looking Ahead

As businesses continue to embrace hybrid models, managed solutions, and flexible operating structures, the demand for workspace solutions that are adaptable, scalable, and tech-enabled will accelerate. Kontor Space is uniquely positioned to capture this opportunity through a multi-pronged strategy:

- Expanding our network in both tier-1 cities and high-growth tier-2 markets, ensuring accessibility and wider reach.
- Developing sector-specific managed office clusters to serve the unique needs of industries such as BFSI, IT/ITeS, and emerging sectors.
- Strengthening our sustainability agenda with deeper ESG integration and green-certified infrastructure.
- Enhancing technology adoption through our continued partnership with Wybrid Technology and the Kontor Space app, delivering real-time visibility, operational efficiency, and superior client experiences.

With a clear roadmap, strong execution capabilities, and an expanding national presence, we are confident of sustaining our growth trajectory and reinforcing our position as a leading provider of managed and flexible workspace solutions.

A Word of Gratitude

On behalf of the Board of Directors, I extend my deepest gratitude to our shareholders, clients, partners, and employees for their unwavering trust and commitment. Every milestone achieved during the year reflects the collective dedication and vision of our ecosystem.

As we look to the future, we remain steadfast in our mission to redefine the workspace experience, set new benchmarks for the industry, and deliver sustainable value to all our stakeholders.

Warm regards,

[Name]

Chairman

Kontor Space Limited

DIRECTORS

AND

KMP



BOARD OF DIRECTORS



Kanak Mangal
Chairman and Whole Time Director



Neha Mittal
Executive Director



Rajat Kothari
Independent Director



Monika Jain
Independent Director



Rahul Jhuthawat
Independent Director

KEY MANAGERIAL PERSONNEL



Jasraj
Chief Financial Officer



Tarun Gupta
Company Secretary and
Compliance Officer

DIRECTOR REPORT



BOARD'S REPORT

To the Members,
KONTOR SPACE LIMITED,

Your Directors are pleased to present the 07th Annual Report of “**Kontor Space Limited**” (“the Company”) on the business and operations and Audited Financial Statements of the Company for the year ended March 31st, 2025.

1. FINANCIAL SUMMARY OR HIGHLIGHTS/PERFORMANCE OF THE COMPANY:

The financial highlights for the financial year ended March 31st, 2025 is summarized below:

(Rs. In Lakh)		
Particulars	2024-2025	2023-2024
Revenue from Operations	1974.60	1102.67
Other Income	49.31	67.85
Total Income	2023.91	1170.52
Less: Total Expenses	1608.58	899.68
Profit/(Loss) before Exceptional and Extraordinary Item and Tax	415.33	270.84
Exceptional Item	-	-
Profit/(Loss) before Extraordinary Item and Tax	415.33	270.84
Prior Period Item	-	-
Profit/(Loss) before Tax	415.33	270.84
Tax Expenses	3.10	76.03
Profit/(Loss) for the period	412.43	194.81

2. OVERVIEW AND COMPANY PERFORMANCE:

During the year under review, your Company recorded a total revenue from operations of ₹1,974.60 lakh as compared to ₹1,102.67 lakh in the previous financial year, registering an impressive growth of approximately 79% year-on-year. This remarkable increase reflects the rising demand for flexible workspace solutions and the Company's ability to expand its presence in the co-working segment. Further during the year, the Company has earned net profit of Rs. 412.43 Lakh as compared to net profit of Rs. 194.8 Lakh in the previous year.

Your Directors are hopeful and committed in improving the profitability of the Company in the coming years. The Directors have their focus to achieve this by the provision of quality services, wide spreading its services and capitalizing on the opportunities provided by the industry and the market.

Your directors are continuously making efforts for the future growth and expansion of the Company by exploring all possible avenues.

3. ALTERATION TO MEMORANDUM AND ARTICLES OF ASSOCIATION:

During the year under review, the Company has not carried out any alteration in the provisions of its Memorandum of Association or Articles of Association

4. CHANGE IN THE NATURE OF BUSINESS, IF ANY:

The Company is into the business of service provider of Coworking spaces and virtual office. There is no change in nature of business of the Company during the year under review.

5. DIVIDEND:

In order to conserve the resources for long run working capital requirement and expansion of business, your Board of Directors has not recommended any Dividend for the financial year ended March 31st, 2025.

6. RESERVES:

During the year under review, no amount was transferred to General Reserves, excluding surplus if any.

7. SHARE CAPITAL:

Authorised Share Capital:

During the year under review, your company has authorized share capital of Rs. 7,00,00,000/- (Rupees Seven Crores only) consisting of 70,00,000 (Seventy Lakh) equity shares of face value of Rs. 10/- each.

During the year under review, there has been no change in the paid-up share capital of the Company. The authorized, issued, subscribed and paid-up share capital of the Company remained the same as in the previous financial year, and no fresh issue, buy-back, conversion, or redemption of securities was undertaken during the period. Accordingly, the capital structure of the Company continues to remain stable, reflecting consistency in the equity base and ensuring adequate financial flexibility to support future growth plans.

8. DIRECTORS AND KEY MANAGERIAL PERSONNEL:

Composition of Board:

The Board of Directors of the Company, at present comprises of 5 Directors, who have wide and varied experience in different disciplines and fields of corporate functioning. The present composition of the Board consists of One Whole Time Director, one Executive Director, and Three Independent Non- Executive Directors including one women Director.

The Company is maintaining optimum combination of Executive, Non-Executive Directors and Independent Directors.

The Board of Directors of your Company comprised of the following Directors, as on March 31st, 2025:

Sr. No.	Name of Director	Designation
1	Mr. Kanak Mangal	Whole Time Director
2	Ms. Neha Mittal	Woman Executive Director
3	Ms. Monika Jain	Independent & Non- Executive Director
4	Mr. Rahul Jhuthawat	Independent & Non- Executive Director
5	Mr. Rajat Raja Kothari	Independent & Non- Executive Director

Director retiring by rotation:

In accordance with the provisions of Section 152 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014 and Articles of Association of the Company, Mr. Kanak Mangal (DIN: 03582631), Director of the Company retires by rotation at the ensuing Annual General Meeting ("AGM") and being eligible, has offered himself for re-appointment and your Board recommends his reappointment.

Cessation

During the financial year under review, Ms. Kanan Kapur tendered her resignation from the office of Managing Director of the Company with effect from January 24, 2025. The Board of Directors, while accepting her resignation, placed on record its deep appreciation for the valuable guidance, strategic direction, and significant contributions made by her during her tenure. Her leadership played an important role in strengthening the Company's operations and corporate governance practices. The Board also conveyed its best wishes to her for success in her future endeavours.

Declarations given by Independent Directors under Section 149(6) of the Companies Act, 2013:

The Company has received necessary declaration from all the Independent Directors of the Company confirming that they meet the criteria of independence as prescribed both under Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulations. The Independent Directors have also confirmed that they have complied with Schedule IV of the Act and the Company's Code of Conduct.

None of the Independent directors of your Company are disqualified under the provisions of Section 164(2) of the Act. Your directors have made necessary disclosures as required under various provisions of the Act and the Listing Regulations and in the opinion of the Board, all the Independent Directors are person of integrity and possesses relevant expertise and experience and are independent of the management

Key Managerial Personnel (KMP):

The following are the Key Managerial Personnel (KMP) of your Company pursuant to the provisions of Section 203 of the Companies Act, 2013, throughout the Financial Year 2024-25:

Sr. No.	Name of Key Managerial Personnel (KMP)	Designation
	Mr. Kanak Mangal	Whole Time Director (Appointed w.e.f January 11, 2021)
	Mr. Jas Raj	Chief Financial Officer (Appointed w.e.f. July 19, 2023)
	Mr. Tarun Gupta	Company Secretary (Appointed w.e.f February 13, 2024)

Disclosures By Directors:

The Board of Directors have submitted notice of interest in Form MBP 1 under Section 184(1) as well as Declaration by Directors in Form DIR 8 under Section 164(2) and other declarations as to compliance with the Companies Act, 2013.

Disqualifications of Directors:

None of the Directors of your Company is disqualified under the provisions of Section 164(2) of the Companies Act, 2013 read with Companies (Appointment and Qualification of Directors) Rules, 2014 that.

9. INDEPENDENCE & OTHER MATTERS PERTAINING TO INDEPENDENT DIRECTORS:

As on March 31, 2025, the following Directors on your Company's Board were Independent Directors:

1	Ms. Monika Jain	Non - Executive Independent Director
2	Mr. Rahul Jhuthawat	Non - Executive Independent Director
3	Mr. Rajat Raja Kothari	Non - Executive Independent Director

Pursuant to the provisions of Section 134(3)(d) of the Companies Act, 2013, disclosure is hereby given that your Company has received declaration / confirmation of independence from all its Independent Directors, pursuant to Section 149(7) of the Companies Act, 2013 and Regulation 16(1)(b) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, and the same have been noted and taken on record by the Board.

The criteria for determining qualification, positive attributes and independence of Directors is provided in the Nomination and Remuneration Policy of the Company and is available on the Company's website at www.kontorspace.in

Independence of Independent Directors:

An Independent Director should meet the criteria for independence prescribed under Section 149(6) of the Companies Act, 2013 and Regulation 16 (1) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as may be amended from time to time) and Regulation 16 (1) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as may be amended from time to time).

All the Independent Directors of your Company have complied with the Code for Independent Directors prescribed in Schedule IV to the Companies Act, 2013 and policy on familiarization programmes for Independent Directors is available on the website of the Company and can be accessed through the web-link www.kontorspace.in

In opinion of the Board of Directors of your Company, the as mentioned above Independent Directors of the Company, who have been appointed during the Financial Year 2024-25, possess the requisite integrity, expertise, and experience.

All the Independent Directors of your Company are registered with the Indian Institute of Corporate Affairs, Manesar ("IICA") and have their name included in the 'Independent Directors Data Bank' maintained by the IICA.

10. PERFORMANCE EVALUATION OF THE BOARD, ITS COMMITTEES AND INDIVIDUAL DIRECTORS:

The Board has devised a policy pursuant to the applicable provisions of the Act and the SEBI (Listing Obligation and Disclosure Requirements Regulation), 2015 ("Listing Regulations") for performance evaluation of the Board and individual Directors (including Independent Directors) and Committees which includes criteria for performance evaluation of non-executive directors and executive directors.

The Independent directors have set a formal process for evaluation of Board's performance. Evaluation process and report was considered in the meeting of Independent Directors meeting. The independent directors found the same satisfactory.

11. DEMATERIALIZATION OF SHARES

All the Shares of your Company are in Dematerialization mode as on March 31st, 2025. The ISIN of the Equity Shares of your Company is INE0KZ301010.

12. DETAILS OF SUBSIDIARY/JOINT VENTURES/ASSOCIATE COMPANIES:

During the year under review, the Company do not have any subsidiary/joint ventures/associate companies.

13. BOARD MEETINGS:

The Board meets at regular intervals to discuss and decide on Company's business policies and strategy apart from other business of the Board. The notice of Board meetings is given well in advance to all the Directors of the Company. The agenda of the Board / Committee meetings are circulated at least 7 days before the date of the meeting as per the provisions of Companies Act, 2013 and rules made thereunder and as per SEBI listing Regulations. In case of any business exigencies, meetings are called and convened at shorter notice, or the resolutions are passed through circulation and later placed in the next Board/Committee meetings. The agenda for the Board / Committee meetings include detailed notes on the items to be discussed at the meetings to enable the directors/members to take informed decision.

The Board of Directors (herein after called as "the Board") met 4 (Four) times during the year under review as mentioned below. The gap between any two consecutive board meetings did not exceed 120 days as per the provisions of Companies Act, 2013 and rules made thereunder and as per SEBI listing Regulations.

14. COMMITTEES OF THE BOARD:

Presently, the Board has following Committees viz. the Audit Committee, Nomination and

Remuneration Committee, Stakeholders' Relationship, Posh Committee, Administration Committee.

Audit Committee

Pursuant to the provisions of Section 177(1) of the Companies Act, 2013, Rule 6 of the Companies (Meetings of Board & Its Powers) Rules, 2014 and Regulation 18 read with Part C of Schedule II to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Board of Directors of the Company constituted the Audit Committee (which includes terms of reference as provided under the Act and SEBI Listing Regulations).

There were 4 Meetings of the Audit Committee held during the Financial Year 2024-25.

S r . No.	Name of Member	Designation in the Committee	Nature of Directorship
1.	Mr. Rahul Jhuthawat	Chairman	Non-Executive & Independent Director
2.	Mr. Rajat Kothari	Member	Non-Executive & Independent Director
3.	Mr. Kanak Mangal	Member	Whole Time Director

The primary objective of the Audit Committee is to monitor and provide an effective supervision of the Management's financial reporting process, to ensure accurate and timely disclosures, with the highest levels of transparency, integrity and quality of financial reporting. The Committee oversees the work carried out in the financial reporting process by the Management, the internal auditor, the statutory auditor and the cost auditor and notes the processes and safeguards employed by each of them. The Committee further reviews the processes and controls including compliance with laws, Tata Code of Conduct and Insider Trading Code, Whistle Blower Policies and related cases thereto. The Committee also reviews matters under the Prevention of Sexual Harassment at Workplace Policy.

Nomination and Remuneration Committee("NRC"):

Pursuant to the provisions of Section 178 of the Companies Act, 2013, Rule 6 of the Companies (Meetings of Board & Its Powers) Rules, 2014 and Regulation 19 read with Part D of Schedule II to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, your Company has constituted a Nomination and Remuneration Committee of the Board of Directors.

The Board of Directors of the Company constituted the Nomination and Remuneration Committee (which includes terms of reference as provided under the Act and SEBI Listing Regulations).

There were 4 (Four) Meetings of the Nomination and Remuneration Committee held during the Financial Year 2024-25. The requisite quorum was present for both the meetings.

S r . No.	N a m e o f Member	Designation in the Committee	N a t u r e o f Directorship	N o . o f meetings held during tenure	N o . o f Meetings Attended
1.	Mrs. Monika Jain	Chairman	Non-Executive & Independent Director	4	4
2.	Mr. Rajat Kothari	Member	Non-Executive & Independent Director	4	4
3.	Mrs. Neha Mittal	Member	Executive Director	4	4

The purpose of the Nomination and Remuneration Committee (“**NRC**”) is to oversee the Company’s nomination process including succession planning for the senior management and the Board and specifically to assist the Board in identifying, screening and reviewing individuals qualified to serve as Executive Directors, Non-Executive Directors and determine the role and capabilities required for Independent Directors consistent with the criteria as stated by the Board in its Policy on Appointment and Removal of Directors. The NRC and the Board periodically reviews the succession planning process of the Company and is satisfied that the Company has adequate process for orderly succession of Board Members and Members of the Senior Management.

The NRC also assists the Board in discharging its responsibilities relating to compensation of the Company’s Executive Directors and Senior Management. The NRC has formulated Remuneration Policy for Directors, KMPs and all other employees of the Company and the same is available on Company's website at <https://hfy-factsheet-projects.s3.ap-south-1.amazonaws.com/live/Portal-PDF-Files/Nomination+and+Remuneration+policy.pdf>.

Stakeholders’ Relationship Committee(“SRC”)

Pursuant to the provisions of Section 178 of the Companies Act, 2013 and Regulation 20 read with Part D of Schedule II to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, your Company has constituted a Stakeholders’ Relationship Committee of the Board of Directors.

The Board of Directors of the Company constituted the Stakeholder’s Relationship Committee (which includes terms of reference as provided under the Act and SEBI Listing Regulations) comprising of the following Directors as on March 31st, 2025:

S r . No.	Name of Member	Designation in the Committee	Nature of Directorship
1.	Mr. Rajat Kothari	Chairman	Non-Executive & Independent Director
2.	Mr. Kanak Mangal	Member	Whole Time Director
3.	Mrs. Neha Mittal	Member	Executive Director

The Stakeholders’ Relationship Committee considers and resolves the grievances of our shareholders, debenture holders and other security holders, including complaints relating to non-receipt of annual report, transfer and transmission of securities, non-receipt of dividends/

interests, issue of new/duplicate certificates, general meetings and such other grievances as may be raised by the security holders of the Company, from time to time.

The SRC also reviews:

- a) The measures taken for effective exercise of voting rights by the shareholders;
- b) The service standards adopted by the Company in respect of the services rendered by our Registrar & Transfer Agent;
- c) The measures rendered and initiatives taken for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend/annual report/notices and other information by shareholders.

15. CORPORATE GOVERNANCE:

Pursuant to provisions of Reg.15 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, the SME Listed Companies are exempt from the provisions of Corporate Governance.

The Company being the SME (Emerge Platform of NSE) Listed Company, the provisions pertaining to Corporate Governance are not applicable to the Company. Accordingly, the separate report on the Corporate Governance is not applicable in the Annual Report.

16. NON - APPLICABILITY OF THE INDIAN ACCOUNTING STANDARDS:

As per provision of Rule 4 (1) of the companies (Indian Accounting Standards) Rules, 2015 notified vide Notification No. G.S.R 111 (E) on 16th February, 2015, Companies whose shares are listed on SME exchange as referred to in Chapter XB of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009, are exempted from the compulsory requirements of adoption of IND-AS w. e. f. April 15th, 2017.

As your Company is listed on SME Platform of NSE Limited, is covered under the exempted category and is not required to comply with IND-AS for preparation of financial statements beginning with period on or after 1st April, 2017.

17. AUDITORS:

Pursuant to the provisions of Section 139 and other applicable provisions, if any, of the Companies Act, 2013 and the Rules framed there under, M/s. P R Agarwal & Awasthi, Chartered Accountants, (Firm Registration No. 117940W), be and are hereby re- appointed as Statutory Auditors of the Company, to hold office from the conclusion of the 05thAnnual General Meeting until the conclusion of the 10thAnnual General Meeting of the Company, at a remuneration to be mutually agreed by them with the Board of Directors of the Company and that they be paid in addition the out of pocket expenses and/or travelling expenses they may incur in carrying out their duties as Auditors.

18. AUDITOR'S REPORT:

During the year under review, the Auditor's Report does not contain any qualifications/adverse remarks. Notes to Accounts and Auditors remarks in their report are self-explanatory and do not call for any further explanation by the Board of Directors.

There were no qualifications, reservations or adverse remarks or disclaimers made by the Statutory Auditors in their reports.

19. INTERNAL FINANCIAL CONTROLS AND ITS ADEQUACY:

The Company has in place proper and adequate internal control systems commensurate with the nature of its business, size and complexity of its business operations. Internal control systems comprising of policies and procedures are designed to ensure reliability of financial reporting, compliance with policies, procedures, applicable laws and regulations and that all assets and resources are acquired economically used efficiently and adequately protected.

The Audit Committee evaluates the efficiency and adequacy of financial control system in the Company, its compliance with operating systems, accounting procedures, and strives to maintain the standards in Internal Financial Control.

