

AVISHKAR INFRA REALTY LIMITED
(FORMERLY KNOWN AS JOY REALTY LIMITED)

Date: 13th

November 2025

To,

Department of Corporate Relationship Listing Compliance Department,

BSE Limited

25th Floor P.J. Towers, Dalal Street,
Mumbai-400001

MSEI Ltd,

Building A, Unit 205A, 2nd Floor, Piramal,

Agastya Corporate Park, Lal Bahadur Shastri
Marg,

Kurla West, Kurla, Mumbai, Maharashtra
400070

Scrip Code: 508929

**Subject: Outcome of the Board meeting held on Thursday,
13th November, 2025**

**Ref: Regulation 30 of SEBI (Listing Obligation and
Disclosure Requirements) Regulations, 2015**

Dear Sir/Ma'am,

Pursuant to Regulation 30 of SEBI (LODR) Regulations, 2015 we hereby inform you that the Board of Directors of Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited) at their meeting held on Thursday, 13th November, 2025 has inter alia considered and approved the following:

1. Unaudited Standalone and Unaudited Consolidated Financial Result for the quarter and half year ended 30th September, 2025 as per Regulation 33 of the listing Regulation and the Limited Review Report given by the Statutory Auditor of the Company in this behalf

The meeting commenced at 5:00 P.M. and concluded at 5:40 P.M.

You are required to take the same on your records.

Thanking you,
Yours faithfully,

FOR, AVISHKAR INFRA REALTY LIMITED
(Formerly known as Joy Realty Limited)

P.K. Mehta

Poojan Keyurbhai Mehta

Director

Din: 07800003

Place: Mumbai

**Reg. Office: 301, Nector House, Vinayak CHS, beside parshwanrh Appartment, Baji
Prabhu Deshpande marg, vile Parle (w), Mumbai, Maharashtra- 400056**

CIN: L65910MH1983PLC031230

Email id: Compliance.joyrealty@gmail.com

Limited Review Report on unaudited quarterly standalone financial results of Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited) pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 ("Listing Regulations")

To the Board of Directors of

Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited)

1. We have reviewed the accompanying statement of unaudited financial results of Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited) ("the Company") for the quarter and half year ended on 30th September, 2025 and the year to date results for the period from 1st April, 2025 to 30th September, 2025 ("the Statement") together with notes thereon attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 ("Listing Regulations") as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standards on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of the company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in above Paragraph, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard ("Ind AS") specified under section 133 of the

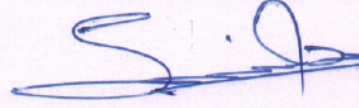
Companies Act, 2013 as amended read with relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in the terms of Listing Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.

Date : 13/11/2025

Place : Ahmedabad

For S D P M & Co.

Chartered Accountants



A circular blue stamp for S D P M & Co. Chartered Accountants, Ahmedabad. The stamp contains the text: S D P M & Co., FRN 126741W, AHMEDABAD, Chartered Accountants. A handwritten signature in blue ink is written over the stamp.

Sunil Dad (Partner)

M.No. 120702

FRN : 126741W

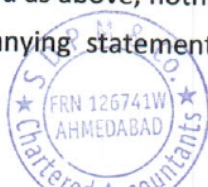
UDIN : 25120702BMIGCM7643

Limited Review Report on unaudited quarterly consolidated financial results of Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited) pursuant to the Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 ("Listing Regulations")

To the Board of Directors of

Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited)

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited) ("the Parent")** and its subsidiary (the parent and its subsidiary together referred to as "the group") **for the quarter and half year ended on 30th September, 2025** and year to date results for the period from 1st April 2025 to 30th September 2025 ("**the Statement**"), being submitted by the company pursuant to the requirements of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 ("Listing Regulations") as amended
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 as amended, read with circulars and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.
3. We conducted our review of the statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with applicable



Branches : Mumbai & Bhilwara

Head Office : 1016-1018, Anand Mangal-III, Opp. Core House,
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Ahmedabad - 380 015. Phone : 079 - 4897 1100, 4006 9039
Email : info@sdco.co.in - ca.sdco@gmail.com

accounting standards & other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. The statement includes the result of a subsidiary, Avishkar Keval Kunj Redevelopment Private Limited.

Date : 13/11/2025

Place : Ahmedabad

For S D P M & Co.

