

May 29, 2025

Scrip Code: 976314 | 976503
BSE Limited
Wholesale Debt Market Segment
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

Sub: Outcome of the meeting of the board of directors of Sylvanus Properties Limited (the “Company”) and submission of audited financial results for the quarter and financial year ended March 31, 2025.

Dear Sir/Madam,

Pursuant to Regulation 52 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**SEBI LODR Regulations**”) as amended, we wish to inform that the board of directors of the Company (“**Board**”), at their meeting held today i.e. May 29, 2025 (which commenced at 02:55 P.M. and concluded at 03:05 P.M.), approved the audited financial results of the Company, for the quarter and financial year ended March 31, 2025 (“**Financial Results**”).

In this regard, we enclose herewith following:

- (a) Financial Results, along with the audit reports dated May 29, 2025, issued by the statutory auditors of the Company, on the aforesaid Financial Results, which were also duly placed before the Board at the aforesaid meeting.
- (b) requisite information/disclosure pursuant to Regulation 52(4) of SEBI LODR Regulations.
- (c) certificate of security cover pursuant to Regulation 54 of the SEBI LODR Regulations read with SEBI circular dated May 30, 2022.
- (d) declaration in terms of the provisions of SEBI Circular No. SEBI/HO/DDHS/DDHSRACPOD1/P/CIR/2023/172 dated October 19, 2023, that, the Company is ‘not identified as Large Corporate (LC)’.
- (e) a declaration on auditor reports with unmodified opinion pursuant to Regulation 52(3)(a) of the SEBI LODR Regulations; and
- (f) a statement indicating the utilisation of the issue proceeds of non-convertible securities & a statement confirming that there is no material deviation(s) in the use of issue proceeds of non-convertible securities from the objects of the issue.

The aforesaid documents are also being uploaded on the website of the Company i.e. <https://embassyindia.com/sylvanus/>. The said results will also be published in the newspapers, in the format prescribed under Regulation 52 of the SEBI LODR Regulations.

Please take the same on record.

Thanking you,

for Sylvanus Properties Limited

Akriti Gupta
Company Secretary

Encl: as above

Independent Auditor's Report on Annual Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To The Board of Directors of Sylvanus Properties Limited

Opinion

1. We have audited the accompanying annual financial results ('the Statement') of Sylvanus Properties Limited ('the Company') for the year ended 31 March 2025, attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), including relevant circulars issued by the SEBI from time to time.
2. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
 - (i) presents financial results in accordance with the requirements of Regulation 52 of the Listing Regulations; and
 - (ii) gives a true and fair view in conformity with the applicable Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act, 2013 ('the Act'), read with relevant rules issued thereunder, and other accounting principles generally accepted in India, of the net loss after tax and comprehensive income and other financial information of the Company for the year ended 31 March 2025.

Basis for 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 Statement* 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 ('the 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. We believe that our audit evidence obtained by us, is sufficient and appropriate to provide a basis for our opinion.



Management's and Those charged with Governance Responsibilities for the Statement

4. This Statement has been prepared on the basis of the annual financial statements. The Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit/loss and other comprehensive income and other financial information of the Company in accordance with the accounting principles generally accepted in India, including Ind AS prescribed under section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India, and in compliance with Regulation 52 of the Listing Regulations including SEBI Circulars. 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 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.
5. In preparing the financial statements, management is 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.
6. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Statement

7. 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 the Standards of Auditing specified under section 143(10) of the Act, 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.



8. 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.
 - 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 system 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 management.
 - Conclude on the appropriateness of management's 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 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 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 represents the underlying transactions and events in a manner that achieves fair presentation.
9. Materiality is the magnitude of misstatements in the Statement that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Statement may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Statement.



10. 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.
11. 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.

Other Matters

12. The Statement includes the financial results for the quarter ended 31 March 2025 being the balancing figures between the audited figures in respect of the full financial year and the published reviewed year to date figures up to the third quarter of the current financial year.
13. The Audit of financial statements for the year ended 31 March 2024 was carried out by Agarwal Prakash & Co., Firm's Registration No. 005975N vide their unmodified audit report dated 22 April 2024, whose audit report has been furnished to us by the management of the company. Our opinion is not modified in respect of this matter.

For Raj Girikshit & Associates

Chartered Accountants

Firm's Registration No.: 022280N

Gaurav Goyal

Partner

Membership No: 518698

Place: New Delhi

Date: 29 May 2025

UDIN: 25518698BHDZP3940





Sylvanus Properties Limited
Statement of Audited financial results
For the quarter and year ended 31 March 2025

(₹ In Millions)

