



THE COLABA LAND & MILL COMPANY LIMITED

ANNUAL REPORT FOR THE FINANCIAL YEAR 2025-26



THE COLABA LAND & MILL COMPANY LIMITED
(CIN: U70100MH1880PLC000039)
Balance Sheet as at March 31st, 2026

Particulars	Note No.	As at 31/03/2026 Rs.	As at 31/03/2025 Rs.
I EQUITY & LIABILITIES:			
1 Shareholders' Funds:			
(a) Share Capital	3	1,03,78,900	1,03,78,900
(b) Reserves & Surplus	4	1,37,14,913	2,14,74,036
(c) Money Received Against Share Warrants		-	-
		<u>2,40,93,813</u>	<u>3,18,52,936</u>
2 Share Application Money Pending Allotment		-	-
3 Non - Current Liabilities:			
(a) Long - Term Borrowings		-	-
(b) Deferred Tax Liabilities (Net)		-	-
(c) Other Long Term Liabilities		-	-
(d) Long Term Provisions	5	19,41,923	17,37,346
		<u>19,41,923</u>	<u>17,37,346</u>
4 Current Liabilities:			
(a) Short - Term Borrowings		-	-
(b) Trade Payables			
(i) Total outstanding dues of micro enterprises and small enterprises; and		-	-
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
(c) Other Current Liabilities	6	1,62,33,271	1,66,59,616
(d) Short - Term Provisions	7	4,82,567	43,68,646
		<u>1,67,15,838</u>	<u>2,10,28,262</u>
TOTAL EQUITY AND LIABILITY		<u>4,27,51,574</u>	<u>5,46,18,544</u>
II ASSETS			
1 Non-Current Assets:			
(a) Property, Plant and Equipments and Intangible Assets:			
(i) Property, Plants and Equipments	8	14,36,969	15,66,654
(b) Non-Current Investments	9	1,06,70,123	1,15,48,164
(c) Deferred Tax Assets (net)		-	-
(d) Long-Term Loans & Advances	10	2,10,957	52,07,390
(e) Other Non-Current Assets	11	2,94,56,924	3,45,31,700
		<u>4,17,74,973</u>	<u>5,28,53,908</u>
2 Current Assets:			
(a) Current Investments		-	-
(b) Inventories		-	-
(c) Trade Receivables		-	-
(d) Cash and Cash Equivalents	12	5,84,330	13,01,920
(e) Short-term loans and advances	13	2,67,271	1,25,878
(f) Other current assets	14	1,25,000	3,36,838
		<u>9,76,601</u>	<u>17,64,636</u>
TOTAL ASSETS		<u>4,27,51,574</u>	<u>5,46,18,544</u>

Summary of significant accounting policies

The accompanying notes form an integral part of these 2 financials statements

As per our report of even date
For M/S. AGARWAL & MANGAL
Chartered Accountants
Firm Reg. No.: 100061W

Deepak Arora
Partner
M. No.: 141768
Place: Mumbai
Date: 19/08/2026
UDIN: 26141768NSXODK1634



For and on behalf of the Board

S. V. Jagalka. S. C. Bandi

Sudarshan V. Loyalka
Managing Director
(Din: 00016533)

Suresh C. Bandi
Director
(Din: 00516274)



THE COLABA LAND & MILL COMPANY LIMITED

(CIN: U70100MH1880PLC000039)

Statement of Profit and Loss for the year ended March 31st, 2026

Particulars	Note No.	Rs. 2025-26	Rs. 2024-25
Revenue:			
I Revenue from Operations (Gross):			
Sale of products		-	-
Sale of Services	15	1,03,586	1,03,586
II Other Income	16	45,40,586	3,74,44,531
III Total Revenue (I + II)		46,44,172	3,75,48,117
IV Expenses:			
Cost of Materials Consumed		-	-
Purchase of Traded Goods		-	-
Changes in inventories of Finished Goods, Work-in-Progress and Stock-in-Trade		-	-
Employee Benefit Expenses	17	68,99,856	62,40,980
Finance Cost	18	227	8,78,446
Depreciation & Amortisation	8	2,70,355	1,32,055
Other Expenses	19	52,32,857	30,78,076
Total Expenses		1,24,03,295	1,03,29,557
V Profit/(Loss) Before exceptional, extraordinary items and Tax (III-IV)		(77,59,123)	2,72,18,560
VI Exceptional Items		-	-
VII Profit/(Loss) Before extraordinary items and Tax (V-VI)		(77,59,123)	2,72,18,560
VIII Extraordinary Items		-	-
IX Profit/(Loss) Before Tax (VII-VIII)		(77,59,123)	2,72,18,560
X Tax Expense:			
1. Current Tax		-	39,15,877
2. Deferred Tax		-	-
3. Earlier Years Taxes		-	-
XI Profit/(Loss) after tax for the period from Continuing Operations (IX-X)		(77,59,123)	2,33,02,683
XII Profit/(Loss) from discontinuing Operations		-	-
XIII Tax Expense of discontinuing Operations		-	-
XIV Profit/(Loss) from Discontinuing Operations after Tax (XII-XIII)		-	-
XV Net Profit/(Loss) for the year (XI+XIV)		(77,59,123)	2,33,02,683
XVI Earnings per Equity Share:			
Basic		(7.48)	22.45
Diluted		(7.48)	22.45
Par Value (Rs.)		10	10
Summary of significant accounting policies			
The accompanying notes form an integral part of these financials statements	2		