20. DETAILS IN RESPECT OF FRAUDS REPORTED BY AUDITORS UNDER SUB-SECTION (12) OF SECTION 143:

During the year under review, there are no frauds reported by the Statutory Auditors of the Company under Section 143 (12).

21. RISK MANAGEMENT:

The Company has in place a mechanism to identify, assess, monitor and mitigate various risks to key business objectives and thus in pursuance of the same it has formulated a Risk Management Policy to ensure compliance with regulation 17 and 21 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Board of Directors of the Company has put in place a Risk Management Policy which aims at enhancing shareholders' value and providing an optimum risk-reward tradeoff. The risk management approach is based on a clear understanding of the variety of risks that the organization faces, disciplined risk monitoring and measurement and continuous risk assessment and mitigation measures.

22. MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAVE OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT:

No Material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statement relates and the date of this report.

23. DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE:

During the year under review, there is no Significant Order passed by the Regulators or courts or Tribunals impacting the going concern status and Company's operations in future.

24. DEPOSITS:

Your Company has not accepted any deposits covered under Chapter V of the Companies Act, 2013 [(i.e., deposits within the meaning of Rule 2(1)(c) of the Companies (Acceptance of Deposits) Rules, 2014)], during the Financial Year 2024-25.

Thus, the details of deposits required as per the provisions of the Companies (Accounts) Rules, 2013 are as follows:

(a)	Accepted during the Financial Year 2024-25	:	Nil
(b)	Remained unpaid or unclaimed during the Financial Year 2024-25	:	Nil
(c)	Whether there has been any default in repayment of deposits or payment of interest thereon during the Financial Year 2024-25 and if so, number of such cases and total amount involved –		
	(i) At the beginning of the year	:	Nil
	(ii) Maximum during the year	:	Nil
	(iii) At the end of the year	:	Nil
(d)	Details of Deposits which are not in compliance with the requirements of Chapter V of the Companies Act, 2013	:	Nil

25. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 OF THE COMPANIES ACT, 2013:

As required to be reported pursuant to the provisions of Section 186 and Section 134(3)(g) of the Companies Act, 2013, the particulars of loans, guarantees and investments by your Company under during the Financial Year 2024-25, have been provided in the Notes to the Financial Statement.

26. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO: NIL

Considering the nature of business activities of the Company, your directors have nothing to report regarding conservation of energy and technology absorption. The Company has not incurred any expenses on R&D during the financial year under review.

Foreign exchange earnings and outgo:

Foreign exchange earnings and outgo		2024-25	2023-24
(i)	Foreign exchange earnings (actual inflows)	Nil	Nil
(ii)	Foreign exchange outgo (actual outflows)	Nil	Nil

27. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

Particulars of transactions entered into with Related parties have been disclosed in the Financial Statements. However, there are no material contracts or arrangement entered with the related parties, During the financial year under review, the Company had no transaction with its related party falling under provisions of Section 188 of the Act. Accordingly, the disclosure on material Related Party Transactions, as required under Section 134(3) of the Act in Form No. AOC-2 is not applicable.

28. DETAILS OF APPLICATION MADE OR PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016:

During the year under review, no application has been made under the Insolvency and Bankruptcy Code, 2016.

29. DETAILS OF DIFFERENCE BETWEEN VALUATION AMOUNT ON ONE TIME SETTLEMENT AND VALUATION WHILE AVAILING LOAN FROM BANK AND FINANCIAL INSTITUTIONS:

During the year under review, there was no instance of one-time settlement of loans / financial assistance taken from Banks or Financial Institutions, hence the Company was not required to carry out valuation of its assets for the said purpose.

30. CORPORATE SOCIAL RESPONSIBILITY:

During the year under review, the Company is not required to constitute a Corporate Social Responsibility Committee as it does not fall within purview of Section 135(1) of the Companies Act, 2013, and hence it is not required to formulate policy on Corporate Social Responsibility.

31. OBLIGATION OF COMPANY UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

As per requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, the Company has already maintained an internal policy to prevent women's harassment at work and covered all employees so they could directly make complaints to the management or Board of Directors if such situation arises. The Management and Board of Directors together confirm a total number of complaints received and resolved during the year is as follows:

- a) No. of Complaints received : NIL
- b) No. of Complaints disposed : NIL

Company has a zero tolerance towards sexual harassment at the workplace. The Company has adopted a policy on prevention, prohibition, and redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules made thereunder.

The Company has complied with the provisions relating to the constitution of the Internal Complaints Committee as per the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

32. MANAGERIAL REMUNERATION:

The remuneration paid to the Directors and Key Managerial Personnel of the Company during the Financial Year 2024-25 was in accordance with the Nomination and Remuneration Policy of the Company. Disclosures with respect to the remuneration of Directors and employees as required under Section 197(12) of the Companies Act, 2013 and Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 have been given.

33. PARTICULARS OF EMPLOYEES:

The disclosure as per Section 197(12) of the Companies Act, 2013 read with Rule 5 (2) and Rule 5 (3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, in respect of employees of your Company, is available for inspection by the Shareholders at the Registered Office of the Company, during business hours, i.e., between 10.00 a.m. (IST) to 5.00 p.m. (IST), on all working days (i.e., excluding Saturdays, Sundays and Public Holidays), upto the date of the ensuing 07th Annual General Meeting of the Company, subject to such restrictions as may be imposed by the Government(s) and / or local authority(ies) from time to time. If any Shareholder is interested in inspecting the records thereof, such Shareholder may write to the Company Secretary & Compliance Officer at investor@kontorspace.in.

34. SECRETARIAL AUDITORS AND SECRETARIAL AUDIT REPORT:

The Board of Directors of your Company, had appointed M/s. Arvind Meena & Associates, Practicing Company Secretary, as the "Secretarial Auditors" of the Company, to conduct the Secretarial Audit for the Financial Year 2024-25, pursuant to the provisions of Section 204 of the Companies Act, 2013 and Rule 9 of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014.

The Secretarial Audit Report submitted by M/s. Arvind Meena & Associates, the Secretarial Auditors, for the Financial Year 2024-25 is annexed as "**Annexure – B**" to this Board's Report.

35. APPOINTMENT OF INTERNAL AUDITOR:

Pursuant to provision of Section 138 of the Companies Act, 2013, the Company has Appointed M/s. Prodyot Bhattacharyya & Associates, as the Internal Auditor of the company, for the financial year 2024 - 2025.

36. COST RECORDS:

During the year under review, the Company is not required to maintain cost records as specified by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013.

37. COST AUDIT:

During the year under review, the Company is not required to carry out the Cost Audit as specified by the Central Government under sub-section (2) of Section 148 of the Companies Act, 2013.

38. MANAGEMENT DISCUSSION AND ANALYSIS:

In terms of Regulation 34 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 read with Schedule V of SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015, Management Disclosure and Analysis Report is attached separately which forms part of Annual report.

39. DISCLOSURE UNDER SECTION 43(A)(II) OF THE COMPANIES ACT, 2013:

During the year under review, the Company has not issued any shares with differential rights and hence no information as per provisions of Section 43(a)(ii) of the Act read with Rule 4(4) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

40. DISCLOSURE UNDER SECTION 54(1)(D) OF THE COMPANIES ACT, 2013:

During the year under review, the Company has not issued any sweat equity shares during the year under review and hence no information as per provisions of Section 54(1)(d) of the Act read with Rule 8(13) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

41. DISCLOSURE UNDER SECTION 62(1)(B) OF THE COMPANIES ACT, 2013:

During the year under review, the Company has not issued any equity shares under Employees Stock Option Scheme.

42. STATEMENT OF COMPLIANCE OF APPLICABLE SECRETARIAL STANDARDS:

The Company has ensured compliance with the mandated Secretarial Standard I & II issued by the Institute of Company Secretaries of India with respect to board meetings and general meetings respectively and approved by the Central Government under section 118(10) of the Companies Act, 2013.

43. TRANSFER OF AMOUNTS TO INVESTOR EDUCATION AND PROTECTION FUND:

The Company did not have any funds lying unpaid or unclaimed which were required to be transferred to Investor Education and Protection Fund (IEPF).

44. DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to sub-section (5) of Section 134 of the Companies Act, 2013 and to the best of their knowledge and belief and according to the information and explanations obtained / received from the operating management, your Directors make the following statement and confirm that:

- a) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- b) the directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that period;
- c) the directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) the directors have prepared the annual accounts on a going concern basis; and
- e) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

45. ANNUAL RETURN:

Pursuant to the provisions of Section 92 of the Companies Act, 2013 read with Rule 12 of the Companies (Management and Administration) Rules, 2014, a copy of Annual Return is available for inspection by the Members at the Registered office of the Company in the working hours and also on the website of the Company <https://www.kontorspace.in/>.

46. APPOINTMENT OF DESIGNATED PERSON (MANAGEMENT AND ADMINISTRATION) RULES 2014 - RULE 9 OF THE COMPANIES ACT 2013

In accordance with Rule 9 of the Appointment of Designated Person (Management and Administration) Rules 2014, it is essential for the company to designate a responsible individual for ensuring compliance with statutory obligations.

The company has proposed and appointed a Designated person and the same has been reported in Annual Return of the company.

47. MATERNITY BENEFIT PROVIDED BY THE COMPANY UNDER MATERNITY BENEFIT ACT 1961

The Company affirms that it has duly complied with all provisions of the Maternity Benefit Act, 1961, and has extended all statutory benefits to eligible women employees during the year.

48. SEBI COMPLAINTS REDRESS SYSTEM (SCORES):

The investor complaints are processed in a centralized web-based complaints redress system.

The salient features of this system are centralized database of all complaints, online upload of Action Take Reports (ATR) by the concerned companies and online viewing by investors of actions taken on the complaint and its current status. Your Company has been registered on SCORES and makes every effort to resolve all investor complaints received through SCORES or otherwise within the statutory time limit from the receipt of the complaint. The Company has not received any complaint on the SCORES during financial year 2024-25.

49. DETAILS OF THE COMPLAINT RECEIVED/SOLVED/PENDING DURING THE YEAR:

Sr No.	Complaints Received	Complaints Received	Complaints Solved	Complaints Pending
1.	Non-receipt of Shares certificate after transfer etc.	Nil	Nil	Nil
2.	Non-receipt of dividend warrants	Nil	Nil	Nil
3.	Query regarding demat credit	Nil	Nil	Nil
4.	Others	Nil	Nil	Nil
	Total	Nil	Nil	Nil

50. VIGIL MECHANISM (WHISTLEBLOWER POLICY):

In compliance with the provisions of Section 177 of the Act and Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014, the Company has established Vigil Mechanism / Whistle Blower Policy to encourage directors and employees of the Company to bring to the attention of any of the following persons, i.e. Whistle and Ethics Officer of the Company or to the Chairman of the Audit Committee or Company Secretary or Managing Director in exceptional cases., the instances of unethical behavior, actual or suspected incidence of fraud or violation of the Code of Conduct for Directors and Senior Management (Code) that could adversely impact the Company's operations, business performance or reputation.

Your Company has adopted a Whistle Blower Policy ("Policy") as a part of its vigil mechanism. The purpose of the Policy is to enable employees to raise concerns regarding unacceptable improper practices and/or any unethical practices in the organization without the knowledge of the Management. All employees will be protected from any adverse action for reporting any unacceptable or improper practice and/or any unethical practice, fraud, or violation of any law, rule or regulation.

This Policy is also applicable to your Company's Directors and employees and it is available on the internal employee portal as well as the website of your Company at the web-link www.kontorspace.in.

51. POLICIES OF THE COMPANY:

The Companies Act, 2013 read with the Rules framed thereunder and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") have mandated the formulation of certain policies for listed and/ or

unlisted companies. All the Policies and Codes adopted by your Company, from time to time, are available on the Company's website viz., <https://www.kontorspace.in>, pursuant to Regulation 46 of the Listing Regulations. The Policies are reviewed periodically by the Board of Directors and its Committees and are updated based on the need and new compliance requirements.

The key policies that have been adopted by your Company are as follows:

1. Archival Policy
2. Code Of Practices and Procedures for Fair Disclosure of UPSI Policy
3. Familiarisation Programme for Independent Directors
4. Policy For Board Diversity
5. Policy For Determination of Legitimate Purpose for Sharing UPSI
6. Code Of Conduct
7. Nomination And Remuneration Policy
8. Vigil Mechanism (Whistel Blower) Policy
9. Policy On Identification of Material Creditors and Material Litigations
10. Material Subsidiary Policy
11. Policy Related Party Transaction

52. CAUTIONARY STATEMENT:

Statement in the Annual Report, particularly those which relate to Management Discussion and Analysis, describing the Company's objectives, projections, estimates and expectations, may constitute "forward looking statements" within the meaning of applicable laws and regulations. Although the expectations are based on reasonable assumptions, the actual results might differ.

53. ACKNOWLEDGEMENT:

Your Directors wish to place on record sincere appreciation for the support and co-operation received from various Central and State Government Departments, organizations and agencies. Your Directors also gratefully acknowledge all stakeholders of your Company, viz., Shareholders, customers, dealers, vendors, banks and other business partners for excellent support received from them during the Financial Year under review. Your Directors also express their genuine appreciation to all the employees of the Company for their unstinted commitment and continued contribution to the growth of your Company.

Directors are thankful to the esteemed stakeholders for their support and confidence reposed in the Company.

For and on behalf of KONTOR SPACE LIMITED

Kanak Mangal
Chairman & Whole Time Director
DIN: 03582631

Date: 03.09.2025
Place: Thane

SECRETARIAL AUDIT REPORT



SECRETARIAL AUDIT REPORT

Form No. MR-3

For the financial year ended on March 31, 2025

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,

The Members,

KONTOR SPACE LIMITED

Office No. A1 & B1, 9th Floor,

Ashar IT Park Road No. 16 Z, Wagle Industrial Estate,

Thane West, Maharashtra, India, 400604

CIN: U70109MH2018PLC304258

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **KONTOR SPACE LIMITED** (hereinafter called the Company) for the Financial Year ended 31st March, 2025. Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on **March 31, 2025** complied with the statutory provisions listed hereunder and also that the Company has Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter.

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2025 according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the Rules made there under;
 - (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the Rules made there under: - **(to the extent applicable during the period under review)**
 - (iii) The Depositories Act, 1996 and the Regulations and Bye-Laws framed there under; **(to the extent applicable during the period under review)**
-

- (iv) Foreign Exchange Management Act, 1999 and the Rules and Regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **(to the extent applicable during the period under review)**
 - (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
 - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011**(Not applicable during the period under review);**
 - (b) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;**(Not applicable during the period under review);**
 - (c) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;**(to the extent applicable during the period under review);**
 - (d) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018**(to the extent applicable during the period under review);**
 - (e) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999;**(Not applicable during the period under review);**
 - (f) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 and The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021; **(Not applicable during the period under review);**
 - (g) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; **(to the extent applicable during the period under review);**
 - (h) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 **(not applicable during the period under review);**
 - (i) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 **(not applicable during the period under review);**
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- (j) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015(***to the extent applicable during the period under review***)

- (vi) We have relied on the representations made by the Company and its officers for systems and mechanism formed by the Company for compliances under other applicable Acts, Laws and Regulations to the Company.

As per management representation in writing received by us stating that during audit period, the Company has adequate and proper compliance mechanism system in place for compliance of laws applicable, as mentioned herein below:

- Labour laws and other incidental laws related to wages, provident fund, Employees State Insurance Corporation, compensation, etc.
- Direct and Indirect taxes.
- Electricity Act, Energy Conservation related acts, Fire prevention and life safety related acts
- Industrial Disputes Act,

We have also examined compliance with the applicable Clauses of the following:

- (i) The Company has complied with Secretarial Standards pursuant to Section 118(10) of the Companies Act, 2013 with regard to Members Meeting and Board of Directors Meetings.
- (ii) Listing Agreements entered into by the Company with the National Stock Exchange of India Limited.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

During the year under consideration, following are changes in Board of Directors and Key Managerial personnel:

1. Resignation of Ms. Kanan Rajan Kapur as the Managing Director w.e.f 24/01/2025.

Adequate notice is given to all the Directors to schedule the Board and Committee Meetings and detailed notes on agenda were sent well in advance or with due consents for shorter notice from

the Directors and adequate system exists for seeking and obtaining further information and clarifications on the agenda items for meaningful participation at the meeting.

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

We further report that during the audit period under review the Company:

1. The Company has delayed in filing some RoC Forms during the year due to some non-avoidable circumstances.

We further report that:

There are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable Laws, Rules, Regulations and guidelines.

For Arvind Meena and Associates

Company Secretaries

Arvind Kumar Meena

Proprietor

FCS: 11590,

C P No.: 15510

UDIN: F011590G001155876

Peer Reviewed Firm No.: 1650/2022

Place: Indore

Date: 03.09.2025

Note: This report is to be read with our letter of even date which is annexed as Annexure herewith and forms and integral part of this report.

ANNEXURE TO SECRETARIAL AUDIT REPORT

To,

The Members,

KONTOR SPACE LIMITED

Office No. A1 & B1, 9th Floor,

Ashar IT Park Road No. 16 Z, Wagle Industrial Estate,

Thane West, Maharashtra, India, 400604

CIN: U70109MH2018PLC304258

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test check basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representations about the compliance of Laws, Rules and Regulations and happening of events etc.
5. The compliance of the provisions of corporate and other applicable Laws, Rules, Regulations and Standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For Arvind Meena and Associates

Company Secretaries

Arvind Kumar Meena

Proprietor

FCS: 11590,

C P No.: 15510

UDIN: F011590G001155876

Peer Reviewed Firm No.: 1650/2022

Place: Indore

Date: 03.09.2025

FINANCIAL REPORT



Independent Auditor's Report

To the Members of

Kontor Space Limited

Report on the Financial Statements:

Opinion:

1. We have audited the accompanying financial statements of **Kontor Space Limited ("the Company")** which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss, & Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.
2. 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 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, 2025, its Profit and its Cash Flow for the year ended on that date.

Basis of Opinion:

3. We conducted our audit 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 Standalone 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 Code of Ethics.
4. 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.

Information other than the Standalone Financial Statements and Auditors' Report thereon:

5. The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Board's report and Business Responsibility Report, but does not include the standalone Financial Statements and our auditor's report thereon. Our opinion on the standalone Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.
 6. In connection with our audit of the standalone Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone Financial Statements or our knowledge
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obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a no material misstatement of this other information.