Chartered Accountants



Sunil Dad (Partner)

M.No. 120702

UDIN : 25120702BMIGCN3967

AVISHKAR INFRA REALTY LIMITED

(Formerly known as Joy Realty Limited)

CIN: L65910MH1983PLC031230

Registered Office: Unit No. 301 Nestor Court ADJ to Vinayak Chs Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W), Vileparle(West), Mumbai -400056

UNAUDITED STANDALONE IND AS COMPLIANT FINANCIAL RESULT FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2025

AMOUNT RS. IN LACS

SR.NO.	PARTICULARS	QUARTERS ENDED			HALF YEAR ENDED		FINANCIAL YEAR
		30/09/2025 UNAUDITED	30/06/2025 UNAUDITED	30/09/2024 UNAUDITED	30/09/2025 UNAUDITED	30/09/2024 UNAUDITED	ENDED 31/03/2025 AUDITED
	INCOMES						
I	Revenue from Operations	-	-	-	-	-	240.00
II	Other Income	47.85	46.48	0.31	94.33	3.53	122.07
III	Total Income (I + II)	47.85	46.48	0.31	94.33	3.53	362.07
	EXPENSES.						
(a)	Purchase of Stock in Trade.	-	-	-	-	-	-
(b)	Changes of Inventories of Finished Goods, Work in Progress, Work in Trade	-	-	-	-	-	-
(c)	Employees Cost	3.69	3.34	0.90	7.03	1.65	6.11
(d)	Finance Cost	4.78	4.65	13.12	9.43	33.53	42.53
(e)	Depreciation and Amortisation Expenses	0.07	0.07	0.03	0.14	0.03	0.12
(f)	Other Expenses	12.67	8.76	7.26	21.44	19.49	47.01
	TOTAL EXPENSES (IV (a to f))	21.22	16.82	21.31	38.04	54.70	95.77
V	Profit/(Loss) before Exceptional Items and Tax (III-IV)	26.64	29.65	(21.00)	56.29	(51.17)	266.30
VI	Exceptional Items. & Extraordinary Item	-	-	-	-	-	(97.55)
VII	Profit/ (Loss) Before Tax (V-VI)	26.64	29.65	(21.00)	56.29	(51.17)	363.85
VIII	TAX EXPENSES						
(a)	Current Tax	-	-	-	-	-	-
(b)	Deferred Tax	6.73	7.46	-	14.18	-	(71.92)
	Total Tax Expenses	6.73	7.46	-	14.18	-	(71.92)
IX	NET PROFIT AFTER TAX FROM BUSINESS OPERATIONS	19.91	22.19	(21.00)	42.11	(51.17)	435.77
X	Other Comprehensive Income	-	-	-	-	-	-
XI	Total Comprehensive income (IX+X)	19.91	22.19	(21.00)	42.11	(51.17)	435.77
XII	Paid up Equity Share Capital (Amount in lacs) Rs. 10 Face value per share)	2,240.33 10.00	2,240.33 10.00	2,240.33 10.00	2,240.33 10.00	2,240.33 10.00	2,240.33 10.00
XIII	Other Equity Capital (Reserve & Surplus)	-	-	-	-	-	-
XIV	Earning Per Share (In Rupees) from Continuing Operations (Not Annualized):						
(i)	Basic	0.09	0.10	(0.09)	0.19	(0.23)	1.95
(ii)	Diluted	0.09	0.10	(0.09)	0.19	(0.23)	1.95
XV	Income from Discontinuing Operations	-	-	-	-	-	-
XVI	Profit / (Loss) from Discontinuing Operations	-	-	-	-	-	-
XVII	Profit/(loss) for the period After Adjustment of discontinuing Operations with Currnet Operations	19.91	22.19	(21.00)	42.11	(51.17)	435.77



NOTES:

- 1 The above Financial Results have been reviewed by the Audit Committee in its meeting held on 13th November 2025 and the same were adopted by the Board of Directors in their meeting held on the same date.
- 2 The statutory auditors have carried out limited review of the standalone unaudited financial results for the quarter ended 30th September 2025 and have issued unmodified review report.
- 3 Figures for the previous period have been regrouped/ rearranged/ reclassified wherever considered necessary to correspond with the current period's classification/group's disclosure.