As per our report of even date
For M/S. AGARWAL & MANGAL
Chartered Accountants
Firm Reg. No.: 100061W

Deepak Arora
Partner
M. No.: 141768
Place: Mumbai
Date: 19/08/2026
UDIN: 26141768NSXODK1634



For and on behalf of the Board

S. V. Jagalka, sc Pant
Sudarshan V. Loyalka
Managing Director
(Din: 000165220)

Suresh C. Bandi
Director
(Din: 00516274)



THE COLABA LAND & MILL COMPANY LIMITED
(CIN: U70100MH1880PLC000039)

Cash Flow Statement For The Year Ended March 31st, 2026

Particulars	2025 - 2026 (Rs.)	2024 - 2025 (Rs.)
A Cash flow from Operating activities:		
Net Profit/(Loss) Before Tax	(77,59,123)	2,72,18,560
Adjustments for:		
Depreciation	2,70,355	1,32,055
Finance Cost	-	8,77,129
Interest Income	(26,75,451)	(22,45,906)
Long term Gains on Shares	(5)	-
Dividend Income	(1,542)	-
Income Tax Refund	(71,033)	-
Provision for Diminution in Current Investment	(11)	-
Profit on sale of Fixed Assets	(18,63,577)	(12,36,722)
Operating profit before Working Capital Changes	(1,21,00,387)	2,59,81,838
Working Capital Changes:		
(Increase) / Decrease in Loans and advances	48,55,040	(49,84,000)
(Increase) / Decrease in Other Currents Assets	2,11,838	(2,06,917)
(Increase) / Decrease in Other Non Currents Assets	50,74,776	(1,30,00,000)
Increase / (Decrease) in Sundry creditors & provisions	(41,07,846)	44,73,765
Cash Generated from Operations	(60,66,579)	1,22,64,686
Income Tax	71,033	(39,15,877)
Earlier Years Tax Refunds	-	-
Net Cash Flow from Operating activities - I	(59,95,546)	83,48,809
B Cash Flow for Investing Activities:		
Purchase of Fixed Assets	(1,40,670)	(6,30,868)
Sale of Non Current Investments - Land	35,00,000	4,07,187
Investment in Alibag Property (Property Development)	(7,58,373)	-
Sale of Equity Share	6	-
Dividend Income	1,542	-
Interest received	26,75,451	22,45,906
Cash Flow after Investing activities - III = (I + II)	(7,17,589)	1,03,71,034
C Cash Flow from Financing activities:		
Increase / (Decrease) in Short Term Borrowings	-	(82,41,931)
Finance Cost	-	(8,77,129)
Net Cash flow from Financing activities - IV	-	(91,19,060)
Net increase/(decrease) in Cash and Cash equivalents (A+B+C)	(7,17,589)	12,51,974
Opening Cash and Cash equivalents	13,01,920	49,946
Closing Cash and Cash equivalents	5,84,330	13,01,920
Components of Cash & Cash equivalents:		
Cash Balances	41,767	24,471
Balances with Banks	5,42,563	12,77,449
	5,84,330	13,01,920

Summary of significant accounting policies

The accompanying notes form an integral part of these financials statements

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As per our report of even date
For M/S. AGARWAL & MANGAL
Chartered Accountants
Firm Reg. No.: 100061W

Deepak Arora
Partner

M. No.: 141768

Place: Mumbai

Date: 19/08/2026

UDIN: 26141768NSXODK1634



For and on behalf of the Board of Directors

S. V. Joyalika

Sudarshan V. Loyalka
Managing Director
(Din: 00016533)

sc Bandi

Suresh C. Bandi
Director
(Din: 00516274)