Management's Responsibilities for the Standalone Financial Statements

7. The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards 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 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
8. In preparing the Standalone Financial Statements, the Management and 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
9. Those Board of Directors is also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility:

10. Our objectives are to obtain reasonable assurance about whether the Standalone 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 Standalone Financial Statements.
 11. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - I. Identify and assess the risks of material misstatement of the standalone 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.
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- II. Obtain an understanding of internal financial 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 adequate internal financial controls system in place and the operating effectiveness of such controls.
 - III. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management and Board of Directors.
 - IV. Conclude on the appropriateness of Management and Board of Director's use of the going concern basis of accounting in preparation of the Standalone Financial Statements 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 standalone 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.
 - V. Evaluate the overall presentation, structure, and content of the standalone Financial Statements, including the disclosures, and whether the standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
12. 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.
13. 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.
14. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Standalone Financial Statements for the financial year ended March 31, 2025 and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements:

15. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), as amended, issued by the Central Government of India in terms of sub-section (11) of section 143(11) of the Act, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order.
16. (A) 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 purpose 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;
 - c) the Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account
 - d) In our opinion, the aforesaid (Standalone) financial statements comply with the Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
 - f) The reporting on the adequacy of the internal financial controls over financial reporting of the Company with reference to these Standalone Financial Statements and the operating effectiveness of such controls is annexed herewith as per **"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 does not have any pending litigations which would impact its financial position.
 - 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) The management has represented that, to the best of its knowledge and belief, no funds 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 persons or entities, 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 ("Ultimate Beneficiaries") by or on behalf of the Company or
 - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
 - v) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, 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 ("Ultimate Beneficiaries") by or on behalf of the Funding Party or
 - provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries; and
 - vi) Based on such audit procedures as 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 (d) (i) and (d) (ii) contain any material mis-statement.

- h) The Company has not declared or paid any dividend during the year. Hence, the Company is not required to comply with the provision of the Section 123 of the Act.
- i) With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

The Provisions of section 197(16) as amended read with schedule V to the Act are applicable only to the public companies. Accordingly, reporting under Section 197(16) of the Act, as amended is not applicable to the company.

For P.R.Agarwal & Awasthi
Chartered Accountants
FRN: 117940W

C.A.Pawan Agarwal
Partner
M.No.034147
UDIN: 25034147BMIHYO9655
Place: Mumbai
Date: 06/05/2025

Annexure A” to the Independent Auditors’ Report

Referred to in paragraph 1 under the heading ‘Report on Other Legal & Regulatory Requirement’ of our report of even date to the financial statements of the Company for the year ended March 31, 2025:

1. In respect of Property, Plant and Equipment’s:

- a. The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment’s;
- b. The Property, Plant and Equipment’s have been physically verified by the management. Pursuant to the program, Property, Plant and Equipment has been physically verified by the management during the year and no material discrepancies between the books records and the physical Property, Plant and Equipment’s have been noticed.
- c. The title deeds of immovable properties are held in the name of the company.
- d. The Company has not revalued its Property, Plant and Equipment or intangible assets or both during the year.
- e. There are no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transaction (Prohibition) Act,1988 and rules made thereunder

2. In Respect of Inventories:

a) The Company is engaged in the service industry, therefore inventory is not applicable.

b) The company has not been sanctioned working capital limit in excess of five crore rupee, in aggregate, from banks or financial institutions on the basis of security of current assets.

3. The company has not made any investments in, or 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 other parties covered in the register maintained under section 189 of the Companies Act,2013.
 4. The Company has not Granted Loans, guarantees and security hence section 185 of The Companies Act is not applicable. The Company has complied with sec 186 of the Companies Act regarding investments which are within limits.
 5. The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.
-

6. As informed to us, the maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company.
 7. a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Income-Tax, Goods and Service Tax, Sales tax, Duty of Customs, Cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2025 for a period of more than six months from the date on when they become payable.

b) According to the information and explanation given to us, there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise, value added tax outstanding on account of any dispute.
 8. There are no such transaction which were not recorded in the books of accounts which have been surrendered or disclosed as income during the year in the tax assessment under the Income Tax Act, 1961
 9. a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loan or other borrowings or in the payment of interest thereon to the lender

b) The company is not declared as a willful defaulter by any bank or financial institution or other lender
c) The company has not taken any term loan
d) The company has not raised any funds on short term basis
e) The company has not taken any funds from any entity or person on account of or to meet the obligation of its subsidiaries, associates or joint ventures
f) The company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associates' companies
 10. Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.

Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the Order are not applicable to the Company and hence not commented upon.
 11. Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the course of our audit. There is no report filed by the auditor in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the central government. No whistle – blower complaint received during the year.
 12. In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 4 (xii) of the Order are not applicable to the Company.
 13. In our opinion, all of transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
-

14. The provision of Internal Audit is not applicable to the company during the year.
15. Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.
16. In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.
17. The company has not incurred any cash losses in the financial year and in the immediately preceding financial year.
18. There has been no resignation of the statutory auditor during the year.
19. 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, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date
20. The company is not required to transfer any amount to a Fund specified in Schedule VII to the Companies Act as the provision of section 135 of the Companies Act is not applicable.
21. There has been no qualification or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) report of the companies included in the consolidated financial statements.

For P.R.Agarwal & Awasthi
Chartered Accountants
FRN: 117940W

C.A.Pawan Agarwal
Partner
M.No.034147
UDIN: 25034147BMIHYO9655
Place: Mumbai
Date: 06/05/2025

Annexure B” to the Independent Auditor’s Report of even date on the Standalone Financial Statements of Kontor Space Limited

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

We have audited the internal financial controls over financial reporting of **Kontor Space Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the standalone 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 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 Companies Act, 2013.

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 Companies Act, 2013, 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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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, 2025, 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 P.R.Agarwal & Awasthi
Chartered Accountants
FRN: 117940W

C.A.Pawan Agarwal
Partner
M.No.034147

UDIN: 25034147BMIHYO9655
Place: Mumbai
Date: 06/05/2025



KONTOR SPACE LIMITED

STATEMENT OF PROFIT LOSS FOR THE YEAR ENDED 31ST MARCH 2025

Particulars	Note No.	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
		Rs		Rs	
I Revenue from operations	18		1974.60		1102.67
II Other income	19		49.31		67.85
III Total Income (I + II)			2023.90		1170.52
IV Expenses:					
Purchases of Stock-in-Trade		-		-	
Changes in the inventories of finished goods work-in-progress and Stock-in-Trade		-		-	
Employee benefits expense	20	145.19		83.49	
Finance costs	21	49.44		58.72	
Depreciation and amortization expense	10	176.55		76.93	
Other expenses	22	1237.39		680.55	
Total expenses			1608.58		899.69
V Profit before exceptional and extraordinary items and tax (III-IV)			415.33		270.84
VI Exceptional Items			.00		.00
VII Profit before extraordinary items and tax (V - VI)			415.33		270.84
VIII Extraordinary Items (Prior Period Income / (expense)			-		-
IX Profit before tax (VII- VIII)			415.33		270.84
X Tax expense:					
(1) Current tax		105.00		63.61	
(3) Deferred tax Liability /(Assets)		-102.10	2.90	12.42	76.03
XI Profit (Loss) for the period from continuing operations (VII-VIII)			412.42		194.81
XII Profit/(loss) from discontinuing operations			-		-
XIII Tax expense of discontinuing operations			-		-
XIV Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)			-		-
XV Profit (Loss) for the period (XI + XIV)			412.42		194.81
XVI Earnings per equity share:					
(1) Basic			6.67		3.15
(2) Diluted			6.67		4.02

SIGNIFICANT ACCOUNTING POLICIES &
NOTES ON ACCOUNT

1-45

FOR P.R. AGARWAL & AWASTHI
CHARTERED ACCOUNTANTS

Pawan Agarwal

(C.A. Pawan Agarwal)
PARTNER
FRN: 117940W
M.No: 034147
UDIN - 25034147BMIHYO9655
Place - Mumbai
Date - 06-May 2025



FOR AND ON BEHALF OF THE BOARD OF
KONTOR SPACE LIMITED
CIN: U70109MH2018PLC304258

Kanak Mangal
Kanak Mangal
Whole time Director
DIN -03582631

Jasraj
Jasraj
Chief Financial Officer
PAN - AJMPR099GH

Neha Mittal
Neha Mittal
Director
DIN - 08607494

Tarun Gupta
Tarun Gupta
Company Secretary
PAN - CSFPG1715B



KONTOR SPACE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2025

Particulars	Rs. in Lakhs	
	Figures as at the end of current reporting period	Figures as at the end of previous reporting period
Net Profit/(Loss) Before tax as per P & L A/c	415.33	270.84
Non Cash Expenditure	176.55	76.93
Depreciation	2.06	-19.71
Short Provision of Earlier Year		
	178.61	57.21
Adj. for non business and extra-ordinary item	49.11	58.50
Interest & Financial Charges		
	49.11	58.50
Cash surplus from business activities before working capital changes	643.04	386.56
Adj. for Current Assets / Liabilities		-4.05
Trade Receivables	-20.96	-27.57
Other Current Assets	309.92	31.78
Trade Payables	28.21	51.54
Other Current Liabilities	337.66	24.75
Short Term Provision	52.52	
Changes in Other non-current assets other than		-367.72
Non Cash Exp	-1150.30	-291.27
	-442.95	
Cash Generated from Business activities before extra-ordinary and prior period items	200.09	95.29
	105.00	63.61
Less: Provision For Income Tax		
	95.09	31.68
Cash Generated from Business activities (A)		
Investment Activities (B)		
Investment in Fixed Assets	-735.10	-451.13
loan and Advances	.00	-484.43
	-735.10	-935.56
Finance Activities (C)		
Issue of Share	.00	1562.40
Changes in Long Term Borrowings	-50.29	-46.00
Changes in Long Term Liabilities	2.94	-2.99
Financial Charges	-49.11	-58.50
	-96.45	1454.91
	-736.46	551.03
Net change in Cash Flow (A + B + C)	759.26	208.22
Opening Cash & Bank Balance	22.80	759.26
Cash at the end of period		
	22.80	759.26
Closing Cash & Bank Balances		

AS PER OUR REPORT OF EVEN DATE

FOR P.R.AGARWAL & AWASTHI
CHARTERED ACCOUNTANTS

Pawan Agarwal

(C.A. Pawan Agarwal)

PARTNER

FRN: 117940W

M.No: 034147

UDIN - 25034147BIMHYO9655

Place - Mumbai

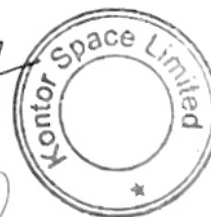
Date - 06-May 2025



FOR AND ON BEHALF OF THE BOARD OF
KONTOR SPACE LIMITED
CIN: U70109MH2018PLC304258

Kanak Mangal
Kanak Mangal
Whole time Director
DIN - 03582631

Neha Mittal
Neha Mittal
Director
DIN - 08607494



Asraj
Asraj
Chief Financial Officer
PAN - AJMPR099GH

Tarun Gupta
Tarun Gupta
Company Secretary
PAN - CSFPG1715B

KONTOR SPACE LIMITED

BALANCE SHEET AS ON 31ST MARCH 2025

Rs. In Lakhs

Particulars	Note No.	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
		Rs	Rs	Rs	Rs
I. EQUITY AND LIABILITIES					
1 Shareholders' funds	2	618.00		618.00	
(a) Share capital	3	1998.65	2616.65	1584.16	2202.16
(b) Reserves and surplus		-		-	
(c) Money received against share warrants		-		-	
2 Share application money pending allotment					
3 Non-current liabilities	4	414.54		464.83	
(a) Long-term borrowings	5	.00		30.91	
(b) Deferred tax liabilities (Net)	6	9.32	423.86	6.38	502.12
(c) Long-term provisions		-		-	
4 Current liabilities					
(a) Short-term borrowings	7	-		61.14	
(b) Trade payables	8	89.35		253.52	
(c) Other current liabilities	9	591.18	818.42	85.37	400.03
(d) Short-term provisions		137.89			3104.31
TOTAL			3858.93		
II. ASSETS					
Non-current assets					
1 (a) Property, Plant and Equipment & Intangible Assets	10	1678.74		902.69	
(i) Property, Plant & Equipment		-		-	
(ii) Intangible assets		.00		437.50	
(iii) Capital work-in-progress		220.00		-	
(iv) Intangible assets under development		1898.74		1340.19	
(b) Non-current investments	5	71.19	3550.48	-	1770.44
(c) Deferred tax assets (net)	11	1580.55		430.25	
(d) Other non-current assets		-		-	
2 Current assets					
(a) Current investments	12	-		-	
(b) Inventories	13	29.63		8.67	
(c) Trade receivables	14	22.80		759.26	
(d) Cash and cash equivalents	15	59.79		492.53	
(e) Short-term advances	16	196.23	308.45	73.42	1333.87
(f) Other current assets		-		-	
TOTAL			3858.93		3104.31

Contingent Liabilities & Commitments

17

SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNT

1-45

FOR P.R. AGARWAL & AWASTHI
CHARTERED ACCOUNTANTS

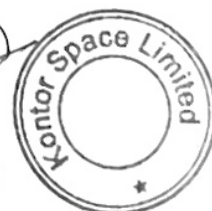
(C.A. Pawan Agarwal)
PARTNER
FRN: 117940W
M.No: 034147
UDIN - 25034147BMIHYO9655
Place - Mumbai
Date 06th May 2025



FOR AND ON BEHALF OF THE BOARD OF
KONTOR SPACE LIMITED
CIN: U70109MH2018PLC304258

Kanak Mangal
Whole time Director
DIN - 03582631

Neha Mittal
Director
DIN - 08607494



Tarun Gupta
Chief Financial Officer
PAN - AUMPR099GH

Tarun Gupta
Company Secretary
PAN - CSFPG1715B

KONTOR SPACE LIMITED

Note no 1. Significant Accounting policies :

1. Accounting Convention

The financial statements are prepared under the historical cost convention on the "Accrual Concept" and Going Concern assumption of accountancy in accordance with the accounting principles generally accepted in India and comply with the accounting standards as prescribed by Companies (Accounting Standard) Rules, 2006 and with the relevant provisions of the Companies Act, 2013 and rules made there under.

2. Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amount of assets and liabilities on the date of the financial statement and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which results are known/materialized.

3. Property, Plant and Equipment

Property, Plant and Equipment are stated at cost less accumulated depreciation and impairment losses, if any. Cost comprises of all expenses incurred to bring the assets to its present location and condition. Borrowing cost directly attributable to the acquisition /Construction are included in the cost of fixed assets. Adjustments arising from exchange rate variations attributable to the fixed assets are capitalized

In case of new projects / expansion of existing projects, expenditure incurred during construction / preoperative period including interest and finance charge on specific / general purpose loans, prior to commencement of commercial production are capitalized. The same are allocated to the respective on completion of construction / erection of the capital project / fixed assets

Subsequent expenditures related to an item of tangible asset are added to its book value only if they increase the future economic benefits from the existing asset beyond its previously assessed standard of performance.

Capital assets (including expenditure incurred during the construction period) under erection / installation are stated in the Balance Sheet as "Capital Work in Progress".

4. Impairment of Assets

At each balance sheet date, the Company reviews the carrying amount of its fixed assets to determine whether there is any indication that those assets suffered an impairment loss. If any such indication exists, the recoverable amount of the assets is estimated in order to determine the extent of impairment loss. Recoverable amount is the higher of an asset's net selling price and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the assets and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the assets.

5. Depreciation

All fixed assets, except capital work in progress, are depreciated on SLM Method. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to / deletions from fixed assets made during the period is provided on pro-rata basis from / up to the date of such addition /deletion as the case may be.

6. Revenue Recognition



KONTOR SPACE LIMITED

Revenue from the operations is recognized on generally accepted accounting principles and when it is earned and no significant uncertainty exists as to its ultimate collection and includes taxes, wherever applicable.

The capital gain on sale of investments if any are recognized on completion of transaction. No notional profit/loss are recognized on such investments. Interest income is recognized on time proportion basis, when it is accrued and due for payment.

7. Borrowing Cost

Borrowing cost that are attributable to the acquisition, construction or production of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to revenue.

8. Basis of Accounting:

The Financial Accounts have been prepared under the Historical Cost Convention in accordance with generally Accepted Accounting Principles and as per the provisions of the Companies Act, 2013 as adopted consistently by the Company. The same has been prepared on going concern basis.

9. Employee Benefits

Short – term employee benefits are recognized as an expense at the undiscounted amount in the profit & loss account for the year in which the related service is rendered.

Post-employment and other long-term employee benefits are recognized as an expense in the profit & loss account for the year in which the liabilities are crystallized.

10. Taxes on Income

Income tax expenses for the year comprises of current tax and deferred tax. Current tax provision is determined on the basis of taxable income computed as per the provisions of the Income Tax Act. Deferred tax is recognized for all timing differences that are capable of reversal in one or more subsequent periods subject to conditions of prudence and by applying tax rates that have been substantively enacted by the balance sheet date.

11. Foreign Currency Translation

Transaction denominated in foreign currencies are recorded at the exchange rate prevailing at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the year-end are restated at closing rate.

Any exchange difference on account of settlement of foreign currency transaction and restatement of monetary assets and liabilities denominated in foreign currency is recognized in the statement of Profit & loss Account.

12. Provision, Contingent Liabilities and Contingent Assets

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources.



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Rs. In Lakhs

Note 2 SHARE CAPITAL

Disclosure pursuant to Note no. 4(A)(a, b & c) of Part I of Schedule III to the Companies Act, 2013

Share Capital	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Number	Rs	Number	Rs
Authorized Equity Shares of Rs 10 each	70,00,000	700.00	70,00,000	700.00
Issued Equity Shares of Rs 10 each	61,80,000	618.00	61,80,000	618.00
Subscribed & Paid up Equity Shares of Rs 10 each fully paid	61,80,000	618.00	61,80,000	618.00
Subscribed but not fully Paid up Equity Shares of Rs 10 each, not fully paid up	-	-	-	-
Total	61,80,000	618.00	61,80,000	618.00

Disclosure pursuant to Note no. 4(A)(d) of Part I of Schedule III to the Companies Act, 2013

Particulars - Equity Shares	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Number	Rs	Number	Rs
Shares outstanding at the beginning of the year	61,80,000	618.00	61,80,000	618.00
Shares issued during the year	-	.00	-	.00
Shares bought back during the year	-	.00	-	.00
Shares outstanding at the end of the year	61,80,000	618.00	61,80,000	618.00

Disclosure pursuant to Note no. 4(A)(f) of Part I of Schedule III to the Companies Act, 2013
NIL Equity Shares (NIL Previous year) are held by None, the holding company.

Disclosure pursuant to Note no. 4(A)(g) of Part I of Schedule III to the Companies Act, 2013 (more than 5%)

Name of Shareholder	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Kanak Mangal Public	44,16,739	71.47%	44,16,739	71.47%
	16,80,000	27.18%	16,80,000	27.18%

Disclosure pursuant to Note no. 4(A)(i) of Part I of Schedule III to the Companies Act, 2013 : NIL

Disclosure pursuant to Note no. 4(A)(j) of Part I of Schedule III to the Companies Act, 2013 : NIL

Disclosure pursuant to Note no. 4(A) (e, h, j) of Part I of Schedule III to the Companies Act, 2013

Rights, preferences and restrictions attaching to each class of shares including restrictions on the distribution of dividends and the repayment of capital.