By order of the Board of Directors of
Avishkar Infra Realty Limited

P. K. Mehta

Poojan Mehta
Director and Chief financial Officer
DIN: 07800003

Date : 13th November 2025
Place : Mumbai

AVISHKAR INFRA REALTY LIMITED

(Formerly known as Joy Realty Limited)

CIN: L65910MH1983PLC031230

Registered Office: Unit No. 301 Nestor Court ADJ to Vinayak Chs Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W), Vileparle(West), Mumbai -400056

STATEMENT OF UNAUDITED STANDALONE ASSETS AND LIABILITIES AS ON HALF YEAR ENDED 30TH SEPTEMBER 2025

(Rs. In Lacs)

Particulars	As at 30 september 2025 (Unaudited)	As at 31 March 2025 (Audited)
ASSETS		
(1) Non - Current Assets		
(a) Property, Plant and Equipment	1.72	1.70
(b) Financial Assets	-	-
i) Investments	15.30	14.40
ii) Loans	1,686.47	1,609.12
(c) Other Non Current Assets	6.00	6.00
(d) Deferred Tax Asset (Net)	57.73	71.92
(2) Current Assets		
(a) Inventories (Work in Progress)	508.17	508.17
(b) Financial assets	-	-
(i) Trade Receivable	210.70	246.70
(ii) Cash and cash equivalents	1.92	16.97
(c) Other current assets	20.54	15.59
TOTAL ASSETS	2,508.55	2,490.57
EQUITY AND LIABILITIES		
EQUITY		
(a) Equity share capital	2,240.33	2,240.33
(b) Other Equity	(755.15)	(797.26)
LIABILITIES		
(1) Non Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	224.14	211.90
(b) Deferred tax liabilities (Net)	-	-
(2) Current Liabilities		
(a) Financial Liabilities		
(i) Trade payables		
Outstanding dues of micro and small enterprises	-	-
Outstanding dues other than micro and small enterprises	6.23	4.37
(b) Other current liabilities	793.01	831.23
(c) Current Tax Liabilities (Net)	-	-
TOTAL EQUITY AND LIABILITIES	2,508.55	2,490.57

Date : 13th November 2025
Place : MumbaiBy order of the Board of Directors of
Avishkar Infra Realty LimitedPoojan Mehta
Director and Chief financial Officer
DIN: 07800003

AVISHKAR INFRA REALTY LIMITED

(Formerly known as Joy Realty Limited)

CIN: L65910MH1983PLC031230

Statement of Cash Flow Annexed to the Balance Sheet as at 30th September 2025

(Rs. In Lacs)

Particulars	30/09/2025	31/03/2025
A. Cash Flow from Operating Activities		
Net Profit before tax and extraordinary Items	56.29	363.85
Adjustments for	-	-
Depreciation and amortization expense	0.14	0.12
Interest & Dividend Income	(94.33)	(122.07)
Operating profit before working capital changes	(37.90)	241.91
Adjustments for		
Decrease/ (Increase) in Other Non Current Assets	-	0.68
Decrease/ (Increase) in Other Current Assets	(4.95)	(9.10)
Decrease/ (Increase) in Trade and other receivables	36.00	(56.00)
Decrease/ (Increase) in Loans	(77.34)	(1,609.12)
Increase/ (Decrease) in Trade and other payables	1.86	(61.61)
Increase/ (Decrease) in Other Financial Liabilities and provisions	(38.22)	(7.19)
Cash Generated from operations	(120.55)	(1,500.44)
Adjustment for extraordinary items	-	-
Net Cash From Operating Activities	(120.55)	(1,500.44)
B. Cash Flow From Investing Activities		
Sale/(purchase) of Investment	(0.90)	(14.40)
Purchase of Assets	(0.16)	(1.82)
Interest & Dividend Income	94.33	122.07
Net Cash from Investing Activities	93.27	105.85
C. Cash flow From Financing Activities		
Proceeds from Long Term Borrowings	12.24	(595.22)
Proceeds from increase in share capital	-	2,000.00
Net Cash used in Financing Activities	12.24	1,404.78
Net Increase in Cash & Cash Equivalents	(15.04)	10.19
Opening Balance of Cash & Cash Equivalents	16.97	6.78
Closing Balance of Cash & Cash Equivalents	1.92	16.97



Date : 13th November 2025

Place : Mumbai

By order of the Board of Directors of
Avishkar Infra Realty LimitedPoojan Mehta
Director and Chief financial Officer
DIN: 07800003

AVISHKAR INFRA REALTY LIMITED

(Formerly known as Joy Realty Limited)

CIN: L65910MH1983PLC031230

Registered Office: Unit No. 301 Nestor Court ADJ to Vinayak Chs Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W), Vileparle(West), Mumbai -400056
Unaudited Consolidated Ind AS Compliant Financial Result for the Quarter and Half Year Ended 30th September 2025