THE COLABA LAND & MILL COMPANY LIMITED
(CIN: U70100MH1880PLC000039)
Notes on Financial Statements for the Year ended March 31st, 2026

3 SHARE CAPITAL:

Face Value Class of Shares	As at 31-Mar-26		As at 31-Mar-25	
	Number	Rs. 10 Equity Share	Number	Rs. 10 Equity Share
Authorised Capital	16,00,000	1,60,00,000	16,00,000	1,60,00,000
Issued, Subscribed And Paid up Capital	10,37,890	1,03,78,900	10,37,890	1,03,78,900
		<u>1,03,78,900</u>		<u>1,03,78,900</u>

PER BALANCE SHEET

Disclosures:

a Reconciliation of number of shares:

Particulars	Number	Rs.	Number	Rs.
Shares outstanding at the beginning of the year	10,37,890	1,03,78,900	10,37,890	1,03,78,900
Shares Issued during the year	-	-	-	-
Shares outstanding at the end of the year	10,37,890	1,03,78,900	10,37,890	1,03,78,900

b Terms/rights attached to equity shares:

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. However, no such preferential amounts exists currently. The distribution will be in proportion to the number of equity shares held by the shareholders.

c Details of Shareholding in excess of 5%:

Sr. No.	Name of Shareholder	As at 31-Mar-26		As at 31-Mar-25	
		Number of shares held	%	Number of shares held	%
1	Sudarshan V. Loyalka	9,55,147	92.03	9,55,147	92.03
	Total	9,55,147		9,55,147	

d Details of Shares held by Promoters and changes in holding during the year:

Sr. No.	Name of Promoters	As at 31-Mar-26		As at 31-Mar-25		% of change during the year
		Number of shares held	% of holding	Number of shares held	% of holding	
1	Sudarshan V. Loyalka	9,55,147	92.03	9,55,147	92.03	-
	Total	9,55,147		9,55,147		

4 RESERVES & SURPLUS:

(a) Capital Reserve		3,36,329	3,36,329
(b) <u>Profit & Loss A/c:</u>			
Balance as per last Balance Sheet	2,11,37,707	(21,64,975)	
Add/(Less): Profit/(Loss) for the year	(77,59,123)	1,33,78,584	2,11,37,707
		<u>1,37,14,913</u>	<u>2,14,74,036</u>

PER BALANCE SHEET

5 LONG-TERM PROVISIONS:

Provision for Employee Benefits:

Gratuity	19,41,923	17,37,346
	<u>19,41,923</u>	<u>17,37,346</u>

PER BALANCE SHEET

6 OTHER CURRENT LIABILITIES:

Other Advances Received	1,57,00,000	1,57,03,160
Statutory Dues including Tax Deducted at Source	800	1,17,830
Other Liabilities	5,32,471	4,56,181
Salary Payable	-	3,82,445
	<u>1,62,33,271</u>	<u>1,66,59,616</u>

PER BALANCE SHEET

7 SHORT-TERM PROVISIONS:

Provision for Employee Benefits:

Leave Encashment Payable	4,82,567	4,52,769
Provision for Income Tax	-	39,15,877
	<u>4,82,567</u>	<u>43,68,646</u>

PER BALANCE SHEET

9 NON-CURRENT INVESTMENTS:

Investment in Property:

Land at Surai, Alibaug	-	8,78,050
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Other Investments:

Equity Shares:

Quoted Shares - Makers Laboratories Ltd. - 9,000 Shares	4,15,916	4,15,916
Unquoted Shares - Ceat Financial Services Limited - 2,000 Shares	-	1,10,319
Less: Provision for diminution in value of investments	-	1,10,319
Unquoted Shares - Dalmia Bharat Refractories Ltd. - 1,536 Shares	2,53,747	2,53,747
Unquoted Shares - Shrenuj & Co. - 778 Shares	451	451
Unquoted Shares - Unitech Limited. - 3 Shares	9	

Bonds Investments:

NHAI Bonds	25,00,000	25,00,000
REC Limited Bonds	75,00,000	1,00,00,000
	<u>1,06,70,123</u>	<u>1,15,48,164</u>

PER BALANCE SHEET



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Note: Refer Note "s" for Market Value