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Number	Description	Number	Description
Equity Shares Restrictions on the distribution of dividends voting rights or with differential voting rights as to dividend	61,80,000	Parti Passu None All shares have equal Voting Rights	61,80,000	Parti Passu None All shares have equal Voting Rights

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Number	Description	Number	Description
Preference Shares Preferential rights in respect of payments of fixed dividend and repayment of capital. Voting rights or with differential voting rights as to dividend Full or partial participating rights in surplus profits or surplus capital Cumulative, noncumulative, redeemable, convertible, non-convertible	-	Not Applicable Not Applicable Not Applicable Not Applicable	-	Not Applicable Not Applicable Not Applicable Not Applicable

Shares reserved for issue under options and contracts / commitments for the sale of shares / disinvestment, including the terms and amounts : NIL



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Terms of any securities convertible into equity / preference shares issued along with the earliest date of conversion in descending order starting from the farthest such date.
: NIL

Shareholding of Promoters:

Name of Shareholder	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	No. of Equity Shares held	% of Holding	No. of Equity Shares held	% of Holding
Kanak Mangal	44,16,739	71.47%	44,16,739	71.47%
Neha Mittal	1,125	0.02%	1,125	0.02%
Sneha Agrawal	1,125	0.02%	1,125	0.02%

Note 3 RESERVES AND SURPLUS

Disclosure pursuant to Note no. 6(8) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs		Rs	
a. Security Premium				
Share Premium	1394.40		1394.40	
Add: Addition during the year	1394.40		1394.40	
b. Surplus				
Opening balance	189.76		64.67	
(+) Net Profit/(Net Loss) For the current year	412.42		194.81	
(-) Short/Excess provision of Tax Earlier years	2.06		-19.71	
(-) Short MAT	.00		.00	
(-) Interim Dividends	.00		.00	
(-) Transfer for Bonus	.00		.00	
Closing Balance	604.25		189.76	
Total Reserves & Surplus	1998.65		1584.16	

Note 4 LONG-TERM BORROWINGS

Disclosure pursuant to Note no. 6(C) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs		Rs	
Secured				
(a) Term Loans				
Aditya Birla Finance Ltd (ABFL)	409.17		438.89	
[ABFL Loan is primarily secured by way of first and exclusive charge on Property Plot No 17, 4th Floor, Peninsula House, House No 235/237, Dr Dadabhai Navroji Road, Mumbai 400001]				
Terms of Repayment : Repayable under EMI				
No of EMIs: Repayable in 144 EMIs				
(Rate Of Interest : (L1RR) +/- Spread)				
(b) Car loan				
HDFC Bank	5.37		25.94	
[Secured against Hypothecation of Car]				
Terms of Repayment : Repayment under EMI				
No. of EMIs : Repayable in 60 EMIs				
Total Secured Long Term Borrowings	414.54		464.83	
In case of continuing default as on the balance sheet date in repayment of loans and interest:				
1. Period of default - None				
2. Amount - NIL				
Unsecured				



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

(a) Loans and advances from related parties (of the above, Rs None is guaranteed by Directors)	-	-
Total Unsecured Long Term Borrowings	414.54	464.83
In case of continuing default as on the balance sheet date in repayment of loans and interest:		
1. Period of default - None		.00
2. Amount - NIL		
Total Long Term Borrowings		

Note 5 DEFERRED TAX ASSET (NET)

The Company has accounted for taxes on Income in accordance with AS-22 – Accounting for Taxes on Income issued by the Institute of Chartered Accountants of India. Consequently, the net incremental deferred tax (liability) / asset is charged / credited to Profit and Loss Account. The year end position of taxes on Income is as under:

Particulars	Figures as at the end of Current Reporting Period Rs.	Figures as at the end of Previous Reporting Period Rs.
Deferred tax liability		
Fixed Assets : Impact of Difference between tax depreciation and depreciation / amortisation charged for financial reporting	-71.19	30.91
Others	-	-
Gross deferred tax liability	-71.19	30.91
Deferred tax asset		
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes on payment basis	.00	.00
Others	-	-
Gross deferred tax asset	.00	.00
Net deferred tax liability / (asset)	-71.19	30.91

Note 6 LONG TERM PROVISION

Particulars	Figures as at the end of Current Reporting Period Rs.	Figures as at the end of Previous Reporting Period Rs.
Provision for Employee Benefit	9.32	6.38
Long Term Provision	9.32	6.38

Note 7 TRADE PAYABLES

Disclosure pursuant to Note no. 6(D) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period Rs.	Figures as at the end of Previous Reporting Period Rs.
(a) Trade Payables		
i) Total outstanding dues of micro enterprises and small enterprises	89.35	61.14
ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	89.35	61.14
(b) Others	-	-
Total Trade Payables	89.35	61.14



Trade Payable ageing schedule	Figures at the end of the current reporting year	Figures at the end of the previous reporting year
	Outstanding for following periods from due date of payment	Outstanding for following periods from due date of payment

KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME										
(ii) Others	89.35	-	-	-	89.35	61.14	-	-	-	61.14
(iii) Disputed dues - MSME	-	-	-	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-	-	-	-
	89.35	-	-	-	89.35	61.14	-	-	-	61.14

Note 8 OTHER CURRENT LIABILITIES

Disclosure pursuant to Note no. 6(G) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs		Rs	
(a) Current Maturities of Long Term Debt From Banks/NBFC				
Aditya Birla Finance Ltd (ABFL Loan is primarily secured by way of first and exclusive charge on Property Plot No Unit No 17, 4th Floor, Peninsula House, House No 235/237, Dr Dadabhai Navroji Road, Mumbai 400001) Terms of Repayment : Repayable under EMI No of EMIs: Repayable in 144 EMIs	29.72		26.84	
HDFC Bank (Secured against Hypothecation of Car) Terms of Repayment : Repayment under EMI No. of EMIs : Repayable in 60 EMIs	20.57		19.16	
(b) Other payables (Duties & Taxes)	23.45		-17.33	
(c) Security Deposit	466.76		159.14	
(d) Advance from Debtors	50.68		65.72	
Total Current Liabilities	591.18		253.52	

Note 9 SHORT TERM PROVISIONS

Disclosure pursuant to Note no. 6(H) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs		Rs	
(a) Provision for employee benefits Salary & Reimbursements	8.17		5.86	
(b) Taxation Provision for taxation	105.00		63.61	
(c) Provision for Expenses	24.72		13.64	
(d) Provision for Gratuity & Leave Encashment	00		2.26	
Total Short Term Provisions	137.89		85.37	



KONTOR SPACE LIMITED
NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Rs. in Lakhs

Note 10 Property, Plant and Equipment & Intangible Assets

Disclosure pursuant to Note no. I (I), (II), (III); Note no. J (I), (II); Note no. J and Note no. L of Part of Schedule III to the Companies Act, 2013

Particulars	Gross Block				Accumulated Depreciation				Net Block	
	April 1, 2024	Additions	Disposal	March 31, 2025	April 1, 2024	Depreciation for the year	On disposals/ Adjustments	March 31, 2025	April 1, 2024	March 31, 2025
	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs
a Property, Plant & Equipment										
Plant & Machinery	107.96	-	-	107.96	35.46	6.83	-	42.30	72.49	65.66
Lease Hold Improvement	274.95	867.98	-	1142.93	94.35	119.47	-	213.82	180.60	929.11
Furniture & Fixtures	72.38	54.49	-	126.87	32.72	9.41	-	42.14	39.66	84.73
Office Equipments	14.39	29.04	-	43.43	2.67	1.65	-	4.32	11.72	39.11
Computer & Printers	12.93	1.10	-	14.03	10.86	.64	-	11.50	2.07	2.53
Car	101.53	-	-	101.53	65.43	11.27	-	76.71	36.10	24.83
Building	609.87	.00	-	609.87	49.82	27.27	-	77.09	560.05	532.77
Total (Current Year)	1194.01	952.60	-	2146.61	291.32	176.55	.00	467.87	902.69	1678.74
Total (Previous Year)	.00	.00	-	.00	.00	.00	.00	.00	.00	.00
b Intangible Assets										
Total (Current year)	-	-	-	-	-	-	-	-	-	-
Total (Previous Year)	-	-	-	-	-	-	-	-	-	-
c Work In Progress	437.50	.00	437.50	.00	-	-	-	-	437.50	.00
Total	437.50	.00	437.50	.00	-	-	-	-	437.50	.00
d Intangible assets under Development	-	220.00	-	220.00	-	-	-	-	-	220.00
Total	-	220.00	-	220.00	-	-	-	-	-	220.00
Grand Total (Current Year)	1631.51	1172.60	-	2366.61	291.32	176.55	.00	467.87	1340.19	1898.74
Grand Total (Previous Year)	.00	.00	-	.00	.00	.00	.00	.00	.00	.00

For Capital-work-in progress & Intangible Assets under development, ageing schedule is given below:

CWIP ageing schedule	Figures at the end of the current reporting year					Figures at the end of the previous reporting year				
	Amount in CWIP for a period of					Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress	-	-	-	-	-	-	-	-	-	-
Project Temporarily Suspended	-	-	-	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-	-	-	-

For capital-work-in progress & Intangible Assets under development, whose completion is overdue or has exceeded its cost compared to its original plan is as under :

CWIP & Intangible Assets under development	Figures at the end of the current reporting year					Figures at the end of the previous reporting year				
	TO BE COMPLETED IN					TO BE COMPLETED IN				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
In Progress	-	-	-	-	-	-	-	-	-	-
- Project 1	-	-	-	-	-	-	-	-	-	-
Suspended	-	-	-	-	-	-	-	-	-	-
- Project 1	-	-	-	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-	-	-	-



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Rs. In Lakhs

Note 11 OTHER NON CURRENT ASSETS

Disclosure pursuant to Note no.M (I),(II) and (III) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
a. Long term trade receivables	-	-	-	-
Trade Recievable considered good - Secured		-		-
Trade Recievable considered good -			-	-
Trade Recievable which have significant increase in Credit Risk		-		-
Trade Recievable - credit impaired		-		-
Doubtful	-		-	
Less: Provision for doubtful debts	-	-	-	-
Total (a)		-		-
b. Security Deposits				
Unsecured, considered good				
InterCorporate Deposit with Aditya Birla(Interest Free)	18.00		18.00	
NSE Deposit	15.62		15.62	
MSECL	1.50		1.50	
Office Deposit	823.93	859.06	395.12	430.25
c. Others Non Current Assets				
Prepaid Exp	141.50	141.50		
Other Advance	580.00	580.00		
Miscellaneous expenditure (to the extent not written off or adjusted)				
Preliminary Expenses	.00		.00	
Add : Incurred During the year	-		-	
	.00		.00	
Less : Written off During the year	.00	-	.00	.00
Pre-Operative Expenses	-		-	
Add : Incurred During the year	-		-	
	-		-	
Less : Written off During the year	-	-	-	-
Total Other Non-Current Assets		1580.56		430.25

Disclosure pursuant to Note no. M (III) (III) of Part I of Schedule III to the Companies Act, 2013

Details of debts due by related parties

Particulars	Figures as at the end of Current Reporting Period	Figures as at the end of Previous Reporting Period
	Rs.	Rs.
Directors *	-	-
Other officers of the Company *	-	-
Firm in which director is a partner *	-	-
Private Company in which director is a member	-	-
Total debts due by related parties	-	-

*Either severally or jointly



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Rs In Lakhs

Note 12 INVENTORIES

Disclosure pursuant to Note no.O (i), (ii) and (iii) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
a. Stock-in-trade(Trading Stock)	-	-	-	-
(Trading Stock is valued at lower of cost or net realisable value whichever is lower. Cost is arrived at on FIFO method and includes incidental expenses on fair basis & direct cost like customs duty)	-	-	-	-
Total Inventories	-	-	-	-

Note 13 TRADE RECEIVABLES

Disclosure pursuant to Note no.P (i), (ii), (iii) and (iv) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
A. Trade receivables outstanding for a period less than six months from the date they are due for payment	-	-	-	-
Trade Receivable considered good - Secured	-	-	-	-
Trade Receivable considered good - Unsecured	29.63	29.63	8.67	8.67
Trade Receivable which have significant increase in Credit Risk	-	-	-	-
Trade Receivable - credit Impaired	-	-	-	-
Less: Provision for doubtful debts	29.63	29.63	8.67	8.67
Sub Total (A)	29.63	29.63	8.67	8.67
B. Trade receivables outstanding for a period exceeding six months from the date they are due for payment	-	-	-	-
Trade Receivable considered good - Secured	-	-	-	-
Trade Receivable considered good - Unsecured	-	-	-	-
Trade Receivable which have significant increase in Credit Risk	-	-	-	-
Trade Receivable - credit Impaired	-	-	-	-
Less: Provision for doubtful debts	-	-	-	-
Sub Total (B)	-	-	-	-
Total Trade Receivables (A+B)	29.63	29.63	8.67	8.67

TRADE RECEIVABLE OUTSTANDING :-

Trade Receivable ageing schedule		Figures at the end of the current reporting year						Figures at the end of the previous reporting year					
Particulars		Outstanding for following periods from due date of payment						Outstanding for following periods from due date of payment					
		Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivable- Considered good		29.63	-	-	-	-	29.63	8.67	-	-	-	-	8.67
(ii) Undisputed Trade Receivable- Considered Doubtful		-	-	-	-	-	-	-	-	-	-	-	-
(iii) Disputed Trade Receivable- Considered good		-	-	-	-	-	-	-	-	-	-	-	-
(iv) Disputed Trade Receivable- Considered Doubtful		-	-	-	-	-	-	-	-	-	-	-	-
		29.63					29.63	8.67					8.67



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Details of Debts Due from Related Parties		
Particulars	Figures as at the end of Current Reporting Period	Figures as at the end of Previous Reporting Period
	Rs	Rs
Directors *	-	-
Other officers of the Company *	-	-
Firm in which director is a partner *	-	-
Private Company in which director is a member KMP	-	-
Total Debts Due by Related Parties	-	-

*Either severally or jointly

Note 14

CASH AND CASH EQUIVALENTS

Disclosure pursuant to Note no.Q (i), (ii), (iii), (iv) and (v) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
A. Balances with banks		16.98		35.55
B. Cash on hand		5.72		19.07
C. Others Bank Balances (Fixed Deposits)		.10		704.63
Total Cash and cash equivalents (A+B+C)		22.80		759.26

Note 15

SHORT TERM LOANS AND ADVANCES

Disclosure pursuant to Note no.R (i), (ii) & (iii) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
A. Loans and advances to related parties				
Secured, considered good		-		-
Unsecured, considered good		-		-
Doubtful		-		-
Less: Provision for doubtful loans and advances		-		-
Sub Total (A)		-		-
B. Others				
Unsecured, considered good				
To be recoverable in cash or in kind for the value to be received.				
Loans and advances to Employee	.03		10	
Prepaid Expenses	59.76		40.32	
Other advances recoverable	.00	59.79	452.10	492.52
Doubtful			-	
Less: Provision for doubtful			-	
Sub Total (B)		59.79		492.52
Total Short-term loans and advances (A+B)		59.79		492.52

Disclosure pursuant to Note no.R (iv) of Part I of Schedule III to the Companies Act, 2013

Details of Loans and advances to related parties

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Directors *		-		-



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Other officers of the Company *					
Firm in which director is a partner *					
Private Company in which director is a member					
Total Loans and advances to related parties					

Note 16 OTHER CURRENT ASSETS

Disclosure pursuant to Note no.R (I), (II) & (III) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Taxation		190.22		64.31
Non-Taxation		6.01		9.11
Total Other Current Assets		196.23		73.42

Note 17 CONTINGENT LIABILITIES AND COMMITMENTS

Disclosure pursuant to Note no. 6(T) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	In Rs.	In Rs.	In Rs.	In Rs.
A. Contingent Liabilities				
(1) Claims against the company not acknowledged as debt	-	-	-	-
(2) Guarantees	-	-	-	-
(3) Other money for which the company is contingently liable	-	-	-	-
Sub Total (A)		-		-
B. Commitments				
(1) Estimated amount of contracts remaining to be executed on capital account and not provided for	-	-	-	-
(2) Uncalled liability on shares and other investments partly paid	-	-	-	-
(3) Other commitments (specify nature)	-	-	-	-
Sub Total (B)		-		-
Total Contingent Liabilities and Commitments (A+B)		-		-



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Note 18 REVENUE FROM OPERATIONS

Rs. In Lakhs

Disclosure pursuant to Note no. 2 of Part II of Schedule III to the Companies Act, 2013

In respect of a company **other than a finance company** revenue from operations shall disclose separately in the notes revenue from

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Sale of products	2330.03		1301.15	
Round Off				
Gross Revenue		2330.03		1301.15
Less: Indirect Tax		355.43		198.48
Net Revenue From Operations		1974.60		1102.67

Note 19 OTHER INCOME

Disclosure pursuant to Note no. 4 of Part II of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Interest on Income Tax Refund	.00		.00	
Other Income	.00		1.79	
Interest Income	49.31		66.06	
		49.31	-	67.85
Total Other Income		49.31		67.85



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Rs. In Lakhs

e 20 EMPLOYEE BENEFIT EXPENSES

Disclosure pursuant to Note no. 5(1)(a) of Part II of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Salaries, Wages and bonus				
Salaries & Bonus	116.09		58.60	
Directors' Remuneration	29.10	145.19	24.89	83.49
Staff welfare expenses	-	-	-	-
Total Employee Benefit Expenses		145.19		83.49

e 21 FINANCE COST

Disclosure pursuant to Note no. 3 of Part II of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Interest Expense				
Interest	.00		5.37	
Interest On Property Loan	46.52		49.24	
Interest on Car Loan	2.59		3.90	
Interest on GST	.00		.00	
Interest on TDS	-	49.11	-	58.50
Other borrowing costs				
Bank Charges	.33	.33	.21	.21
Total Finance Cost		49.44		58.72

e 22 OTHER EXPENSES

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
OTHER EXPENSES				
Rent Expenses		839.38		405.60
Audit Fees		.50		.50
Marketing Expenses		.15		2.23
ROC Fees		.65		.24
CAR Insurance		.81		.68
Car Service Charges		.15		.34
Electricity charges		109.15		42.72
Power & Fuel		4.21		4.22
Internet Expenses		22.00		13.45
Office Expenses		51.92		33.48
Brokerage Charges and Commission		38.61		20.42
Conveyance & Travelling Expenses		2.81		2.35
House Keeping Charges		45.07		18.54
Postage & Courier		.27		.01
Printing & Stationery		.76		.15
Professional Tax		.03		.03
Professional Fees		.98		22.69
Repair & Maintenance		91.41		45.35
Stamp Duty		5.95		2.45
Telephone Charges		.80		.64
Late and Penal Charges		.00		1.46
RTA Exp		.35		.00
Depository Exp		.82		.00
Listing Fee		.77		.00
Market Maker Fee		3.00		.00
IPO Exp		.00		.00
Supervision Work Exp		9.02		58.41
Property Tax		.00		.00
Round off		-.09		1.36
Preliminary expenses		.00		-.01
Web Expense		1.99		.00
MMRDA Exp		1.25		1.19
OTHER EXPENSES		4.68		.59
Total Other Expenses		1237.39		680.55



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Other notes

23 In the opinion of the Board, the Current Assets, Loans and Advances have a value of realisation under ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet and the provision for all known liabilities have been made and the same is not in excess of the amount reasonably necessary.