SR.NO.	PARTICULARS	AMOUNT RS. IN LACS			
		QUARTERS ENDED		HALF YEAR ENDED	FINANCIAL YEAR
		30/09/2025 UNAUDITED	30/06/2025 UNAUDITED	30/09/2025 UNAUDITED	ENDED 31/03/2025 AUDITED
	INCOMES				
I	Revenue from Operations	-	-	-	240.00
II	Other Income	47.85	46.48	94.33	122.17
III	Total Income (I + II)	47.85	46.48	94.33	362.17
	EXPENSES.				
(a)	Purchase of Stock in Trade and project expenses	35.55	250.13	285.68	132.09
(b)	Changes of Inventories of Finished Goods, Work in Progress, Work in Trade	(35.55)	(250.13)	(285.68)	(132.09)
(c)	Employees Cost	3.69	3.34	7.03	6.11
(d)	Finance Cost	59.04	70.12	129.16	58.66
(e)	Depreciation and Amortisation Expenses	0.09	0.08	0.17	0.13
(f)	Other Expenses	24.04	16.65	40.69	48.78
	TOTAL EXPENSES (IV (a to f))	86.85	90.19	177.05	113.67
V	Profit/(Loss) before Exceptional Items and Tax (III-IV)	(39.00)	(43.72)	(82.71)	248.50
VI	Exceptional Items. & Extraordinary Item	-	-	-	(97.55)
VII	Profit/ (Loss) Before Tax (V-VI)	(39.00)	(43.72)	(82.71)	346.06
VIII	TAX EXPENSES				
(a)	Current Tax	-	-	-	-
(b)	Deferred Tax	6.73	7.46	14.18	(71.92)
	Total Tax Expenses	6.73	7.46	14.18	(71.92)
IX	NET PROFIT AFTER TAX FROM BUSINESS OPERATIONS	(45.72)	(51.17)	(96.90)	417.97
X	Other Comprehensive Income	-	-	-	-
XI	Total Comprehensive Income (IX+X)	(45.72)	(51.17)	(96.90)	417.97
	Total Comprehensive Income Attributable to				
	Parent Company	(36.45)	(46.28)	(82.73)	419.16
	Non-Controlling Interest	(9.27)	(4.89)	(14.17)	(1.19)
XII	Paid up Equity Share Capital (Amount in lacs) Rs. 10 Face value per share)	2,240.33 10.00	2,240.33 10.00	2,240.33 10.00	2,240.33 10.00
XIII	Other Equity Capital (Reserve & Surplus)	-	-	-	(797.26)
XIV	Earning Per Share (In Rupees) from Continuing Operations (Not Annualized).				
(i)	Basic	(0.20)	(0.23)	(0.43)	1.87
(ii)	Diluted	(0.20)	(0.23)	(0.43)	1.87
XV	Income from Discontinuing Operations	-	-	-	-
XVI	Profit /(Loss) from Discontinuing Operations	-	-	-	-
XVII	Profit/(loss) for the period After Adjustment of discontinuing Operations with Currnet Operations	(45.72)	(51.17)	(96.90)	417.97



NOTES:

- 1 The consolidated financial results of Epuja Spiritech Limited ("the Company") have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 2 The above Consolidated Financial Results have been reviewed by the Audit Committee in its meeting held on 13th November 2025 and the same were adopted by the Board of Directors in their meeting held on the same date.
- 3 The statutory auditors have carried out limited review of the consolidated unaudited financial results for the quarter ended 30th September 2025 and have issued unmodified review report.
- 4 Figures for the previous period have been regrouped/ rearranged/ reclassified wherever considered necessary to correspond with the current period's classification/group's disclosure.
- 5 The consolidated financial statements are prepared in accordance with principles and procedures set out in the Indian Accounting Standards ("Ind AS 110") "Consolidated Financials Statements" prescribed under section 113 of the Companies Act, 2013 read with relevant rules issued there under.

Consolidated Financial Statements include financial results of Avishkar Keval Kunj Redevelopment Private Limited.

The company has invested in subsidiary company named Avishkar Keval Kunj Redevelopment Private Limited in March 2025. The Consolidated Financial statement for the quarter ended June 2025 and September 2025 and for the period ended March, 2025 and September 2025 has been prepared after considering the same.