10 LONG-TERM LOANS AND ADVANCES:					
Prepaid Taxes			2,10,957		52,07,390
	PER BALANCE SHEET		2,10,957		52,07,390
11 OTHER NON-CURRENT ASSETS:					
Long Term Deposits with Banks			2,89,25,224		3,40,00,000
Deposits			5,31,700		5,31,700
	PER BALANCE SHEET		2,94,56,924		3,45,31,700
12 CASH AND CASH EQUIVALENTS:					
Cash Balances			41,767		24,471
Balance with bank:			-		-
HDFC Bank Ltd. - Current A/c.		1,67,998	-	11,04,644	-
Punjab NationL Bank - Current A/c.		2,98,026	-	1,09,920	-
The Ratnakar Bank Limited - Overdraft A/c.		76,539	5,42,563	62,885	12,77,449
	PER BALANCE SHEET		5,84,330		13,01,920
13 SHORT TERM LOAN & ADVANCES:					
Prepaid Expenses			32,271		3,000
Other Advances			2,35,000		1,22,878
	PER BALANCE SHEET		2,67,271		1,25,878
14 OTHER CURRENT ASSETS:					
Interest Receivable on Fixed Deposits			-		2,11,838
Interest Receivable on Bonds			1,25,000		1,25,000
	PER BALANCE SHEET		1,25,000		3,36,838
15 REVENUE FROM OPERATION:					
Lease Rent Income			1,03,586		1,03,586
	PER STATEMENT OF PROFIT & LOSS		1,03,586		1,03,586
16 OTHER INCOME:					
Interest on:					
Fixed Deposits		21,04,418		17,39,901	
Bonds		5,00,000		5,00,000	
Income Tax Refund		71,033	26,75,451	6,005	22,45,906
Profit on Sale of Land			18,63,577		-
Long Term Capital Gain on Sales of Shares			5		3,51,98,625
Dividend on Shares			1,542		-
Reversal of Provision for Diminution in Current Investment			11		-
	PER STATEMENT OF PROFIT & LOSS		45,40,586		3,74,44,531
17 EMPLOYEE BENEFITS EXPENSES:					
Salaries, Bonus, Perquisites etc.			36,39,749		25,77,974
Directors Remuneration			30,00,000		30,00,000
Medical Allowances - Director			1,27,225		5,59,551
Staff Welfare Expenses			1,32,882		1,03,455
	PER STATEMENT OF PROFIT & LOSS		68,99,856		62,40,980
18 FINANCE COST:					
Interest on Bank Overdraft			-		8,77,129
Bank Charges			227		1,317
	PER STATEMENT OF PROFIT & LOSS		227		8,78,446
19 OTHER EXPENSES:					
Audit Fees			2,36,000		2,36,000
Rates & Taxes			58,956		48,380
Professional & Legal			19,08,950		6,63,600
Electricity			63,250		53,825
Office			2,45,341		2,23,711
Printing & Stationery			89,668		20,723
Repair & Maintenance:					
Property		57,545		1,93,697	
Others		2,63,252	3,20,797	12,000	2,05,697
Vehicle			3,06,809		1,47,578
Donation			5,00,000		5,00,000
Rent			6,28,500		4,06,500
Property Insurance			161		161
Telephone & Internet			57,589		13,265
Advertisement			13,406		13,406
Postage & Courier			4,114		2,045
Travelling and Conveyance			4,33,561		2,62,612
Security			2,26,560		1,92,000
Statutory Filing Fees			6,500		5,900
Miscellaneous			1,32,695		82,673
	PER STATEMENT OF PROFIT & LOSS		52,32,857		30,78,076



THE COLABA LAND & MILL COMPANY LIMITED
(CIN: U70100MH1880PLC000039)

8. Property, Plant and Equipments and Intangible Assets:

- Tangible assets

PARTICULARS	GROSS BLOCK					DEPRECIATION				NET BLOCK
	As at 01.04.2025 (Rs.)	Additions (Rs.)	Adjustments (Rs.)	Deletions (Rs.)	Up to 31.03.2026 (Rs.)	Up to 31.03.2025 (Rs.)	For the Year (Rs.)	On Deletions (Rs.)	Up to 31.03.2026 (Rs.)	As at 31.03.2026 (Rs.)
Land (including compound wall)	9,52,011	-	-	-	9,52,011	-	-	-	-	9,52,011
Buildings	1,04,800	-	-	-	1,04,800	99,560	-	-	99,560	5,240
Furniture and Fixtures	4,03,394	-	-	-	4,03,394	3,88,183	175	-	3,88,358	15,036
Office Equipment	6,58,259	39,800	-	-	6,98,059	4,94,008	79,603	-	5,73,611	1,24,448
Computers	3,82,427	1,00,870	-	-	4,83,297	3,39,780	69,624	-	4,09,404	73,893
Vehicles	4,40,000	-	-	-	4,40,000	52,706	1,20,953	-	1,73,659	2,66,341
Total	29,40,891	1,40,670	-	-	30,81,561	13,74,237	2,70,355	-	16,44,592	14,36,969
Previous year	23,10,023	6,30,868	-	-	29,40,891	12,42,182	1,32,055	-	13,74,237	15,66,654

