

# ROSELABS FINANCE LIMITED

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April 16, 2026

**To,**  
**The Listing Department,**  
**BSE Limited,**  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai, 400001

Scrip Code: **531324**

Dear Sir(s),

**Sub: Outcome of Board Meeting**

**Ref: Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations")**

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Pursuant to Regulation 30 and 33 of the Listing Regulations, the Board of Directors of Roselabs Finance Limited ('the Company') at its meeting held today i.e., Thursday, April 16, 2026, has approved the Audited Financial Results of the Company for the quarter and financial year ended March 31, 2026.

M/s. MSKA & Associates LLP, Chartered Accountants, the Statutory Auditors, have issued audit report with unmodified opinion on the Audited Financial Results of the Company, for the quarter and financial year ended March 31, 2026. A copy of the said results along with the Auditors' Report thereon are enclosed.

The Board Meeting commenced at 5.30 p.m. (IST) and concluded at 5.55 p.m. (IST).

This intimation is also being uploaded on the Company's website at [www.roselabsfinancelimited.in](http://www.roselabsfinancelimited.in)

Kindly take the above information on your record.

Yours Faithfully,

**For Roselabs Finance Limited**

**Gunjan Taunk**  
**Company Secretary and Compliance Officer**  
**Membership No. A23346**

Encl: As above

**Independent Auditor's Report on Audited Annual Financial Results of Roselabs Finance Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.**

**To the Board of Directors of Roselabs Finance Limited**

**Report on the Audit of Financial Results**

**Opinion**

We have audited the accompanying annual financial results of Roselabs Finance Limited (hereinafter referred to as 'the Company') for the year ended March 31, 2026, ('the Statement'), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Statement:

(i) is presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and

(ii) gives a true and fair view, in conformity with the recognition and measurement principles laid down in the applicable accounting standards prescribed under Section 133 of the Companies Act, 2013 ('the Act'), read with Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India, of the net loss, and other comprehensive income and other financial information of the Company for the year ended March 31, 2026.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing ('SAs') specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the financial results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial 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. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.



# MSKA & Associates LLP

(Formerly known as M S K A & Associates)

Chartered Accountants

## Management's and Board of Directors' Responsibilities for the Financial Results

This Statement has been prepared on the basis of the annual financial statements. The Company's Management and Board of Directors are responsible for the preparation and presentation of this Statement that gives a true and fair view of the net loss, and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in accordance with the applicable Accounting Standards prescribed under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India and is in compliance with the Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

## Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 this Statement.

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

- Identify and assess the risks of material misstatement of the Statement, 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.



# MSKA & Associates LLP

(Formerly known as M S K A & Associates)

Chartered Accountants

- Obtain an understanding of internal 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 with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company 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 Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.

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

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



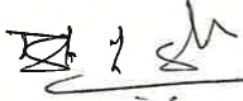
# MSKA & Associates LLP

(Formerly known as M S K A & Associates)  
Chartered Accountants

## Other Matter

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" which were subject to limited review by us.

For M S K A & Associates LLP (Formerly known as M S K A & Associates).  
Chartered Accountants  
ICAI Firm Registration No.105047W/W101187



Bhavik L. Shah  
Partner

Membership No.: 122071  
UDIN: 26122071KCSLTF8284

Place: Mumbai  
Date: April 16, 2026



(₹ in Lakhs except per share data)						
STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026						
Sr. No.	Particulars	For the quarter ended			For the year ended	
		31-March-26 (Audited) Refer Note 4	31-December-25 (Unaudited)	31-March-25 (Audited) Refer Note 4	31-March-26 (Audited)	31-March-25 (Audited)
I	<b>Income</b>					
	Revenue from operations	-	120.75	70.91	120.75	70.91
	Other income	-	-	-	-	1.68
	<b>Total Income</b>	-	<b>120.75</b>	<b>70.91</b>	<b>120.75</b>	<b>72.59</b>
II	<b>Expenses</b>					
	a) Cost of Projects	-	119.55	70.20	119.55	70.20
	b) Employee benefits expense	1.10	1.25	1.42	6.16	5.95
	c) Other expenses	4.35	3.62	3.83	14.82	25.61
	<b>Total expenses</b>	<b>5.45</b>	<b>124.42</b>	<b>75.45</b>	<b>140.53</b>	<b>101.76</b>
III	<b>Profit / (Loss) before tax (I - II)</b>	<b>(5.45)</b>	<b>(3.67)</b>	<b>(4.54)</b>	<b>(19.78)</b>	<b>(29.17)</b>
IV	<b>Tax Expense / (Credit)</b>					
	a) Current tax	-	-	-	-	-
	b) Deferred tax	(10.92)	-	-	(10.92)	-
V	<b>Profit / (Loss) for the period /year (III-IV)</b>	<b>(16.37)</b>	<b>(3.67)</b>	<b>(4.54)</b>	<b>(30.70)</b>	<b>(29.17)</b>
VI	Other Comprehensive Income (net of tax)	-	-	-	-	-
VII	<b>Total Comprehensive Income/(Loss) (after tax) (V+VI)</b>	<b>(16.37)</b>	<b>(3.67)</b>	<b>(4.54)</b>	<b>(30.70)</b>	<b>(29.17)</b>
VIII	Paid-up equity share capital (Face value of ₹ 10 each)	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
IX	Other equity				(1,503.46)	(1,472.76)
X	<b>Earnings per share (face value of ₹ 10 each)</b>					
	Basic and Diluted (not annualized except year end EPS)	(0.16)	(0.04)	(0.05)	(0.31)	(0.29)