Date : 13th November 2025
Place : Mumbai



By order of the Board of Directors of
Avishkar Infra Realty Limited

P. K. Mehta

Poojan Mehta
Director and Chief Financial officer
DIN: 07800003

AVISHKAR INFRA REALTY LIMITED

(Formerly known as Joy Realty Limited)

CIN: L65910MH1983PLC031230

Registered Office: Unit No. 301 Nestor Court ADJ to Vinayak Chs Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W), Vileparle(West),
Mumbai -400056**Statement of Unaudited Consolidated Assets and Liabilities as on half year ended 30th September 2025**

(Rs. In Lacs)

Particulars	As at 30 september 2025 (Unaudited)	As at 31 March 2025 (Audited)
ASSETS		
(1) Non - Current Assets		
(a) Property, Plant and Equipment	1.92	1.92
(b) Goodwill	170.73	192.96
(c) Financial Assets	-	-
i) Investments	13.80	12.90
ii) Loans	43.35	14.84
(d) Other Non Current Assets	6.00	6.00
(e) Deferred Tax Asset (Net)	57.73	71.92
(2) Current Assets		
(a) Inventories (Work in Progress)	3,898.24	3,610.70
(b) Financial assets	-	-
(i) Trade Receivable	210.70	246.70
(ii) Cash and cash equivalents	32.80	120.05
(c) Other current assets	35.93	22.48
TOTAL ASSETS	4,471.19	4,300.48
EQUITY AND LIABILITIES		
EQUITY		
(a) Equity share capital	2,240.33	2,240.33
(b) Other Equity	(896.60)	(813.87)
(c) Non Controlling Interest	(21.52)	(13.98)
LIABILITIES		
(1) Non Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	1,994.96	1,822.20
(b) Deferred tax liabilities (Net)	-	-
(2) Current Liabilities		
(a) Financial Liabilities		
(i) Trade payables		
Outstanding dues of micro and small enterprises	-	-
Outstanding dues other than micro and small enterprises	360.97	179.35
(b) Other current liabilities	793.06	886.45
(c) Current Tax Liabilities (Net)	-	-
TOTAL EQUITY AND LIABILITIES	4,471.19	4,300.48

By order of the Board of Directors of
Avishkar Infra Realty LimitedPoojan Mehta
Director and Chief Financial officer
DIN: 07800003Date : 13th November 2025
Place : Mumbai

AVISHKAR INFRA REALTY LIMITED

(Formerly known as Joy Realty Limited)

CIN: L65910MH1983PLC031230

Consolidated Statement of Cash Flow Annexed to the Balance Sheet as at 30th September 2025

(Rs. In Lacs)

Particulars	30/09/2025	31/03/2025
A. Cash Flow from Operating Activities		
Net Profit before tax and extraordinary Items	(82.71)	150.28
Adjustments for	-	-
Depreciation and amortization expense	0.17	0.18
Interest & Dividend Income	(94.33)	(122.07)
Interest Cost	129.16	193.52
Operating profit before working capital changes	(47.72)	221.91
Adjustments for		
Decrease/ (Increase) in Other Non Current Assets	-	0.68
Decrease/ (Increase) in Inventories	(287.53)	(1,585.04)
Decrease/ (Increase) in Other Current Assets	(13.45)	(0.71)
Decrease/ (Increase) in Trade and other receivables	36.00	(56.00)
Decrease/ (Increase) in Loans	(28.51)	(1,609.12)
Increase/ (Decrease) in Trade and other payables	181.62	113.37
Increase/ (Decrease) in Other Financial Liabilities and provisions	(64.54)	24.28
Cash Generated from operations	(224.13)	(2,890.64)
Adjustment for extraordinary items	-	-
Net Cash From Operating Activities	(224.13)	(2,890.64)
B. Cash Flow From Investing Activities		
Sale/(purchase) of Investment	(0.90)	(14.40)
Purchase of Assets	(0.16)	(2.10)
Interest & Dividend Income	94.33	122.07
Net Cash from Investing Activities	93.27	105.57
C. Cash flow From Financing Activities		
Proceeds from Long Term Borrowings	172.76	973.63
Finance Cost	(129.16)	(193.52)
Proceeds from increase in share capital	-	2,014.00
Net Cash used in Financing Activities	43.60	2,794.11
Net Increase in Cash & Cash Equivalents	(87.26)	9.04
Opening Balance of Cash & Cash Equivalents	120.05	111.00
Closing Balance of Cash & Cash Equivalents	32.80	120.05



Date : 13th November 2025
Place : Mumbai

By order of the Board of Directors of
Avishkar Infra Realty Limited

P.K. Mehta

Poojan Mehta
Director and Chief Financial officer
DIN: 07800003