Previous Year
Tangible Assets

PARTICULARS	GROSS BLOCK					DEPRECIATION				NET BLOCK
	As at 01.04.2024 (Rs.)	Additions (Rs.)	Adjustments (Rs.)	Deletions (Rs.)	Up to 31.03.2025 (Rs.)	Up to 31.03.2024 (Rs.)	For the Year (Rs.)	On Deletions (Rs.)	Up to 31.03.2025 (Rs.)	As at 31.03.2025 (Rs.)
Land (including compound wall)	9,52,011	-	-	-	9,52,011	-	-	-	-	9,52,011
Buildings	1,04,800	-	-	-	1,04,800	99,560	-	-	99,560	5,240
Furniture and Fixtures	4,03,394	-	-	-	4,03,394	3,86,762	1,421	-	3,88,183	15,211
Office Equipment	4,95,499	1,62,760	-	-	6,58,259	4,30,538	63,470	-	4,94,008	1,64,251
Computers	3,54,319	28,108	-	-	3,82,427	3,25,322	14,458	-	3,39,780	42,647
Vehicles	-	4,40,000	-	-	4,40,000	-	52,706	-	52,706	3,87,294
Total	23,10,023	6,30,868	-	-	29,40,891	12,42,182	1,32,055	-	13,74,237	15,66,654
Previous year	33,78,262	-	-	6,50,000	27,28,262	17,87,982	86,459	2,14,020	16,60,421	10,67,841



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THE COLABA LAND & MILL COMPANY LIMITED
(CIN: U70100MH1880PLC000039)
Statement of Significant Accounting policies and Other Explanatory Notes

1 **The Company Overview:**

The Colaba Land & Mill Company Limited (the 'Company') is a Unlisted Public Limited Company and has its registered office at Mumbai. The company is an Investment Company.

2 **Significant Accounting Policies:**

a **Basis of Preparation of Financial Statements:**

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"), as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

b **Use of Estimates:**

The preparation of the financial statements in conformity with GAAP requires the management to make estimates and assumptions that affect the reported balances of assets and liabilities and disclosures relating to contingent liabilities as at the date of financial statements and reported amounts of Income and Expenses during the period. The estimates and assumptions used in the financial statements are based upon the management's evaluation of the relevant facts and circumstances as on the date of financial statements. Accounting estimates could change from period to period. Actual results could differ from those estimates.

c **Revenue Recognition:**

- i) Rent income is recognized on a straight line basis over the lease term.
- ii) Interest income is recognised on time proportion basis.
- iii) Dividend income is accounted when the right to receive the same is established.

d **Property, Plant and Equipment and Intangible Assets:**

Tangible assets are stated at cost, less accumulated depreciation and impairment, if any. Direct costs are capitalized till the assets are ready for use and include financing costs relating to any borrowing attributable to the acquisition of qualifying fixed assets. Capital work in progress and Intangible assets in progress comprises the cost of fixed assets that are not yet ready for their intended use at the reporting date.

Intangible assets are recorded at the consideration paid for acquisition of such assets and are carried at cost less accumulated amortization and impairment.

Land is measured at cost. The company has opted for the cost model as provided in Accounting Standard (AS) 10 on Property, Plant and Equipment.

e **Depreciation / Amortization / Impairment:**

Depreciation on Property, Plant and Equipment is provided on the useful lives of the assets in the manner prescribed in Schedule II of Companies Act, 2013. Depreciation for asset purchased/sold during a period is proportionately charged. Intangible Asset are amortized over their respective individual estimated useful lives on a written down value method, commencing from the date the asset is available to the company for its use.

Impairment of assets is ascertained at each balance sheet date in respect of the Company's Fixed assets. An impairment loss is recognised whenever carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the net selling price and value in use, the estimated future cash flows are discounted to their present value based on an appropriate discount factor.

f **Investments:**

Investments that are readily realizable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as non-current investments. Current investments are carried at lower of cost and fair value determined on individual investment basis.

Non-current investments are carried at cost. However, diminution in value is provided to recognize a decline, other than temporary, in the value of the investments.

g **Retirement Benefits:**

Liability for gratuity payable to employees on retirement has been provided for based on the number of completed years of service and current salary. Encashable leave is provided on the basis of unused leave and is paid to the employee each year.