Rs. In Lakhs

24 Auditors' remuneration in accordance with paragraph 48 of part II of Schedule III to the Companies Act, 2013 is as under:

Particulars	2024-25	2023-24
As Auditors	50	50
	50	50

25 Earning per share is calculated as under:

Particulars	2024-25	2023-24
Earning per share		
No. of shares at the beginning of the year	61,80,000	40,00,000
No. of shares at the end of the year	61,80,000	61,80,000
Weighted average no. of shares	61,80,000	48,51,885
Net profit after Taxation	412.42	194.81
Basic earning per share	6.67	3.15
Diluted earning per share	6.67	4.02

26 Disclosure of Provisions as required by AS-29 is as under:

Particulars	Opening Balance	Additional provisions during the year	Amount Used & Unused amount reversed during	Closing Balance
		Rs	Rs	Rs
Income-tax	-	105.00	-	105.00

27 Related Party Disclosures, as required by AS-18 are given below:

Key Managerial :

Kanak Mangal
Neha Mittal
Jasraj
Tarun Gupta

Relation

Whole Time Director
Director
CFO
Company Secretary

Transactions with related party:

TRANSACTIONS DURING THE YEAR	Relationship	Current Year (Rs)	Previous Year (Rs)
Director Remuneration	Key Managerial Persons	29.10	24.89
	Others	-	-
Loan Received	Key Managerial Persons	-	-
	Others	.00	.00
Loan Repaid	Key Managerial Persons	-	-
	Others	.00	.00
Loan Outstanding	Key Managerial Persons	-	-
	Others	.00	.00
Interest Paid	Key Managerial Persons	-	-
	Others	.00	.00

28 The previous year's figures are regrouped / rearranged / reclassified wherever considered necessary to correspond with the figures of current year.

29 Provision for interest is not made as per provisions of MSME Act. As management has informed to us that interest component is included in the rate charged for long duration as compared with MSME period of payment.

30 **Post-Employment Benefits: Defined benefit plans**

The Provision for Gratuity and Leave Encashment is made per the actuarial valuation report.

Particulars	March 31 2025	March 31 2024
Leave Encashment	-3.22	-2.63
Gratuity	3.91	-0.06

Table 1: Assets and Liabilities

Particular	March 31 2025	March 31 2024
Defined Benefit Obligation	9.32	5.42
Fair Value Of Plan Assets		
Unrecognised Past Service Cost		
Net Liability(Asset)	9.32	5.42

Table 2: Bifurcation Of Liability

Particular	March 31 2025	March 31 2024
Current Liability	2.27	1.23
Non-Current Liability	7.05	4.19
Net Liability(Asset)	9.32	5.42

Table 3: Income/Expenses Recognized during the period

Particular	March 31 2025	March 31 2024
Employee Benefit Expense	3.91	2.77

Table 4 : Key Assumptions

Particular	March 31 2025	March 31 2024
Discount Rate	6.55% p.a	7.15% p.a
Withdrawal Rates	30 % p.a at all ages	30 % p.a at all ages



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

Salary Growth Rate	6 % p.a	6 % p.a
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Table 5: Summary Data

Particular	March 31 2025	March 31 2024
Number of Employees	26	20
Total Monthly Salary (Rs.)	12.93	9.61
Average Monthly Salary (Rs.)	.50	.48
Average Age (Years)	35.11	37.10
Average Past Service (Years)	2.19	1.91
Average Future Service (Years)	24.89	22.91
Weighted Average Duration (Years)	3.29	3.3

Table 6: Financial Assumptions

Particular	March 31 2025	March 31 2024
Discount Rate	6.55% p.a	7.15% p.a
Salary Growth Rate	6 % p.a	6 % p.a
Expected Rate of Return	Not Applicable	Not Applicable

Table 7: Funded status of the plan

Particular	March 31 2025	March 31 2024
Present value of unfunded obligations	9.32	5.42
Present value of funded obligations	.00	.00
Fair value of plan assets	.00	.00
Unrecognised Past Service Cost	.00	.00
Net Liability (Asset)	9.32	5.42

- 31 MSME details were given as per information provided by the management.
- 32 Other Information pursuant to General Instructions for preparation of Balance Sheet and Statement of Profit & Loss of Schedule III to the Companies Act, 2013 is not applicable.
- 33 As per Management Representation no proceedings have been initiated or pending against the company and company does not holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder.
- 34 As confirmed by the management, the company is not categorized as will full defaulter.
- 35 As per the certificate given by Company Secretary, there has been no transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 particulars are as follows

Sr No	Particular	Amounts
1	Name of the struck off Company	Nil
2	Nature of transactions with the struck-off company	Nil
3	Investments in Securities	Nil
4	Receivables	Nil
5	Payables	Nil
6	Shares held by struck off companies	Nil
7	Other outstanding balances (to be specified)	Nil
8	Balance outstanding and Relationship with the struck off company (if any)	Nil
9		Nil

- 36 Following are the charge pending to be registered with the Registrar of Companies beyond the Statutory period.

Loan from Aditya Birla Finance Limited of Rs.5,03,00,000/- on 4th August 2022 disbursed is not registered with ROC

- 37 As per Management representation, compliance with the number of layers prescribed under clause (87) of section 2 of the Companies Act, 2013 read with Companies (Restriction on number of Layers) Rules, 2017 is not applicable.
- 38 During the year the company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to 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
- 39 During the year the company has not received any fund from any persons (s) or entity(ies), including foreign entities (Funding Party) 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.
- 40 There were no such transactions reported in the books of accounts which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961) due to non recording of transactions. The previously unrecorded income has been properly recorded in the books of account during the year.
- 41 As per management representation the company is not covered under section 135 of the companies act i.e. disclosure with regards to CSR activities.
- 42 As per management representation the company has not traded or invested in Crypto currency or Virtual Currency during the financial year.



KONTOR SPACE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025

43 The Trade Receivables & Trade Payables and Loans and advances are subject to confirmation. Also, there is difference in Closing Confirmation of Fixed Deposit as compared to Actuals in Thousands.

44 Ratios	31 March 2025			31 March 2024		
	a	b	Ratio (a/b)	a	b	Ratio (a/b)
a) Current Ratio,	308.45	818.42	0.38	1333.87	400.03	3.33
b) Debt-Equity Ratio,	414.54	618.00	0.67	464.83	618.00	0.75
c) Debt Service Coverage Ratio,	640.98	513.93	1.25	406.27	569.33	0.71
d) Return on Equity Ratio,	412.42	618.00	0.67	194.81	618.00	0.32
e) Trade Receivables turnover ratio,	29.63	1974.60	0.02	8.67	1102.67	0.01
f) Trade payables turnover ratio,	89.35	1974.60	0.05	61.14	1102.67	0.06
g) Net capital turnover ratio,	1974.60	2616.65	0.75	1102.67	2202.16	0.50
h) Net profit ratio,	412.42	2023.90	0.20	194.81	1170.52	0.17
i) Return on Capital employed,	464.77	2616.65	0.18	329.55	2202.16	0.15

45 Other information pursuant to General Instructions for preparation of Balance Sheet and Profit & Loss Account of Schedule III to the Companies Act, 2013 is not applicable.

SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNTS

FOR P. P. AGARWAL & AWASTHI
CHARTERED ACCOUNTANTS

Pawan Agarwal
(C.A. Pawan Agarwal)
PARTNER

FRN: 117940W
M.No: 034147
UDIN - 25034147BIMHYO9655
Place - Mumbai
Date - 06-May 2025



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FOR AND ON BEHALF OF THE BOARD OF
KONTOR SPACE LIMITED
CIN: U70109MH2018PLC304258

Kanak
Kanak Mangal
Whole time Director
DIN - 03582631
Jasraj
Jasraj
Chief Financial Officer
PAN - AJMPR099GH

Neha
Neha Mittal
Director
DIN - 08607494
Tarun
Tarun Gupta
Company Secretary
PAN - CSFPG1715B



AGM NOTICE



NOTICE

Notice is hereby given that the 07th ANNUAL GENERAL MEETING of the members of KONTOR SPACE LIMITED will be held on Tuesday, 30th September, 2025 through VC/OAVM facility at 11:30 A.M. (IST) to transact, with or without

ORDINARY BUSINESS:

1. To consider and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2025, together with the Directors' and the Auditors' Reports thereon.
2. To appoint a Director in place of Mr. Kanak Mangal (DIN: 03582631) who retires by rotation at this annual general meeting and being eligible himself for re-appointment.

SPECIAL BUSINESS:

3. **TO APPROVE PROPOSAL FOR INCREASE IN AUTHORISED CAPITAL OF THE COMPANY**

To consider and, if thought fit, to pass the following Resolution as an 'Ordinary Resolution'

"RESOLVED THAT pursuant to the provisions of Sections 61 & 64 and other applicable provisions, if any, of the Companies Act, 2013, (including any statutory modification(s) and re-enactment(s) thereof for the time being in force) and the rules framed thereunder, consent of the Members of the Company, be and are hereby accorded to increase the Authorized Share Capital of the Company from existing Rs. 7,00,00,000/- (Rupees Seven Crores Only) consisting of 70,00,000 (Seventy Lakh) Equity Shares of Rs.10/- (Ten) each to Rs. 10,00,00,000/- (Rupees Ten Crore Only) consisting of 1,00,00,000 (One Crores) Equity Shares of Rs.10/- (Ten) each ranking pari passu in all respect with the existing Equity Shares of the Company as per the Memorandum and Articles of Association of the Company.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, any Director or Chief Financial Officer or Company Secretary & Compliance Officer, of

the company be and are hereby authorised to sign and submit the necessary application and Forms with appropriate authorities and to perform all such acts, deeds and things as they may in their absolute discretion deem necessary or desirable for and on behalf of the Company for the purpose of giving effect to aforesaid resolution.”

4. ALTERATION OF SHARE CAPITAL CLAUSE OF THE MEMORANDUM OF ASSOCIATION OF THE COMPANY:

“RESOLVED THAT pursuant to the provisions of Section 13 and other applicable provisions, if any, of the Companies Act, 2013 read with the relevant rules thereunder (including any statutory modification or re-enactment thereof, for the time being in force) and in accordance with rules, regulations/ guidelines, if any, prescribed by any relevant authorities from time to time, to the extent applicable and such other approvals, permissions and sanctions, as may be necessary, consent of the Members of the Company, be and is hereby accorded to alter share capital clause of the Memorandum of Association Clause V of the Memorandum of Association of the Company be deleted and the following be substituted thereof:

V. The Authorised Share Capital of the Company is Rs. 10,00,00,000/- (Rupees Ten Crores only) divided into 1,00,00,000 (One Crores) equity shares of Rs. 10/- each.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, any Director or Chief Financial Officer or Company Secretary & Compliance Officer, of the company, be and are hereby authorised to sign and submit the necessary application and Forms with appropriate authorities and to perform all such acts, deeds and things as they may in their absolute discretion deem necessary or desirable for and on behalf of the Company for the purpose of giving effect to aforesaid resolution.”

5. ISSUE, OFFER & ALLOT 10,00,000 CONVERTIBLE WARRANTS ON PREFERENTIAL BASIS.

To consider and, if thought fit, to pass the following Resolution as a ‘Special Resolution’

“RESOLVED THAT pursuant to the provisions of Section 23, 62(1)(c), 42, 179 and other applicable provisions, if any, of the Companies Act 2013, read with the Rule 13 of the Companies (Share Capital and Debentures) Rules, 2014 and the Rule 14 of the Companies (Prospectus and Allotment of Securities) Second Amendment Rules, 2018, and all other applicable provisions, if any, as amended from time to time (including any statutory modification or re-enactment thereof, for the time being in force) and in accordance with the Securities and Exchange Board of India (Issue of capital and

disclosure requirements) Regulations, 2018, as amended from time to time (the “ICDR regulations”) and Securities and Exchange Board of India (Substantial acquisitions and takeovers) Regulations, 2011, as amended from time to time (the “Takeover regulations”) and Securities and Exchange Board of India (Listing obligation and disclosure requirements) Regulations 2015, as amended (the “LODR Regulations”) and other rules, regulations, guidelines notifications and circulars issued there under from time to time by the Government of India, the Reserve Bank of India, Securities and Exchange Board of India (SEBI), National Stock Exchange (NSE) where the shares of the Company are listed and any other guidelines and clarifications issued by any other competent authority whether in India or abroad, from time to time, to the extent applicable including the enabling provisions of the Memorandum and Articles of Association of the company and subject to such approvals, concerns, permissions and sanctions as may be necessary or required, from regulatory or other appropriate authorities, including but not limited to SEBI and subject to such conditions and modifications as may be prescribed while granting such approvals, consents, permissions and sanctions and which may be agreed to by the Board of Directors of the company (hereinafter referred to as “The Board” which term shall be deemed to include any existing committees(s)/to be constituted by the Board to exercise its powers, including the powers conferred by this resolution, subject to any other alterations, modifications, conditions, corrections and changes and variations that may be decided by the Board absolute discretion, the consent of the Members, be and is hereby accorded to the Board to issue, and allot 10,00,000 convertible warrants, on preferential basis convertible into 10,00,000 equity shares, (one equity share for one warrant issued) of the company of face value of Rs. 10/- each at the price of Rs. 84/- each (including premium of Rs. 74/- aggregating to Rs. 8,40,00,000/- (Rs. Eight Crore Fourty Lakhs Only) to below mentioned proposed allottee(s), in such manner that as the Board may think fit in its absolute discretion.

List of Proposed Allottee(s):

Name of the Proposed Allottee(s)	Address	Class or classes of person(s)	Number of Convertible Warrants to be allotted
M/s. Trisha Venture LLP	203, 02 nd floor, Akruti Star, MIDC Central Road, Chakala Midc, Andheri East, Mumbai, 400093	Non-Promoter	10,00,000
Total			10,00,000

RESOLVED FURTHER THAT the equity shares allotted on exercise of the Convertible warrants shall upon conversion rank pari passu with the existing shares of the

company in such form and manner and upon such terms and conditions as may be determined by the Board in accordance with the ICDR Regulations or other applicable laws as may be prevailing at the time.

RESOLVED FURTHER THAT in accordance with the provisions of Chapter V and regulation 161, ICDR Regulations, the relevant date for the purpose of calculating the price for the issue of warrants is 29th August, 2025 (“Relevant Date”) which is 30 days prior to the date of Annual General Meeting (AGM) i.e. Tuesday, 30th September, 2025.

RESOLVED FURTHER THAT the said Warrants shall be issued and allotted by the Company to the allottee(s) within a period of 15 days from the date of passing of this resolution provided that where the allotment of the said Warrants is pending on account of pendency of any approval for such allotment by any regulatory authority or the Central Government, the allotment shall be completed within a period of 15 days from the date of such approval.

RESOLVED FURTHER THAT without prejudice to the generality of the above, the issue of Warrants shall be subject to following terms:

1. The equity shares to be so allotted on exercise of the Equity Warrants shall be in dematerialised form and shall be subject to the provisions of the Memorandum and Articles of Association of the Company and shall rank pari-passu in all respects including dividend, with the existing Equity Shares of the Company.
 2. The Warrant holders shall, subject to the ICDR Regulations and other applicable rules, regulations and laws, be entitled to exercise the Warrants in one or more tranches within a period of 18 (Eighteen) months from the date of allotment of the Warrants by issuing a written notice to the Company specifying the number of Warrants proposed to be exercised. The Company shall accordingly issue and allot the corresponding number of Equity Shares of face value of Rs. 10/- each to the Warrant holders.
 3. Warrants so allotted under this resolution shall not be sold, transferred, hypothecated or encumbered in any manner during the period of lock-in provided under SEBI (ICDR) Regulations except to the extent and in the manner permitted there under.
 4. A Warrant subscription price equivalent to 25% (i.e. the upfront amount) of the issue price of the Equity Shares will be payable at the time of subscription to the Warrants, as prescribed by Regulation 169 of the ICDR Regulations, which will be kept by the Company to be adjusted and appropriated against the issue price of the Equity Shares. A Warrant exercise price equivalent to the 75% of the issue price of the Equity Shares shall be payable by the Warrant holder(s) at the time of exercising the Warrants.
 5. The issue of the Warrants as well as Equity Shares arising from the exercise of
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the Warrants shall be governed by the regulations and guidelines issued by SEBI or any other statutory authority as the case may be or any modifications thereof.

6. In the event the Warrant holder(s) does not exercise the Warrants within 18 months from the date of allotment, the Warrants shall lapse and the amount paid shall stand forfeited by the Company.
7. In the event of the Company making a bonus issue by way of capitalization of its reserves, or a rights offer by way of issue of new Equity Shares, prior to allotment of Equity Shares resulting from the exercise of the Warrants, the issue price of the Equity Shares to be allotted against such Warrants shall be subject to appropriate adjustment, subject to the ICDR Regulations and other applicable law.
8. The Warrants and the Equity Shares allotted pursuant to exercise of such warrants shall be subject to a lock-in for such period as specified under Chapter V of ICDR Regulations.

RESOLVED FURTHER THAT subject to the ICDR Regulations and other applicable laws, the Board be and is hereby authorized to decide, approve, vary, modify and alter the terms and conditions of the issue of the Warrants, as it may, in its sole and absolute discretion deem fit within the scope of this approval of Members and expedient and to make an offer to the Allottees through private placement offer cum application letter (in Form PAS-4 as prescribed under the Companies Act), without being required to seek any further consent or approval of the Members;

RESOLVED FURTHER THAT pursuant to the provisions of the Companies Act, 2013 complete record of private placement offers be recorded in Form PAS-5 for the issue of invitation to subscribe to the Equity Shares;

RESOLVED FURTHER THAT the Board be and is hereby authorised to issue and allot such number of Equity Shares of the Company as may be required to be issued and allotted upon exercise of the option in the Warrants held by the Warrant holder(s).