## ROSELABS FINANCE LIMITED

CIN - L70100MH1995PLC318333

Regd. Office: 412, Floor- 4, 17G , Vardhaman Chamber, Cawasji Patel Road, Horniman Circle,  
Fort, Mumbai - 400 001

Tel.: +912267737373 Fax: +912223024420

Website: www.roselabsfinancelimited.in, E-mail: roselabsfinance@lodhagroup.com

## STATEMENT OF AUDITED ASSETS AND LIABILITIES

(₹ in Lakhs)

Sr. No.	Particulars	As at 31-March-26 (Audited)	As at 31-March-25 (Audited)
<b>A</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-current assets</b>		
	a) Non - Current Tax Assets (net)	0.12	0.07
	b) Deferred Tax Assets	-	10.92
		0.12	10.99
<b>2</b>	<b>Current assets</b>		
	Financial Assets		
	Cash and Cash Equivalents	5.28	11.61
	Other Current Assets	0.48	0.05
		5.76	11.66
	<b>Total Assets (1 + 2)</b>	<b>5.88</b>	<b>22.65</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
<b>1</b>	<b>Equity</b>		
	Equity Share Capital	1,000.00	1,000.00
	Other Equity	(1,503.46)	(1,472.76)
		(603.46)	(472.76)
<b>2</b>	<b>Non-Current Liabilities</b>		
	Financial liabilities		
	Borrowings	507.45	493.35
		507.45	493.35
<b>3</b>	<b>Current liabilities</b>		
	Financial Liabilities		
	Trade payables		
	Due to Micro and Small Enterprises	-	-
	Due to Others	1.60	1.63
	Other Current Liabilities	0.29	0.43
		1.89	2.06
	<b>Total Equity and Liabilities (1 + 2 + 3)</b>	<b>5.88</b>	<b>22.65</b>



**STATEMENT OF AUDITED CASH FLOW**

(₹ in Lakhs)

	For the year ended	
	31-March-26 (Audited)	31-March-25 (Audited)
<b>(A) Operating Activities</b>		
Profit/(Loss) Before Tax	(19.78)	(29.17)
<b>Adjustments for:</b>		
Sundry Balances written back	-	(1.68)
<b>Operating Profit / (Loss) before working capital changes</b>	<b>(19.78)</b>	<b>(30.85)</b>
<b>Working Capital Adjustments:</b>		
(Increase)/ Decrease in Trade and Other Receivables	(0.43)	133.95
Increase/ (Decrease) in Trade and Other Payables	(0.17)	(135.14)
<b>Cash flow generated from/ (used in) Operating Activities</b>	<b>(20.38)</b>	<b>(32.04)</b>
Income Tax refund received / (paid) (net)	(0.05)	0.04
<b>Net Cash generated from / (used in) Operating Activities</b>	<b>(20.43)</b>	<b>(32.00)</b>
<b>(B) Investing Activities</b>		
<b>Net Cash Flow from Investing Activities</b>	-	-
<b>(C) Financing Activities</b>		
Proceeds from Borrowings	14.10	36.80
<b>Net Cash flow from / (used in) Financing Activities</b>	<b>14.10</b>	<b>36.80</b>
<b>(D) Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C) :</b>	<b>(6.33)</b>	<b>4.80</b>
Cash and Cash Equivalents at the beginning of the year	11.61	6.81
<b>Cash and Cash Equivalents at end of the year</b>	<b>5.28</b>	<b>11.61</b>



## NOTES TO THE AUDITED FINANCIAL RESULTS

- 1 The audited financial results of Roselabs Finance Limited ("the Company") for the quarter and year ended 31-March-2026 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 16-April-2026. The financial results for the quarter and year ended 31-March-2026 have been audited by the Statutory Auditor of the Company who have expressed an unmodified opinion.
- 2 The Company operates in only one reportable segment i.e. Real estate development and accordingly the financial results are reported as single reportable segment. The Company's operations are confined to India.
- 3 The Board of the Company at its meeting held on 30-July-2024, has subject to necessary approvals, considered and approved Scheme of merger by absorption of the Company with Lodha Developers Limited (Formerly known as Macrotech Developers Limited) ("Holding Company") and their respective shareholders ("Scheme") under Section 232 read with Section 230 of the Companies Act, 2013. Further on 11-August-2025, the Board approved a modification in the Scheme, however, this has no bearing on the company's merger proposal. The Scheme was approved by BSE Ltd on December 30, 2025. The Company is in the process of filing the merger application with the Hon NCLT, Mumbai Bench.
- 4 The figures for the quarter ended 31-March-2026 and 31-March-2025 represents the balancing figures between the audited figures in respect of the full financial year and the reviewed published year-to-date figures upto the third quarter of the relevant financial year.
- 5 The Company does not have any subsidiary or joint venture or associate company and consequently, the Company is not required to prepare consolidated financial results as per applicable laws and regulations.
- 6 The previous period's/ year's figures have been regrouped, re-arranged and reclassified wherever necessary to conform to current period's presentation.

For and on behalf of the Board of Directors of Roselabs Finance Limited


Sanjyot Rangnekar  
Chairperson  
(DIN : 07128992)

Place : Mumbai  
Date : 16-April-2026