Gratuity expenses is recognized as an expense at the undiscounted amount in the Statement of Profit and Loss of the year for the completed year of services.

h **Taxation:**

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

Deferred Tax is recognised on timing differences being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods.

The realisation of the deferred tax assets is dependent on the generation of sufficient future taxable income during the periods in which the timing differences are recovered or settled. In the absence of virtual certainty that sufficient future taxable income will be available against which the deferred tax assets can be realised, on a prudent and conservative basis, the same has not been recognised in the accounts. There is a business loss during the year.

Particulars	2025-26	2024-25
Provision for Gratuity	2,04,577	1,76,779
Provision for Leave Encashment	4,82,567	4,52,769
Difference between WDV as per Income Tax and Books	6,93,066	7,96,379
Business losses carried forward	(3,26,49,502)	(3,68,00,811)
Deferred Tax Asset	<u>(3,12,69,292)</u>	<u>(3,53,74,884)</u>

i **Cash Flow Statement:**

Cash flows are reported using indirect method, whereby net profits after tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from regular revenue generating, investing and financing activities of the Company are segregated.



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j **Cash and Cash Equivalent:**

Cash and cash equivalents in the Balance Sheet comprise cash at bank, cheques on hand, cash in hand, fixed assets and short term investments with an original maturity of three months or less.

k **Earnings Per Share:**

The earnings considered in ascertaining the Company's earnings per share comprise the net profit after tax and include the post-tax effect of any extraordinary items. The number of shares used in computing basic earnings per share, is the weighted average number of shares outstanding during the period. The number of shares used in computing diluted earnings per share comprises the shares considered for deriving basic earnings per share and also number of equity shares that could have been issued on the conversion of all dilutive potential equity shares.

l **Provisions, Contingent liabilities and Contingent Assets:**

A provision is recognized when the Company has a present obligation as a result of past event and its probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimate can be made. The provisions (excluding retirement benefits) are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect current best estimates. Contingent liabilities are not recognized in the financial statements but disclosed in Notes to Accounts. A contingent asset is neither recognized nor disclosed in the financial statements.

m **Capital and other Commitments:**

The Company's property at Colaba (Plot no. 649) had been acquired by the Municipal Corporation of Greater Mumbai, for which the Special Land Acquisition Officer had fixed the compensation at Rs. 535 lakhs. The Municipal Corporation of Greater Mumbai had filed a petition in the High Court of Judicature at Mumbai contesting the compensation awarded by the Special Land Acquisition Officer (SLAO). The entire compensation of Rs. 535 lakhs was deposited by the Municipal Corporation of Greater Mumbai in the Court and the Company was permitted to withdraw Rs. 157 lakhs from the same. The Company has furnished an undertaking to the Court that the said amount will be brought back if so directed by the Court at the hearing of the petition. The compensation so received has been shown as 'Advance payments and Deposits' under Current Liabilities.

The said Writ Petition of the BMC challenging the said award was finally heard by the Division Bench and an order was passed in September 2005 wherein whilst disposing of the said petition, the Hon'ble Division Bench has remanded the said matter back to the Special Land Acquisition Officer with directions to ascertain the market value in accordance with the provision of law and also permitting both the parties to lead whatever evidence they want to lead in support of their rival contention. The Hon'ble Division Bench has also stated that with regards to the amount that has been deposited in the Court and invested, the same has to be continued to be invested till disposal of proceedings before Land Acquisition Officer, and the amount which has been collected by the Company, shall also be subject to the final decision in the land acquisition proceedings. The Special Land acquisition office has served a notice on the Company to present its case on front of Special Land acquisition officer. In the interregnum the Land Acquisition Act has been repealed and Right to Fair Compensation Act has been enacted. Accordingly, the Company has filed a Writ Petition in the Hon'ble High Court reiterating the said facts and for direction that the SLAO to consider the provisions of new Act whilst passing the Award.