RESOLVED FURTHER THAT the Board be and is hereby authorized on behalf of the Company to do all such acts, deeds, matters and things as the Board may, in its absolute discretion, deem necessary or desirable for the purpose of giving effect to this resolution, including without limitation,

- i. to vary, modify or alter any of the relevant terms and conditions, attached to the Convertible Warrants to be allotted to the Proposed Allottees for effecting any modifications, changes, variations, alterations, additions and/or deletions to the preferential issue as may be required by any regulatory or other authorities or agencies involved in or concerned with the issue of the equity shares,
 - ii. making applications to the stock exchange for obtaining in-principle approval,
 - iii. listing of Equity Shares issued upon Conversion of Warrants,
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- iv. filing requisite documents with the Ministry of Corporate Affairs and other regulatory authorities,
- v. filing of requisite documents with the depositories,
- vi. to resolve and settle any questions and difficulties that may arise in the preferential offer,
- vii. issue and allotment of the Convertible Warrants, and
- viii. to take all other steps which may be incidental, consequential, relevant or ancillary in relation to the foregoing without being required to seek any further consent or approval of the Members of the Company, and that the Members shall be deemed to have given their approval thereto expressly by the authority of this resolution, and the decision of the Board in relation to the foregoing shall be final and conclusive.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, any Director or Chief Financial Officer or Company Secretary & Compliance Officer, of the company, be and are hereby authorised to sign and submit the necessary application and Forms with appropriate authorities and to perform all such acts, deeds and things as they may in their absolute discretion deem necessary or desirable for and on behalf of the Company for the purpose of giving effect to aforesaid resolution.”

6. ISSUE OF 20,31,990 EQUITY SHARES OF THE COMPANY UPON SWAP OF SHARES ON PREFERENTIAL BASIS.

“RESOLVED THAT pursuant to the provisions of Sections 23, 62(1)(c), 42, 179 and other applicable provisions, if any, of the Companies Act, 2013 (hereinafter referred to as the “Act”) read with the Companies (Prospectus and Allotment of Securities) Rules, 2014, as amended and the Companies (Share Capital and Debentures) Rules, 2014, as amended and other relevant rules made there under (including any statutory modification(s) thereto or re-enactment thereof for the time being in force), enabling provisions in Memorandum and Articles of Association of the Company, provisions of the uniform listing agreements entered into by the Company with the National Stock Exchange of India where the shares of the Company are listed {“Stock Exchange”}, and in accordance with the guidelines, rules and regulations of the Securities and Exchange Board of India (“SEBI”), as amended including the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (“SEBI ICDR Regulations”), the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended and in accordance with other applicable rules, regulations, circulars, notifications, clarifications and guidelines issued thereon, from time to time, by the Ministry of Corporate Affairs, SEBI and / or any other competent authorities, and subject to the approvals, consents, permissions and / or sanctions, as may be required from the Government of India, SEBI, Stock Exchange(s) and any other relevant statutory, regulatory, governmental authorities or departments, institutions or bodies and subject to such terms, conditions, alterations, corrections, changes,

variations and / or modifications, if any, as may be prescribed by any one or more or all of them in granting such approvals, consents, permissions and / or sanctions and which may be agreed by the board of directors of the Company (hereinafter referred to as the “Board” which terms shall be deemed to include any committee duly constituted by the Board or any committee, which the Board may hereafter constitute, to exercise one or more of its powers, including the powers conferred hereunder), the consent of the members of the company be and is hereby accorded to the Board to create, issue, offer and allot, on a preferential basis, up to 20,31,990 (Twenty Lakhs Thirty One Thousand Nine Hundred and Ninety) Equity Shares of Face Value of Rs. 10/- (Rupees Ten only) each at an issue price of Rs. 84/- (Rupees Eighty Four Only) per equity share, for consideration other than cash (being swap of shares of M/s. Wybrid Technology Private Limited) towards payment of the total purchase consideration of Rs. 17,06,87,125 (Rupees Seventeen Crore Six Lakhs Eighty Seven thousand One Hundred and Twenty Five only), payable by the Company to the shareholder(s) of M/s. Wybrid Technology Private Limited as mentioned below, for acquisition of 1,95,071 (One Lakhs Ninety Five Thousand and Seventy One) shares, representing approximately 24.40% paid-up capital of the Wybrid Technology Private Limited, held by Proposed Allottee (“Purchase Shares”), on such terms and conditions as decided by Board of Directors of the company.

Name of the Proposed Allottee(s)	Address	Class or classes of person(s)	Number of Equity Shares proposed to be allotted
Shaleen Goyal	A42, Ahuja Towers, Raja Bhauanant, Desai Marg, Near ICICI Prudential, Mumbai, 400025.	Non-promoter	20,31,990
Total			20,31,990

RESOLVED FURTHER THAT in accordance with the provisions of Chapter V and regulation 161, ICDR Regulations, the relevant date for the purpose of calculating the price for the issue of Equity Shares is 29th August, 2025 (“Relevant Date”) which is 30 days prior to the date of Annual General Meeting (AGM) i.e. Tuesday, 30th September, 2025.

RESOLVED FURTHER THAT the aforesaid issue of Equity Shares shall be subject to the following terms and conditions:-

- I. All equity shares by way of preferential issue shall be made fully paid-up at the time of allotment and the consideration must be paid from respective Proposed Allottees bank account;
 - II. The equity shares to be issued and allotted shall rank pari passu with the
-

- existing equity shares of the Company in all respects (including with respect to dividend and voting powers) from the date of allotment thereof, and be subject to the requirements of all applicable laws and shall be subject to the provisions of the Memorandum of Association and Articles of Association of the Company;
- III. The equity shares to be allotted shall be subject to lock-in for such period as specified under Chapter V of the SEBI ICDR Regulations and any other applicable law for the time being in force;
 - IV. The equity shares so allotted to the Proposed Allottees under this resolution shall not be sold, transferred, hypothecated or encumbered in any manner during the period of lock-in provided under SEBI ICDR Regulations, except to the extent and in the manner permitted there under;
 - V. The Subscription Shares so offered, issued and allotted to the Proposed Allottee, are being issued for consideration other than cash, towards discharge of total purchase consideration payable by the Company for acquisition of Purchase Shares held by the Proposed Allottee and will constitute the full consideration for the Subscription Shares to be issued by the Company to the Proposed Allottee pursuant to this resolution.”
 - VI. The Equity Shares shall be allotted in dematerialized form within a period of 15 days from the date of passing of the special resolution by the Members, provided that where the allotment of Equity Shares is subject to receipt of any approval or permission from any regulatory authority or Government of India, the allotment shall be completed within a period of 15 days from the date of receipt of last of such approvals or permissions.
 - VII. The equity shares so offered, issued and allotted will be listed on the National Stock Exchange of India where the equity shares of the Company are listed, subject to the receipt of necessary permissions and approvals, as the case may be;
 - VIII. The equity shares so offered, issued and allotted shall not exceed the number of equity shares as approved hereinabove.

RESOLVED FURTHER THAT subject to the receipt of such approvals as may be required under applicable law, consent of the Members of the Company be and is hereby accorded to record the name and details of the Proposed Allottees in Form PAS-5 and the Board be and is hereby authorized to make an offer to the Proposed Allottees through Letter of Offer/ Private Placement Offer Letter cum application letter in Form PAS-4 or such other form as prescribed under the Companies Act and the SEBI ICDR Regulations containing the terms and conditions (“Offer Document”) after passing of this resolution and receiving any applicable regulatory approvals with a stipulation that the allotment would be made only upon receipt of in-principle approval from the stock exchange i.e., NSE and within the timelines prescribed under the applicable laws.

RESOLVED FURTHER THAT the Board be and is hereby authorized on behalf of the

Company to do all such acts, deeds, matters and things as the Board may, in its absolute discretion, deem necessary or desirable for the purpose of giving effect to this resolution, including without limitation

- i. to vary, modify or alter any of the relevant terms and conditions, attached to the Equity Shares to be allotted to the Proposed Allottees for effecting any modifications, changes, variations, alterations, additions and/or deletions to the preferential issue as may be required by any regulatory or other authorities or agencies involved in or concerned with the issue of the equity shares,
- ii. making applications to the stock exchange for obtaining in-principle approval,
- iii. listing of shares,
- iv. filing requisite documents with the Ministry of Corporate Affairs and other regulatory authorities,
- v. filing of requisite documents with the depositories,
- vi. to resolve and settle any questions and difficulties that may arise in the preferential offer,
- vii. issue and allotment of the Equity Shares, and
- viii. to take all other steps which may be incidental, consequential, relevant or ancillary in relation to the foregoing without being required to seek any further consent or approval of the Members of the Company, and that the Members shall be deemed to have given their approval thereto expressly by the authority of this resolution, and the decision of the Board in relation to the foregoing shall be final and conclusive.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, any Director or Chief Financial Officer or Company Secretary & Compliance Officer, of the company, be and are hereby authorised to sign and submit the necessary application and Forms with appropriate authorities and to perform all such acts, deeds and things as they may in their absolute discretion deem necessary or desirable for and on behalf of the Company for the purpose of giving effect to aforesaid resolution.”

7. TO APPOINT SECRETARIAL AUDITORS FOR A PERIOD OF FIVE CONSECUTIVE YEARS

To consider and if thought fit, to pass the following resolution as an Ordinary Resolution:

“RESOLVED THAT pursuant to the provisions of Section 204 and other applicable provisions, if any, of the Companies Act, 2013 (“the Act”), read with Rule 9 of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014, (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), and Regulation 24A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and based on the recommendation of the Audit Committee and the approval of the Board of

Directors of the Company, consent of the members be and is hereby accorded for appointment of M/s Arvind Meena & Associates, Practicing Company Secretary (CP No. 15510, Membership No. F11590) as the Secretarial Auditors of the Company for a period of five (5) consecutive years, from April 1, 2025, till March 31, 2030 at a remuneration, as may be mutually agreed between the Secretarial Auditors and the Board.

RESOLVED FURTHER THAT the Board of Directors be and are hereby authorized to take such steps and do all such acts, deeds, matters, and things as may be considered necessary, proper, and expedient to give effect to this Resolution.”

For & on behalf of the Board
KONTOR SPACE LIMITED

SD/-
TARUN GUPTA
COMPANY SECRETARY AND COMPLIANCE OFFICER

NOTES

1. The Ministry of Corporate Affairs ("MCA") has, vide, General Circular No. 14/2020 dated 8th April 2020, General Circular No. 17/2020 dated 13th April 2020, General Circular No. 20/2020 dated 5th May 2020, General Circular No. 22/2020 dated 15th June 2020, General Circular No. 33/2020 dated 28th September 2020, General Circular No. 39/2020 dated 31st December 2020, General Circular No. 02/2021 dated 13th January 2021, General Circular No. 10/2021 dated 23rd June 2021, General Circular No. 20/2021 dated 8th December 2021, General Circular No. 21/2021 dated 14th December 2021, General Circular No. 3/2022 dated 5th May 2022, General Circular No. 09/2023 dated 25th September, 2023 and General Circular No. 09/2024 dated 19th September, 2024 and read with Securities and Exchange Board of India (SEBI) Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated 12th May 2020, SEBI Circular No. SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated 15th January 2021 and SEBI Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated 13th May 2022, SEBI Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated 05th January, 2023, SEBI Circular No. SEBI/HO/DDHS/P/CIR/2023/0164 dated 06th October, 2023 and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated 03rd October, 2024 (collectively referred to as 'MCA and SEBI Circulars'/'the Circulars'), the Company is being permitted for sending of the Notice of the AGM along with Annual Report only through electronic mode to those Members whose e-mail IDs were registered with the Company/Depositories as well as for convening the 14th Annual General Meeting ("AGM"/"Meeting") through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM"), without physical presence of the members at a common venue. In accordance with the MCA Circulars, provisions of the Companies Act, 2013 ("The Act") and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the AGM of the Company is being held through VC/OAVM. The Notice calling the AGM has been uploaded on the website of the Company at <https://kontorspace.in> can also be accessed from the websites of the Stock Exchanges i.e. NSE LIMITED at www.nseindia.com and Bigshare Services Private Limited (agency for providing the Remote e-Voting facility i.e. www.bigshareonline.com).
 2. The Statement, pursuant to Section 102 of the Companies Act, 2013, as amended ('Act') setting out material facts concerning the business with respect to Item Nos. 3,4, 5 and 6 forms part of this Notice. Additional information, pursuant to Regulation 36(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, ('SEBI Listing Regulations') and Secretarial Standard – 2 as annexed to the notice.
 3. Pursuant to the above-mentioned MCA Circulars, physical attendance of the
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Members is not required at the AGM, and attendance of the Members through VC/OAVM will be counted for the purpose of reckoning the quorum under section 103 of the Companies Act, 2013 ("the Act").

4. PURSUANT TO THE PROVISIONS OF THE ACT, A MEMBER ENTITLED TO ATTEND AND VOTE AT THE AGM IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE ON HIS/HER BEHALF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. SINCE THIS AGM IS BEING HELD PURSUANT TO THE MCA CIRCULARS AND SEBI CIRCULARS THROUGH VC/OAVM, THE REQUIREMENT OF PHYSICAL ATTENDANCE OF MEMBERS HAS BEEN DISPENSED WITH. ACCORDINGLY, IN TERMS OF THE MCA CIRCULARS AND SEBI CIRCULARS, THE FACILITY FOR APPOINTMENT OF PROXIES BY THE MEMBERS WILL NOT BE AVAILABLE FOR THIS AGM AND HENCE THE PROXY FORM, ATTENDANCESLIP AND ROUTEMAP OF THIS AGM ARE NOT ANNEXED TO THIS NOTICE.
 5. Members can join the AGM in the VC/OAVM mode upto 15 minutes before and 15 minutes after the scheduled time of the commencement of the AGM by following the procedure mentioned in the Notice. Members will be able to view the proceedings by logging into the Bigshare Services Private Limited e-Voting website at ivote.bigshareonline.com. The facility of participation at the AGM through VC/OAVM will be made available to at least 1,000 Members on a first come first served basis as per the MCA Circulars. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
 6. Corporate/Institutional Members are entitled to appoint authorized representatives to attend the AGM through VC/ OAVM on their behalf and cast their votes through remote e-voting or at the AGM. Corporate/Institutional Members intending to authorize their representatives to participate and vote at the Meeting are requested to send a certified copy of the Board resolution/ authorization letter to the Scrutinizer at e-mail ID csarvindmeena@gmail.com with a copy marked to ivote@bigshareonline.com and to the Company at companysecretary@kontorspace.in, authorizing its representative(s) to attend through VC/OAVM and vote on their behalf at the Meeting, pursuant to section 113 of the Act.
 7. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Act.
 8. The Explanatory Statement pursuant to Section 102 of the Act setting out
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material facts concerning the business under Special business Items of the Notice, are annexed hereto. The relevant details, pursuant to Regulation 36(3) of the Listing Regulations and Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India, in respect of Directors seeking re-appointment at this AGM are also annexed. Requisite declarations have been received from the Directors seeking re-appointment has been attached herewith as Annexure-1

9. Arvind Kumar Meena, Practicing Company Secretary (FCS No. 11590, CP No. 15510) Indore has been appointed as a scrutinizer to scrutinize the remote e-voting and e-voting during AGM to be carried out in a fair and transparent manner and they have communicated their willingness to be appointed so and will be available for the said purpose.
 10. In accordance with the MCA Circulars and SEBI Circulars, the Notice of the AGM along with the Annual Report for the financial year 2023-24 is being sent only through electronic mode to those Members whose e-mail addresses are registered with the Company/Depositories, unless any Member has requested for a physical copy of the same. The Notice convening the AGM and the Annual Report for the financial year 2023-24 is available on the Company's website at <https://www.kontorspace.in/> and may also be accessed on the websites of the Stock Exchanges i.e., National Stock Exchange of India Limited at www.nseindia.com and on the website of RTA.
 11. As per Regulation 40 of the Listing Regulations, as amended, securities of listed companies can be transferred/transmitted and transposed only in dematerialized form. In view of this and to eliminate all risks associated with the physical shares and for ease of portfolio management, Members holding shares in physical form are requested to consider converting their holdings to dematerialized form by contacting their Depository Participants (DPs). Members can contact the Company's Registrar and Share Transfer Agent, Cameo Corporate Services Limited (RTA) at <https://cameoindia.com/> for assistance in this regard. The Company's Registrar and Transfer Agent for its Share Registry Work (Physical and Electronic) is Cameo Corporate Services Limited office situated at Subramanian Building #1, Club House Road Chennai 600002 - India.
 12. Route map for directions to the venue of the meeting is provided in this Notice. Since the AGM will be held through VC/OAVM, the Route Map is not annexed in this notice.
 13. The Register of Directors and Key Managerial Personnel and their shareholdings, maintained under Section 170 of the Companies Act, 2013, will be available electronically for inspection by the members at the AGM.
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14. The Register of Contracts and Arrangements in which the Directors are interested, maintained under section 189 of the Companies Act, 2013, will be available electronically for inspection by the members at the AGM.
 15. All documents referred to in the Notice will also be available for electronic inspection without any fee by the Members from the date of circulation of this Notice up to the date of the AGM.
 16. Members may please note that SEBI vide its Circular No. SEBI/ HO/MIRSD/ MIRSD_RTAMB/P/CIR/2022/8 dated January 25, 2022 has mandated the listed companies to issue securities in dematerialized form only while processing service requests viz. issue of duplicate securities certificate; claim from an unclaimed suspense account; renewal/exchange of securities certificate; endorsement; sub-division/splitting of securities certificate; consolidation of securities certificates/ folios; transmission and transposition. Accordingly, Members are requested to make service requests by submitting a duly filled and signed Form ISR-4 for the above-mentioned requests and surrender their original securities certificate(s) for processing of service requests to the RTA. The RTA shall thereafter issue a 'Letter of confirmation' in lieu of physical securities certificate(s), to the securities holder/claimant within 30 days of its receipt of such request after removing objections, if any. The 'Letter of Confirmation' shall be valid for a period of 120 days from the date of its issuance, within which the securities holder/claimant shall make a request to the DP for dematerializing the said securities. Form ISR-4 is available on the website of RTA. It may be noted that any service request can be processed only after the folio is KYC Compliant.
 17. The Securities and Exchange Board of India ("SEBI") has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in electronic form are, therefore, requested to submit their PAN to the Depository Participants with whom they maintain their demat accounts. Members holding shares in physical form should submit their PAN to the RTA of the Company.
 18. In compliance with the provisions of Section 110 of the Companies Act, 2013 and in compliance with the provisions of section 108 of the Companies Act, 2013, and Rule 20 of the Companies (Management and Administration) Rules, 2014, the Company is pleased to provide members the facility to exercise their right to vote at the 05Th Annual General -Voting Services provided by Big share Services Private Limited.
 19. The cut-off date for the purpose of determining the Members eligible for participation in remote e-voting (e-voting from a place other than venue of the
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AGM) and voting at the AGM is Saturday, 20th September, 2025. Please note that Members can opt for only one mode of voting i.e., either by voting at the meeting or remote e-voting. If Members opt for remote e-voting, then they should not vote at the Meeting and vice versa. However, once an e-vote on a resolution is cast by a Member, such Member is not permitted to change it subsequently or cast the vote again. Members who have cast their vote by remote e-voting prior to the date of the Meeting can attend the Meeting and participate in the Meeting, but shall not be entitled to cast their vote again.

20. In accordance with the Secretarial Standard - 2 on General Meetings issued by the Institute of Company Secretaries of India ("ICSI") read with Clarification/ Guidance on applicability of Secretarial Standards - 1 and 2 issued by the ICSI, the proceedings of the AGM shall be deemed to be conducted at the Registered Office of the Company which shall be the deemed venue of the AGM. Since the AGM will be held through VC/OAVM, the Route Map is not annexed to this Notice.
21. In accordance with the MCA General Circular No. 20/2020 dated 5th May, 2020, MCA General Circular No. 09/2023 dated 25th September, 2023, SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated 7th October, 2023 and SEBI Circular No. SEBI/HO/ DDHS/P/CIR/2023/0164 dated 6th October, 2023, the Annual Report for Financial Year 2023-24, which inter-alia comprises of the Audited Financial Statements along with the Reports of the Board of Directors and Auditors thereon for the Financial Year ended 31st March, 2025 pursuant to section 136 of the Act and Notice calling the AGM pursuant to section 101 of the Act read with the Rules framed thereunder, are being sent only in electronic mode to those Members whose e-mail addresses are registered with the Company/ Cameo Corporate Services Limited or the DP(s).

The physical copies of such statements and Notice of AGM will be dispatched only to those shareholders who request for the same. Members are requested to register/ update their email addresses, in respect of electronic holdings with the Depository through the concerned DPs and in respect of physical holdings with the Company/ Cameo Corporate Services Limited by following due procedure.

22. Any person, who acquires shares of the Company and becomes a Member of the Company after dispatch of the Notice, holds shares as of the cut-off date i.e. Saturday, 20th September, 2025, may obtain the login ID and password by sending a request at ivote@bigshareonline.com. However, if the Member is already registered with Big share for remote e-voting, then he/she can use his/her existing User-ID and password for casting the vote. Only a Member who is entitled to vote shall exercise his/her/its vote through e-voting and any recipient of this Notice who has no voting rights as on the Cut-off Date should treat the
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same as intimation only.

23. Members are requested to:

- intimate to Cameo Corporate Services Limited / the Company, changes, if any, pertaining to their postal address, e-mail address, telephone/ mobile numbers, PAN, nominations, in Form ISR- 1 and other forms prescribed by SEBI;
 - intimate to the respective DP, changes, if any, in their registered addresses at an early date, in case of shares held in dematerialised form;
 - quote their folio numbers/DP ID/ Client ID in all correspondence;
 - consolidate their holdings into one folio in case they hold shares under multiple folios in the identical order of names;
 - register their PAN with their DPs, in case of shares held in dematerialised form;
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24. SCRUTINISER FOR E-VOTING:

The Board of Directors has appointed Arvind Kumar Meena, Practising Company Secretary (FCS No. 11590, CP No. 15510) as the Scrutiniser to scrutinize the e-voting process and voting at the AGM in a fair and transparent manner.

25. The Scrutiniser shall, immediately after the conclusion of voting at the AGM, first count the votes cast at the meeting, thereafter unblock the votes cast through remote e-voting in the presence of at least two witnesses, not in the employment of the Company and make a consolidated Scrutinisers' report of the total votes cast in favour or against, if any, within prescribed timelines and provide the same to the Chairman or any person so authorised by him, who shall countersign the same and declare the result thereof.

26. The results declared along with the Scrutiniser's report shall be placed on the Company's website at <https://www.kontorspace.in/> and shall also be communicated to the stock exchanges.

27. SUBMISSION OF QUESTIONS / QUERIES PRIOR TO AGM:

- For ease of conduct of AGM, Members who wish to ask questions/express their views on the items of the businesses to be transacted at the meeting are requested to write to the Company 'email ID companysecretary@kontorspace.in on or before 20th September, 2025 i.e., mentioning their name, demat account number/folio number, registered email ID, mobile number, etc. The queries may be raised precisely and in brief to enable the Company to answer the same suitably depending on the availability of time at the AGM.

28. INSTRUCTIONS FOR MEMBERS ATTENDING THE AGM THROUGH VC/OAVM:

- ATTENDING THE AGM: Members will be provided with a facility to attend the
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AGM through video conferencing platform provided by Bigshare Services Private Limited. Members are requested to login at <https://ivote.bigshareonline.com> to join the Meeting by using the remote e- voting credentials.

- Please note that Members who do not have User ID and Password for e-voting or have forgotten User ID and Password may retrieve the same by sending email to Bigshare Services Private Limited.
- Members may join the Meeting through Laptops, Smartphones, Tablets or iPads for better experience. Further, Members will be required to use Internet with a good speed to avoid any disturbance during the Meeting. Members will need the latest version of Chrome, Safari, MS Edge or Firefox. Please note that participants connecting from Mobile Devices or Tablets or through Laptops connecting via mobile hotspot may experience Audio/Video loss due to fluctuation in their respective network. It is therefore recommended to use stable Wi-Fi or LAN connection to mitigate any glitches. Members are encouraged to join the Meeting through Laptops with latest version of Google Chrome for better experience.
- Members can join the AGM in the VC/OAVM mode 15 minutes before the scheduled time of the commencement of the Meeting.
- In case of any query and/or help, in respect of attending AGM through VC/OAVM mode, Members may email us to ivote@bigshareonline.com or call us at: 1800 22 54 22.

28. THE INTRUCTIONS OF SHAREHOLDERS FOR REMOTE E-VOTING ARE AS UNDER:

- The voting period begins on 27th September 2025 at 10:00 A.M and ends on 29th September 2025 at 5:00 P.M. During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date Friday, 19th September, 2025 may cast their vote electronically. The e-voting module shall be disabled by Big share for voting thereafter.
 - Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.
 - Pursuant to SEBI Circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09.12.2020, under Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/retail shareholders is at a negligible level.
 - Currently, there are multiple e-voting service providers (ESPs) providing e-voting facility to listed entities in India. This necessitates registration on various ESPs and maintenance of multiple user IDs and passwords by the shareholders.
 - In order to increase the efficiency of the voting process, pursuant to a public consultation, it has been decided to enable e-voting to all the demat account holders, by way of a single login credential, through their demat accounts/ websites of Depositories/ Depository Participants. Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating
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seamless authentication but also enhancing ease and convenience of participating in e-voting process.

- In terms of SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility

THE INTRUCTIONS OF SHAREHOLDERS FOR REMOTE E-VOTING ARE AS UNDER:

- i. The voting period begins on 27th September, 2025 at 10.00 A.M. and ends on 29th September, 2025 at 05.00 P.M. During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date (record date) of Friday, 19th September, 2025 may cast their vote electronically. The e-voting module shall be disabled by Bigshare for voting thereafter.
- ii. Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.
- iii. Pursuant to SEBI Circular No. **SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09.12.2020**, under Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/retail shareholders is at a negligible level.

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In order to increase the efficiency of the voting process, pursuant to a public consultation, it has been decided to enable e-voting to **all the demat account holders, by way of a single login credential, through their demat accounts/ websites of Depositories/ Depository Participants**. Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

- iv. In terms of **SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020** on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants.
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Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

1. Pursuant to above said SEBI Circular, Login method for e-Voting and joining virtual meetings **for Individual shareholders holding securities in Demat mode** is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in Demat mode with CDSL	<ol style="list-style-type: none">1) Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi/Easiest is https://web.cdslindia.com/myeasitoken/home/login or visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then use your existing my easi username & password.2) After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of BIGSHARE the e-Voting service provider and you will be re-directed to i-Vote website for casting your vote during the remote e-Voting period. Additionally, there is also links provided to access the system of all e-Voting Service Providers i.e. BIGSHARE, so that the user can visit the e-Voting service providers' website directly.3) If the user is not registered for Easi/Easiest, option to register is available at https://web.cdslindia.com/myeasitoken/Registration/EasiRegistration4) Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a link https://evoting.cdslindia.com/Evoting/EvotingLogin The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress, and also able to directly access the system of all e-Voting Service Providers. Click on BIGSHARE and you will be re-directed to i-Vote website for casting your vote during the remote e-voting period.

<p>Individual Shareholders holding securities in demat mode with NSDL</p>	<ol style="list-style-type: none"> 1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsdl.com either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on “Access to e-Voting” under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider name BIGSHARE and you will be re-directed to i-Vote website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2) If the user is not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select “Register Online for IDeAS “Portal or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp 3) Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider name BIGSHARE and you will be redirected to i-Vote website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting
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Individual Shareholders (holding securities in demat mode) login through their Depository Participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. After Successful login, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
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Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL

Login type	Helpdesk details
Individual Shareholders holding securities in Demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at 022- 23058738 and 22-23058542-43.
Individual Shareholders holding securities in Demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 22 44 30

2. Login method for e-Voting for shareholder other than individual shareholders holding shares in Demat mode & physical mode is given below:

- You are requested to launch the URL on internet browser: <https://ivote.bigshareonline.com>
 - Click on “**LOGIN**” button under the ‘**INVESTOR LOGIN**’ section to Login on E-Voting Platform.
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- Please enter you '**USER ID**' (User id description is given below) and '**PASSWORD**' which is shared separately on you register email id.
- Shareholders holding shares in **CDSL demat account should enter 16 Digit Beneficiary ID** as user id.
- Shareholders holding shares in **NSDL demat account should enter 8 Character DP ID followed by 8 Digit Client ID** as user id.
- Shareholders holding shares in **physical form should enter Event No + Folio Number** registered with the Company as user id.

Note If you have not received any user id or password please email from your registered email id or contact i-vote helpdesk team. (Email id and contact number are mentioned in helpdesk section).

- Click on **I AM NOT A ROBOT (CAPTCHA)** option and login.

NOTE: If Shareholders are holding shares in demat form and have registered on to e-Voting system of <https://ivote.bigshareonline.com> and/or voted on an earlier event of any company then they can use their existing user id and password to login.

- If you have forgotten the password: Click on '**LOGIN**' under '**INVESTOR LOGIN**' tab and then Click on '**Forgot your password?**'
- Enter "**User ID**" and "**Registered email ID**" Click on **I AM NOT A ROBOT (CAPTCHA)** option and click on '**Reset**'.

(In case a shareholder is having valid email address, Password will be sent to his / her registered e-mail address).

Voting method for shareholders on i-Vote E-voting portal:

- After successful login, **Bigshare E-voting system** page will appear.
 - Click on "**VIEW EVENT DETAILS (CURRENT)**" under '**EVENTS**' option on investor portal.
 - Select event for which you are desire to vote under the dropdown option.
 - Click on "**VOTE NOW**" option which is appearing on the right hand side top corner of the page.
 - Cast your vote by selecting an appropriate option "**IN FAVOUR**", "**NOT IN FAVOUR**" or "**ABSTAIN**" and click on "**SUBMIT VOTE**". A confirmation box will be
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displayed. Click **“OK”** to confirm, else **“CANCEL”** to modify. Once you confirm, you will not be allowed to modify your vote.

- Once you confirm the vote you will receive confirmation message on display screen and also you will receive an email on your registered email id. During the voting period, members can login any number of times till they have voted on the resolution(s). Once vote on a resolution is casted, it cannot be changed subsequently.
- Shareholder can **“CHANGE PASSWORD”** or **“VIEW/UPDATE PROFILE”** under **“PROFILE”** option on investor portal.

3. Custodian registration process for i-Vote E-Voting Website:

- You are requested to launch the URL on internet browser: <https://ivote.bigshareonline.com>
- Click on **“REGISTER”** under **“CUSTODIAN LOGIN”**, to register yourself on Bigshare i-Vote e-Voting Platform.
- Enter all required details and submit.
- After Successful registration, message will be displayed with **“User id and password will be sent via email on your registered email id”**.

NOTE: If Custodian have registered on to e-Voting system of <https://ivote.bigshareonline.com> and/or voted on an earlier event of any company then they can use their existing user id and password to login.

- If you have forgotten the password: Click on **‘LOGIN’** under **‘CUSTODIAN LOGIN’** tab and further Click on **‘Forgot your password?’**
- Enter **“User ID”** and **“Registered email ID”** Click on **I AM NOT A ROBOT (CAPTCHA)** option and click on **‘RESET’**.

(In case a custodian is having valid email address, Password will be sent to his / her registered e-mail address).

Voting method for Custodian on i-Vote E-voting portal:

- After successful login, **Bigshare E-voting system** page will appear.

Investor Mapping:

- First you need to map the investor with your user ID under **“DOCUMENTS”** option on custodian portal.
-

- Click on “**DOCUMENT TYPE**” dropdown option and select document type power of attorney (POA).
- Click on upload document “**CHOOSE FILE**” and upload power of attorney (POA) or board resolution for respective investor and click on “**UPLOAD**”.

Note: The power of attorney (POA) or board resolution has to be named as the “**InvestorID.pdf**” (Mention Demat account number as Investor ID.)

- Your investor is now mapped and you can check the file status on display.

Investor vote File Upload:

- To cast your vote select “**VOTE FILE UPLOAD**” option from left hand side menu on custodian portal.
- Select the Event under dropdown option.
- Download sample voting file and enter relevant details as required and upload the same file under upload document option by clicking on “**UPLOAD**”. Confirmation message will be displayed on the screen and also you can check the file status on display (Once vote on a resolution is casted, it cannot be changed subsequently).
- Custodian can “**CHANGE PASSWORD**” or “**VIEW/UPDATE PROFILE**” under “**PROFILE**” option on custodian portal.

Helpdesk for queries regarding e-voting:

Login type	Helpdesk details
Shareholder's other than individual shareholders holding shares in Demat mode & Physical mode.	In case shareholders/ investor have any queries regarding E-voting, you may refer the Frequently Asked Questions ('FAQs') and i-Vote e-Voting module available at https://ivote.bigshareonline.com , under download section or you can email us to ivote@bigshareonline.com or call us at: 1800 22 54 22.

4. Procedure for joining the AGM/EGM through VC/ OAVM:

For shareholder other than individual shareholders holding shares in Demat mode & physical mode is given below:

- The Members may attend the AGM through VC/ OAVM at <https://ivote.bigshareonline.com> under Investor login by using the e-voting credentials (i.e., User ID and Password).
 - After successful login, **Bigshare E-voting system** page will appear.
 - Click on “**VIEW EVENT DETAILS (CURRENT)**” under ‘**EVENTS**’ option on investor portal.
-

- Select event for which you are desire to attend the AGM/EGM under the dropdown option.
- For joining virtual meeting, you need to click on “VC/OAVM” link placed beside of “**VIDEO CONFERENCE LINK**” option.
- Members attending the AGM/EGM through VC/ OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

The instructions for Members for e-voting on the day of the AGM/EGM are as under:-

- The Members can join the AGM/EGM in the VC/ OAVM mode 15 minutes before the scheduled time of the commencement of the meeting. The procedure for e-voting on the day of the AGM/EGM is same as the instructions mentioned above for remote e-voting.
- Only those members/shareholders, who will be present in the AGM/EGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the AGM/EGM.
- Members who have voted through Remote e-Voting will be eligible to attend the EGM. However, they will not be eligible to vote at the AGM/EGM.

Helpdesk for queries regarding virtual meeting:

In case shareholders/ investor have any queries regarding virtual meeting, you may refer the Frequently Asked Questions (‘FAQs’) available at <https://ivote.bigshareonline.com>, under download section or you can email us to ivote@bigshareonline.com or call us at: 1800 22 54 22.

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

The following statements sets out all material facts relating to the Special Business mentioned in the Notice:

Item No. 3 and 4: To Approve Proposal for Increase in Authorised Capital of the Company.

The Board of Directors of the Company, at its meeting held on 03rd September, 2025, approved the proposal for increase in the Authorized Share Capital of the Company and consequential alteration to the Capital Clause of the Memorandum of Association, subject to the approval of Members.

In order to give effect to the proposed preferential issue of Convertible Warrants and issuance of Equity Shares on a swap basis pursuant to the Share Purchase Agreement, it is necessary to increase the Authorized Share Capital of the Company so as to accommodate the proposed allotments.

The present Authorized Share Capital of the Company is Rs. 7,00,00,000/- (Rupees Seven Crores Only) divided into 70,00,000 (Seventy Lakhs) Equity Shares of Rs. 10/- (Rupees Ten Only) each. It is now proposed to increase the Authorized Share Capital to Rs. 10,00,00,000/- (Rupees Ten Crores Only) divided into 1,00,00,000 (One Crore) Equity Shares of Rs. 10/- (Rupees Ten Only) each.

Accordingly, the Authorized Share Capital of the Company would be Rs. 10,00,00,000 (Rupees Ten Crores Only) divided into 1,00,00,000 (One Crore) Equity Shares of Re.10/- (Rupees Ten) each ranking pari passu with the existing Equity Shares in all respects as per the Memorandum and Articles of Association of the Company.

The proposed increase in the Authorized Share Capital will require subsequent alteration in Clause V of Memorandum of Association of the Company pursuant to the provisions of Section 13 of the Companies Act, 2013.

Therefore, the consent of the Members of the Company is being sought under the applicable provisions of the Companies Act, 2013.

A copy of the Memorandum of Association of the Company along with the proposed amendments is available for inspection by the members at the Registered Office of the Company between 11:00 AM and 5:00 PM on all working days from Monday to Friday from the date of dispatch of this Notice till the last date fixed for e-voting.

None of the Directors, Promoters, Key Managerial Personnel of the Company and their relatives is, in any way, concerned or interested, financially or otherwise, in the above referred resolution except to the extent of their shareholding.

ITEM NO 5 & 6: ISSUE AND ALLOTMENT OF SECURITIES ON PREFERENTIAL BASIS

The Board of Directors of the Company, in its meeting held on 03rd September, 2025 subject to the approval of the members of the Company and such other approvals as may be required, approved the proposal for raising funds by way of issuance and allotment of upto 10,00,000 Convertible Warrants carrying an entitlement to subscribe to an equivalent number of Equity Shares and 20,31,990 Equity Shares having face value of Rs. 10/- (Rupees Ten Only) each at an issue price of Rs. 84/- each on preferential basis to the proposed allottees as mentioned in the aforesaid resolutions.

The proposed Preferential Issue is in terms of the provisions of the SEBI ICDR Regulations, the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeover) Regulations, 2011 (as amended), and other applicable provisions, if any and Sections 42 and 62(1)(c) of the Companies Act, 2013, Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 and Rule 13 of the

As required under Section 23, 42 and 62(1)(c) of the Act read with Rule 14(1) of the Companies (Prospectus and Allotment of Securities) Rules, 2014, Rule 13(2)(d) of the Companies (Share Capital and Debentures) Rules, 2014 and Chapter V of the SEBI ICDR Regulations, necessary information or details in respect of the proposed preferential issue of Convertible Warrants and Equity Shares are as under:

a) The Object of the preferential issue are as follows:

I. Convertible Warrants to be convertible into Equity Shares

The Company proposes to issue convertible warrants and equity shares on a preferential basis with the objective of strengthening its financial position, augmenting long-term resources, and meeting its working capital requirements. The proposed infusion of funds will enable the Company to enhance its market share, support growth initiatives, and maximize shareholders' value.