In respect of Writ Petition No.1902 of 2017, Hon'ble High Court on 06.11.2019, gave directions and orders to Sp. Land Acquisition Officer to ascertain market value within six months i.e. by 06.05.2020, The Authority has failed to comply as per orders of the High Court. Special Land Acquisition Officer has also failed to take cognizance of Hon'ble High Court direction that - "No further Extension of period shall be sought." The matter is now pending for orders with SLAO.

n **Disclosure as required by Accounting Standard - AS 17 "Segment Reporting", issued by the Institute of Chartered Accountants of India:**

The entire operations of the Company relate to only one segment. As such, there is no separate reportable segment under Accounting Standard-AS 17 on Segment Reporting.

o **Disclosure as required by Accounting Standard - AS 18 "Related Parties", issued by the Institute of Chartered Accountants of India:**

I. Relationships

A. Entities where control exists:

Shareholders:

	Company	Country
The Ruby Trading Co. Pvt. Ltd.	Company	India
Bharat Estate Pvt. Ltd.	Company	India
Sudarshan V. Loyalka	Individual	India
Magudee Trading & Investment Pvt. Ltd.	Company	India
Suresh C. Bandi	Individual	India

B. Key Management Personnel:

	Managing Director	Country
Sudarshan V. Loyalka	Managing Director	India
Suresh C. Bandi	Director	India
Jagdish Joshi	Director	India
Uddhav S. Kamble	Director	India

C. Other Related Parties (Entities in which Directors or their Relatives have significant influence):

	Company	Country
Sushil Trading Company Ltd.	Company	India
Vijayco	Partnership Firm	India

D. Associates

	Company	Country
Vasant Investment Corporation Ltd.	Company	India

II. Transactions

Sr. No.	Particulars	With entities where control exists (A)		With Key Management Personnel & Relative (B)	
		2025-26	2024-25	2025-26	2024-25
1	Vasant Investment Corporation Ltd. - Loans & Advances				
	Opening Balance	-	-	-	-
	Transaction during the year:				
	Receipt during the year	-	7,81,198	-	-
	Payment during the year	-	7,81,198	-	-
	Closing Balance (Dr)	-	-	-	-



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2	Vijayco - Rent Deposit				
	Opening Balance	5,00,000	5,00,000	-	-
	<u>Transaction during the year:</u>				
	Receipt during the year	-	-	-	-
	Payment during the year	-	-	-	-
	Closing Balance (Dr)	5,00,000	5,00,000	-	-
3	Vijayco				
	<u>Transaction during the year:</u>				
	Rent Expense	6,28,500	4,06,500	-	-
4	Sudarshan V. Loyalka				
	<u>Transaction during the year:</u>				
	Remuneration	-	-	30,00,000	30,00,000
	Leave Encashment	-	-	3,75,000	3,75,000
	Medical Allowance	-	-	1,27,225	40,320
	Gratuity	-	-	1,44,231	1,44,231
		-	-	36,46,456	35,59,551
5	Bharat Estate Pvt. Ltd. - Loans & Advances				
	Opening Balance	-	-	-	-
	<u>Transaction during the year:</u>				
	Receipt during the year	-	-	-	-
	Payment during the year	18,000	-	-	-
	Closing Balance (Dr)	18,000	-	-	-
6	Sudarshan V. Loyalka - Reimbursement of Expenses				
	Opening Balance	-	-	-	-
	<u>Transaction during the year:</u>				
	Receipt during the year	-	-	37,34,717	1,44,881
	Payment during the year	-	-	37,34,717	1,44,881
	Closing Balance (Cr)	-	-	-	-

- p Disclosure as required by Accounting Standard - AS 20 "Earning Per Share", issued by the Institute of Chartered Accountants of India:
The earning per share is calculated by dividing the profit after tax by weighted average number of shares outstanding for basic & diluted EPS

Particulars	2025-26	2024-25
Profit after tax Rs.	(77,59,123)	2,33,02,683
Equity Shares Outstanding (Nos)		
- Opening	10,37,890	10,37,890
- Issued during the year	-	-
- Closing	10,37,890	10,37,890
Weighted Average no. of shares outstanding (Nos.) - Basic	10,37,890	10,37,890
Weighted Average no. of shares outstanding (Nos.) - Diluted	10,37,890	10,37,890
Nominal value of equity share (Rs.)	10	10
Earnings per share (Rs.)		
- Basic	(7.48)	22.45
- Diluted	(7.48)	22.45

- q Previous year's figures have been regrouped/reclassified wherever necessary to correspond with the current year's classification/disclosure.

r Financial Ratios:

Sr. No.	Ratio	Numerator	Denominator	March 31, 2026	March 31, 2025	% Variation	Reasons (if variance is more than 25%)
i	Current Ratio	Current assets	Current Liabilities	0.06	0.08	-30.38%	Due to decrease in current assets and current liabilities during the year.
ii	Debt-Equity ratio	Long Term Debt	Equity		Not Applicable		
iii	Debt Service Coverage Ratio	EBITDA (Excluding Interest on CC)	Debt Service (Principal + Instalment)		Not Applicable		
iv	Return on Equity Ratio	Net Profit after Taxes	Shareholder's fund	-32.20%	73.16%	144.02%	Due to decrease in Net Profit and Shareholders Funds in the current year.
v	Inventory Turnover Ratio	Revenue from operation	Average Inventory		Not Applicable		
vi	Trade Receivables Turnover Ratio	Revenue from operation	Average Trade Receivables		Not Applicable		



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vii	Trade Payables Turnover Ratio	Purchases	Average Trade Payables			Not Applicable	
viii	Net Capital Turnover Ratio	Revenue from operation	Average Working Capital	-0.01	-0.01	22.39%	Not Applicable
ix	Net Profit Ratio	Net Profit after Taxes	Revenue from operation	-7490.53%	22495.98%	133.30%	Due to decrease in Net Profit in the current year.
x	Return On Capital Employed	EBIT	Capital Employed (Shareholder's Fund + Long term Borrowings)	-32.20%	88.21%	-136.51%	Due to decrease in EBIT in the Current Year.
xi	Return On Investment	Income Generated from Investment	Cost of Investment	6.58%	4.95%	33.04%	Due to decrease in investment during the year.

As per our report of even date
For M/S. AGARWAL & MANGAL
Chartered Accountants
Firm Reg. No.: 100061W

Deepak Arora
Partner
M. No.: 141768
Place: Mumbai
Date: 19/08/2026
UDIN: 26141768NSXODK1634



For and on behalf of the Board

S. V. Loyalka

Sudarshan V. Loyalka
Managing Director
(Din: 00016533)



S. C. Bandi

Suresh C. Bandi
Director
(Din: 00516274)

Note 'S' - Current & Non Current Investments:

Sr. No.	Name of the Body Corporate	Subsidiary / Associate / JV/ Controlled Entity / Others	No. of Shares / Units		Amount (Rs)				
			31/03/2026	31/03/2025	Face Value	Quoted/ Unquoted	Partly Paid/ Fully paid	31/03/2026	31/03/2025
<u>Investment in Equity Instruments</u> (Stated at Cost) (Trade)									
A	<u>Unquoted</u>								
1	Dalmia Bharat Refractories Limited	Others	1,536	1,536	10	Unquoted	Fully paid	-	2,53,747
2	Shrenuj & Company Ltd.	Others	778	778	2	Unquoted	Fully paid	-	451
3	Ceat Financial Services Limited	Others	-	2,000	10	Unquoted	Fully paid	-	1,10,319
	Less: Provision for diminution in value of investments							-	1,10,319
	Total 'A'							2,54,198	2,54,198
B	<u>Quoted</u>								
1	Makers Laboratories Limited	Others	9,000	9,000	10	Quoted	Fully paid	-	4,15,916
2	Unitech Limited	Others	3	-	2	Quoted	Fully paid	-	9.42
	Total 'B'							4,15,925	4,15,916
	Total (A + B + C)							6,70,123	6,70,114

*Cost fully written off in books

1) Aggregate Book Value of Investment

- Unquoted
- Quoted

2) Aggregate Market Value of Quoted Investment

2,54,198
4,15,925
12,60,461

2,54,198
4,15,916
11,61,000



LS

THE COLABA LAND & MILL COMPANY LIMITED

(CIN: U70100MH1880PLC000039)

DEFERRED TAX ASSETS / LIABILITIES AS ON 31-03-2026

<u>DEFERRED TAX LIABILITY / (ASSETS)</u>		Amount (Rs)	Amount (Rs)
A	W.D.V. AS PER BOOKS	14,36,969	
	W.D.V. AS PER INCOME TAX	7,43,903	
		6,93,066	
	<u>LESS :- C/F UNABSORBED DEPRECIATION</u>		6,93,066
	AS PER ITR AY 2024-25		
B	EMPLOYEE BENEFIT		
	PROVISION FOR GRATUITY	19,41,923	
	PROVISION FOR LEAVE ENCASHMENT	4,82,567	(24,24,490)
	TOTAL TIMING DIFFERENCE		(17,31,424)
	DEFERRED TAX LIABILITY/ (ASSETS) @ 22%+10%Surcharge+4% Cess	25.17%	(4,35,799)
	LESS :- DEFERRED TAX ASSETS AS ON 31-3-2025		3,50,803
	PROVISION FOR THE YEAR 31-3-2026		(84,996)

Since there is a loss in the company, deferred tax is not created.



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