II. Equity Shares

The proposed issue of equity shares on a preferential basis is intended to support the acquisition of approx. 24.40% in WTPL, which is strategically focused on building an integrated digital ecosystem encompassing workspace management, tenant services, analytics, and stakeholder engagement across co-working and commercial office environments. This acquisition is expected to enhance the Company's technological capabilities and agility, thereby enabling it to respond effectively to emerging market trends such as hybrid work models, enterprise downsizing, and the growing demand for flexible leasing.

b) Maximum Number of securities to be issued:

The Company proposes to issue, offer and allot upto 10,00,000 Convertible warrants of face value of Rs. 10/- each and 20,31,990 Equity Shares of face value of Rs. 10/- each.

c) The price or price band at/ within which the allotment is proposed:

i. Convertible Warrants:

The proposed issue of Convertible Warrants will be made at the price of Rs. 84/- inclusive of face value of Rs. 10/- each and a Premium of Rs. 74/- per Warrant.

ii. Equity Shares:

The proposed issue of 20,31,990 Equity Shares of the Company at an issue price of Rs. 84/- per Equity share, to the proposed allottee(s), is being undertaken to discharge the purchase consideration payable pursuant to the Share Purchase Agreement entered into by and among the Company, Mr. Shaleen Goyal (shareholder of WTPL), and WTPL.

The purchase consideration shall be settled by way of issuance and allotment of Equity Shares of the Company to the proposed allottee(s) through a share swap arrangement, in accordance with the agreed terms.

d) Intent of the Promoters, Directors or Key Managerial Personnel of the Company to subscribe to the offer/ Contribution being made by the promoters or directors either as part of the offer or separately in furtherance of objects:

None of the promoters or key managerial personnel intend to subscribe to the offer.

e) Pricing of preferential issue:

The equity shares of Company are listed on the National Stock Exchange of India Limited where the shares of the Company are frequently traded in accordance with SEBI (ICDR) Regulations, 2018.

The price of the share has been determined based on the valuation made by independent valuer Mr. Bhavesh M Rathod, Registered Valuer (Reg. No. IBBI/RV/06/2019/10708) as per regulation 164, as shares of the company being frequently traded on National Stock Exchange of India Limited & 166A of SEBI (ICDR) Regulations 2018, as there is an allotment of more than five percent of the post issue fully diluted share capital of the issuer to proposed allottees.

The Value derived through valuation report is Rs. 83.94/- (Rupees Eighty Three and Nine four paise) and the board approved price for issue of each Equity shares is Rs. 84/- (Rupees Eighty Only) which is more than the price derived through Valuation Report.

The copy of the Valuation report shall be available for inspection by the members on all working days between Monday to Friday upto the date of Annual General Meeting and the same may be accessed on the Company's website <https://kontorspace.in/>.

Justification for pricing of preferential issue

The Total Number of Equity Shares traded during the 240 trading days preceding the relevant date is more than the 10% of total shares capital of the company. Hence, the price is determined in compliance with Regulation 164 read with Regulation 166A of SEBI (Issue of Capital and Disclosure Requirements), Regulations, 2018 (hereinafter referred as 'SEBI (ICDR), Regulation, 2018') for Preferential Issues taking into account valuation parameters including book value, comparable trading multiples and such other parameters as are customary for valuation of shares.

As per Regulation 166A (1) of the SEBI (ICDR) Regulations, any preferential issue, which may result in a change in control or allotment of more than five per cent of the post issue fully diluted share capital of the issuer, to an allottee or to allottees acting in concert, shall require a valuation report from an independent registered valuer and consider the same for determining the price.

Provided that the floor price, in such cases, shall be higher of the floor price determined under sub regulation (1), (2) or (4) of regulation 164, as the case may be, or the price determined under the valuation report from the independent registered valuer or the price determined in accordance with the provisions of the Articles of Association of the issuer, if applicable.

The Articles of Association of the Company do not provide for any particular method of determination which results in a floor price higher than the determined under SEBI (ICDR) Regulations. However, as proposed allotment is more than five percent of the post issue fully diluted Equity Share Capital of the Company, to the allottees the pricing of the Equity Shares shall be the higher of the following parameters

- I. Price determined as per provisions of the Regulation 164(1) of the SEBI (ICDR) Regulations (frequently traded shares): The price at which Convertible Warrants and Equity Shares shall be allotted shall not be less than higher of the following:
-

- a. the 90 trading days volume weighted average price of the related equity shares quoted on the recognised stock exchange preceding the relevant date i.e. Rs. 83.94/- per equity share; or
 - b. the 10 trading days volume weighted average prices of the related equity shares quoted on a recognised stock exchange preceding the relevant date i.e. Rs. 74.56/- per equity share.
- II. Price determined as per provisions of the Regulation 166A (1) of the SEBI (ICDR) Regulations: In terms of Regulation 166A(1) of the SEBI (ICDR) Regulations, the Company has taken Valuation Report dated 03rd September, 2025 from Bhavesh M Rathod, Registered Valuer (Reg. No. IBBI/RV/06/2019/10708), arriving at Rs. 83.89/- and the copy of the same has been hosted on the website of the Company which can be accessed at <https://kontorspace.in/>.

Pursuant to above, the minimum issue price determined in accordance with Regulations 164(1) and Regulation 166A of Chapter V of the ICDR Regulations is Rs. 83.94 (Rupees Eighty Three and Nine four paise) In view of the above, the Board of the Company has fixed the Issue price for Convertible Warrants and Equity Shares is Rs. 84/- (Rupees Eighty Four Only) which is above the Minimum Price as determined in compliance with the requirements of the ICDR Regulations.

There is no change in the management or control of the Company pursuant to the aforesaid issue and allotment of the Convertible Warrants and Equity Shares and therefore there is no requirement of a reasoned recommendation from a committee of independent directors of the issuer.

f) Name and address of valuer who performed valuation:

The Valuation was performed by Mr. Bhavesh M Rathod, a Registered Valuer (Reg. No. IBBI/RV/06/2019/10708) having his office at Office No. 515, 5th Floor, Dimple Arcade, Behind Sai Dham Temple, Thakur Complex, Kandivali East, Mumbai, Maharashtra - 400101 Registered Add: 12D, White Spring, A wing, Rivali Park Complex, Western Express Highway, Borivali East, Mumbai 400066

- g) Particulars of the offer/ Material terms of raising such securities including date of passing of Board resolution:

The Board of Directors ("Board") of the Company, at its meeting held on 03rd September, 2025, approved the issuance of 10,00,000 Convertible Warrants and 20,31,990 Equity Shares.

The issue price has been determined in accordance with the provisions of Chapter V (Preferential Issue) of the SEBI (ICDR) Regulations, 2018, as amended, and the securities will be issued on such terms and conditions as may be considered appropriate by the Board, in compliance with applicable laws, rules, and regulations in this regard.

- h) Relevant date with reference to which the price has been arrived at: The "Relevant Date" as per the ICDR Regulations for determining the minimum price for the preferential issue of Convertible Warrants is 29th August, 2025 ("Relevant Date") which is 30 days prior to the date of Annual General Meeting (AGM) i.e. Tuesday, 30th September, 2025.

- i) The class or classes of persons to whom allotment is proposed to be made:

Name of the Proposed Allottee(s)	Address	Class or classes of person(s)	Number of Convertible Warrants to be allotted	No. of Equity Shares to be allotted
M/s. Trisha Venture LLP	203, 02nd floor, Akruti Star, MIDC Central Road, Chakala Midc, Andheri East, Mumbai, 400093	Non Promoter	10,00,000	-
Mr. Shaleen Goyal	A42, Ahuja Towers, Raja Bhauanant, Desai Marg, Near ICICI Prudential, Mumbai, 400025.	Non Promoter	-	20,31,990
Total			10,00,000	20,31,990

j) The proposed time frame within which the allotment shall be completed:

The Warrants and Equity Shares are proposed to be allotted within 15 days of the passing of the Special Resolution in the Annual General Meeting. Provided that where the allotment is pending on account of pendency of any approval of such allotment by any regulatory authority or the Central Government, the allotment shall be completed within 15 days from the date of such approval.

k) **The names of the proposed allottee(s) and the percentage of post preferential offer of Warrants and Equity Shares that may be held by them:**

Proposed Allottee(s)	Prior holding		New Convertible warrants to be allotted	New Equity Shares to be allotted	Post holding (assuming all the warrants are converted)	
	No. of Shares held	% of shareholding			No. of Shares held	% of shareholding
M/s. Trisha Venture LLP	-	-	10,00,000	-	10,00,000	10.86%
Shaleen Goyal	-	-	-	20,31,990	20,31,990	22.06%

l) **The change in control, if any, in the Company that would occur consequent to preferential offer:**

There are shareholders who is getting allotment of Equity Shares more than 5% as stated in above table of allottees, however even after allotment of Eq. Shares more than 5% there will neither be any change in the composition of the Board nor any change in the control (no change in promoter) of the company on account of the proposed preferential allotment. However, there will be corresponding changes in the shareholding pattern as well as voting rights consequent to issue of equity shares allotted on preferential allotment, the Registered Valuer Bhavesh M Rathod Reg. No. IBBI/RV/

06/2019/10708, who has issued valuation report has also mentioned the control premium, hence guidance on control premium is not considered under Regulation 166A of SEBI (ICDR) Regulations.

- m) **The number of persons to whom allotment on preferential basis have already been made during the year, in terms of number of securities as well as price: Not Applicable.**
- n) **Identity of the natural persons who are the ultimate beneficial owners of the shares proposed to be allotted and/or who ultimately control proposed allottee(s) of Equity Shares.**

Sr. No.	Name of the Proposed Allottee	Identity of the Natural person who is the ultimate Beneficial owner proposed to be allotted and/or who ultimately control proposed allottee(s) of Equity Shares
	Shaleen Goyal	N.A. being natural person
	Trisha Venture LLP	Mrs. Bulbul Kulriya
		Mr. Kuldeep Kulriya

- o) **The percentage of post preferential issue capital that may be held by the allottee(s) and change in control if any, in the issuer consequent to the preferential issue**
-

Proposed Allottee(s)	Prior holding		New Convertible warrant s to be allotted	New Equity Shares to be allotted	Post holding (assuming all the warrants are converted)	
	No. of Shares held	% of share holding			No. of Shares held	% of shareholding
Trisha Venture LLP	-	-	10,00,000	-	10,00,000	10.86%
Shaleen Goyal	-	-	-	20,31,990	20,31,990	22.06%

There shall be no change in the management or control over the Company, pursuant to the above mentioned preferential allotment. However, voting rights will change in the shareholding pattern consequent to conversion of Convertible Warrants into Equity Shares.

p) Lock in period:

The proposed allotment of the Convertible warrants and Equity Shares, shall be subject to a lock-in as per the requirements of ICDR Regulations.

- i) the Equity Shares allotted upon conversion of such Warrants, shall be subject to a lock-in period of six (6) months from the date of receipt of trading approval, in accordance with the provisions of the SEBI (ICDR) Regulations, 2018, as amended.**
 - ii) The Equity Shares allotted pursuant to the share purchase arrangement, on a preferential basis to non-promoter, shall also be subject to a lock-in period of six (6) months from the date of receipt of trading approval, in accordance with the provisions of the SEBI (ICDR) Regulations, 2018, as amended.**
- q) The shareholding pattern of the Company before and after the preferential issue:**

Equity Share Capital

No.	Category	Pre Issue		Post Issue	
		No. of Shares held	% of Share-holding	No. of Shares held	% of Share-holding
A	Promoters holding:				
A1	Indian:				
1.	Individuals/HUF	40,20,589	65.06	40,20,589	43.65
2.	Bodies Corporate	-	-	-	-
3.	Financial Institutions/ Banks	-	-	-	-
4.	Trust	-	-	-	-
5.	Others	-	-	-	-
	Sub-Total (A1)	40,20,589	65.06	40,20,589	43.65
A2	Foreign Promoters	-	-	-	-
	Sub-Total (A2)	-	-	-	-
	TOTAL A (A1+A2)	40,20,589	65.06	40,20,589	43.65
B	N o n - P r o m o t e r s holding:				
B1.	Institutions				
	Financial Institutions/ Banks	-	-	-	-
	Sub-Total (B1)	-	-	-	-
B2.	Non-Institution:				
	Bodies Corporate	1,04,400	1.69%	11,04,400	11.99%
	Individuals	16,96,810	27.46%	37,28,800	40.48%
	NRI's	2,15,400	3.49%	2,15,400	2.34%
	Others	1,42,801	2.31%	1,42,801	1.55%
	Sub-Total (B2)	21,59,411	34.94%	51,91,401	56.35%

	TOTAL B (B1+B2)	21,59,411	34.94%	51,91,401	56.35%
	G R A N D T O T A L (A+B)	61,80,000	100%	92,11,990	100%

***The shareholding specified is as on 30th June, 2025**

r) The Current and Proposed Status of the Allottee(s) post the preferential issue;

Name of the Proposed Allottee(s)	Current Status of the allottee(s)	Proposed Status of the allottee(s)
Trisha Venture LLP	Non- Promoter	Non- Promoter
Shaleen Goyal	Non- Promoter	Non- Promoter

s) Listing:

The Company will make an application to National Stock Exchange of India at which the existing shares are already listed, for listing of the equity shares being issued on swap shares and conversion of Convertible Warrants. Such Equity Shares, once allotted, shall rank pari passu with the existing equity shares of the Company in all respects, including dividend.

t) Practicing Company Secretary Certificate

The Certificate being issued by M/s. Nishant Bajaj & Associates., Practicing Company Secretary, (having Membership No: 12990 and COP No: 21538) certifying that the issue of Convertible Warrants and Equity Shares is being made in accordance with requirements of ICDR Regulations shall be placed before the General Meeting of the shareholders. The same is also available at the website of the Company at <https://kontorspace.in/>

u) Other Disclosures/Undertaking:

- Neither the Company, nor any of its Directors and / or Promoters have been declared as willful defaulter or fraudulent borrower as defined under the SEBI ICDR Regulations. Consequently, the disclosures required under Regulation 163(1)(i) of the SEBI ICDR Regulations read with Schedule VI are not applicable..

2. Neither the Company nor any of its Directors and / or Promoters are a fugitive economic offender as defined under the SEBI ICDR Regulations.
3. The Company is in compliance with the conditions for continuous listing, and is eligible to make the preferential issue under Chapter V of the SEBI ICDR Regulations.
4. The Proposed Allottee has confirmed that it has not sold any equity shares of the Company during the 90 Trading Days preceding the Relevant Date.
5. Since the Equity Shares of the Company are listed on recognized stock exchanges for more than 90 (Ninety) trading days, the price computation and lock-in extensions, required pursuant to Regulations 164(3) and 167(5) of the ICDR Regulations and the disclosures and undertakings required pursuant to Regulation 163(1)(g) and (h) of the ICDR Regulations are not applicable.

The approval of the Members by way of Special Resolution is required in term of the applicable provisions of Sections 23, 42 and 62 of the Act read with applicable rules thereto and relevant provisions of the SEBI (ICDR) Regulations and accordingly the approval of the Members of the Company is being sought.

None of the Directors / Key Managerial Persons (KMP) or their relatives are interested in any way in the resolutions mentioned above except their Shareholdings in the Company.

ITEM NO. 7: TO APPOINT SECRETARIAL AUDITORS FOR A PERIOD OF FIVE CONSECUTIVE YEARS

In accordance with the provisions of Section 204 and other applicable provisions of the Companies Act, 2013, read with Rule 9 of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force) ("the Act"), every listed Company and certain other prescribed categories of companies are required to annex a Secretarial Audit Report, issued by a Practising Company Secretary, to their Board's report, prepared under Section 134(3) of the Act.

Furthermore, pursuant to recent amendments to Regulation 24A of the SEBI Listing Regulations, every listed entity is required to conduct a Secretarial Audit and annex the Secretarial Audit Report to its annual report. Additionally, a listed entity must appoint a Secretarial Audit firm for a maximum of two terms of five consecutive years or an individual as Secretarial Auditor for not more than one term of five consecutive years, with shareholder approval to be obtained at the Annual General Meeting. Accordingly, based on the recommendation of the Audit Committee, the Board of Directors has

approved the appointment of Mr. Arvind Meena & Associates, Practicing Company Secretary, as the Secretarial Auditors of the Company for a period of five consecutive years, from April 1, 2025 to March 31, 2030. The appointment is subject to shareholders' approval at the Annual General Meeting.

Mr. Arvind Kumar Meena (C.S, LL.B) is a dynamic professional with more than 10 years of Various experience in Secretarial/Compliance Functions, and Transaction Advisory Services, registered with the Institute of Company Secretaries of India, New Delhi. The terms and conditions of Arvind Kumar Meena appointment include a tenure of five years, from April 1, 2025, to March 31, 2030. The fixed remuneration for the Secretarial Auditors for the financial year 2025-26 is set at ` 25,000/- (Rupees Twenty-Five Thousand only), plus applicable taxes and other out-of pocket costs incurred in connection with the audit. The proposed fees are determined based on the scope of work and expertise required to conduct the audit effectively. Additional fees for statutory certifications, if any, will be determined separately by the management, in consultation with Mr. Arvind Kumar Meena, and will be subject to approval by the Board of Directors and/or the Audit Committee.

There is no material variation in the audit fees for the financial year 2025–26 as compared to the previous year. Accordingly, there is no material change, and hence, the requirement to disclose such a change is not applicable. Mr. Arvind Kumar Meena has provided his consent to act as the Secretarial Auditors of the Company and has confirmed that the proposed appointment, if made, will be in compliance with the provisions of the Act and the SEBI Listing Regulations. Accordingly, the consent of the shareholders is sought for the appointment of Mr. Arvind Kumar Meena as the Secretarial Auditors of the Company. The Board recommends passing of the Ordinary Resolution as set out at item no. 7 of the accompanying Notice for approval by the Members of the Company. None of the Directors, Key Managerial Personnel of the Company or their relatives are concerned or interested, whether financially or otherwise, in the Ordinary Resolution.

Brief Profile of Mr. Kanak Mangal (DIN: 03582631) {Pursuant to Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 and Secretarial Standard 2 (SS-2)}

Description	Details
Name of the Director	Mr. Kanak Mangal
DIN	03582631
Age	years
Qualification	MBA
Term of the Proposed Appointment	Whole Time Director
Experience	Mr. Kanak Mangal is an experienced business person. He has vast experience in the Business and its financial planning, corporate strategy and business operations.
Directorship in other Companies	Not Applicable
Chairman/Member in the Committees of the other Boards of companies [Includes only Audit Committee and Stakeholders Relationship Committee (SRC)]	Not Applicable
Shareholding in the Company	4018339
Disclosure of between directors inter-se	Mrs. Neha Mittal being executive Director of the Company is the Wife of the Promoter and Whole Time Director Mr. Kanak Mangal.



THANK YOU