| Particulars | 3 months ended 31 March 2025 | Preceding 3 months ended 31 December 2024 | Corresponding 3 months ended 31 March 2024 | Current year ended 31 March 2025 | Previous year ended 31 March 2024 |
|---|---------------------------------|--|--|--|---|
| | Refer note (viii) | Unaudited | Refer note (ix) | Audited | Audited |
| 1 Income | | | | | |
| a) Revenue from operations | (85.3) | 29.3 | 103.7 | 123.2 | 202.4 |
| b) Other income | 3.3 | 20.1 | 7.3 | 23.6 | 8.1 |
| Total income | (82.0) | 49.4 | 111.0 | 146.8 | 210.5 |
| 2 Expenses | | | | | |
| a) Cost of land and constructed properties | 20.5 | 33.3 | 1,105.3 | 232.2 | 1,237.3 |
| b) Employee benefits expense | 54.0 | 26.5 | 40.6 | 140.7 | 141.8 |
| c) Finance costs | 70.5 | 0.0 | 0.4 | 70.5 | 0.8 |
| d) Depreciation and amortisation expense | 0.2 | 0.3 | 0.3 | 1.0 | 1.0 |
| e) Other expenses | 63.9 | 11.9 | 69.7 | 92.9 | 116.1 |
| Total expenses | 209.1 | 72.0 | 1,216.3 | 537.3 | 1,497.0 |
| 3 Profit/(loss) before tax & exceptional items (1-2) | (291.1) | (22.6) | (1,105.3) | (390.5) | (1,286.5) |
| 4 Exceptional items | 1,320.0 | - | - | 1,320.0 | - |
| 5 Profit/(loss) before tax & after exceptional items (3-4) | (1,611.1) | (22.6) | (1,105.3) | (1,710.5) | (1,286.5) |
| 6 Tax expense | | | | | |
| a) Current tax expense/(reversal) -earlier years | - | 1.7 | - | 1.7 | - |
| b) Deferred tax charge/(credit) | 44.3 | (0.1) | (1.2) | 45.5 | (0.6) |
| 7 Net Profit/(loss) after tax for the period/year (5-6) | (1,655.4) | (24.2) | (1,104.1) | (1,757.7) | (1,285.9) |
| 8 Other comprehensive income | | | | | |
| (i) Items that will not be reclassified to profit or loss | 2.3 | - | (2.00) | 2.3 | (2.0) |
| (ii) Income tax relating to items that will not be reclassified to profit or loss | - | - | - | - | - |
| 9 Total comprehensive income for the period/year (7+8) | (1,653.1) | (24.2) | (1,106.1) | (1,755.4) | (1,287.9) |
| 10 Earnings per equity share (Face value of ₹ 10 per equity share) | | | | | |
| (a) Basic (in ₹) | (165.55) | (2.42) | (110.42) | (175.77) | (128.59) |
| (b) Diluted (in ₹) | (165.55) | (2.42) | (110.42) | (175.77) | (128.59) |

Additional disclosures as per regulation 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended:

| | | | | | |
|---|-----------|-----------|-----------|------------|-----------|
| Paid-up equity share capital (face value of ₹10 per equity share) | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Net worth | (8,404.7) | (6,758.1) | (6,655.8) | (8,404.7) | (6,655.8) |
| Debenture redemption reserve | - | - | - | - | - |
| Outstanding redemption preference share | - | - | - | - | - |
| Paid up debt capital/ Outstanding debt | 10,950.8 | 10,085.2 | 9,906.6 | 10,950.8 | 9,906.6 |
| Ratios :- | | | | | |
| Debt equity ratio (In times)* | - | - | - | - | - |
| Debt service coverage ratio (DSCR) (In times)** | - | - | - | - | - |
| Interest service coverage ratio (ISCR) (In times) | (32.45) | - | - | (46.36) | - |
| Current ratio (In times) | 0.36 | 0.43 | 0.45 | 0.36 | 0.45 |
| Total debts to total assets | 3.06 | 1.96 | 1.81 | 3.06 | 1.81 |
| Long term debt to working capital (In times)# | - | - | - | - | - |
| Bad debt to account receivable ratio (In %) | - | - | - | - | - |
| Current liability ratio (In times) | 0.84 | 1.00 | 1.00 | 0.84 | 1.00 |
| Debtor turnover ratio (In times)\$ | - | 0.31 | 0.98 | 1.34 | 1.91 |
| Inventory turnover ratio (In times) | 0.01 | 0.01 | 0.23 | 0.07 | 0.26 |
| Operating margin (In %) | - | (8.07) | (901.69) | (74.33) | (491.51) |
| Net profit margin (In %) | - | (48.90) | (994.00) | (1,197.55) | (610.75) |

* Ratio can not be calculated due to negative average shareholders funds.

** Ratio can not be calculated due to negative earning available for debt service.

Ratio can not be calculated due to negative working capital.

\$ Ratio can not be calculated due to negative revenue.

Notes to the financial results:

- i These financial results of Sylvanus Properties Limited ('the Company') for quarter and year ended 31 March 2025 have audited by statutory auditors of the Company and approved by the Board of Directors ('the Board') at its meeting held on 29 May 2025. These financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as specified in section 133 of the Companies Act, 2013 and generally accepted accounting practices in India, in compliance with Regulation 52 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015, as amended ("Listing Regulation").



| ii Balance Sheet as at 31 March 2025 (Audited) | | (₹ In Millions) | |
|--|------------------------|------------------------|--|
| Particulars | As at 31 March 2025 | As at 31 March 2024 | |
| | (Audited) | (Audited) | |
| ASSETS | | | |
| Non-current assets | | | |
| Property, plant and equipment | 1.3 | 2.1 | |
| Financial assets | | | |
| Other financial assets | 7.8 | 1.6 | |
| Deferred tax assets (net) | 6.6 | 52.1 | |
| Non-current tax assets (net) | 3.0 | 2.6 | |
| Other non-current assets | 0.2 | 0.2 | |
| Total of non-current assets | 18.9 | 58.6 | |
| Current assets | | | |
| Inventories | 2,234.8 | 4,596.1 | |
| Financial assets | | | |
| Investments | 57.0 | - | |
| Trade receivables | 12.0 | 172.1 | |
| Cash and cash equivalents | 72.1 | 2.3 | |
| Other bank balances | 4.7 | 3.8 | |
| Loans | 1,084.6 | 566.4 | |
| Other financial assets | 12.4 | 2.0 | |
| Other current assets | 110.8 | 65.8 | |
| Total of current assets | 3,588.4 | 5,408.5 | |
| Total of Assets | 3,607.3 | 5,467.1 | |
| EQUITY AND LIABILITIES | | | |
| Equity | | | |
| Equity share capital | 100.0 | 100.0 | |
| Other equity | (8,504.7) | (6,755.8) | |
| Total of equity | (8,404.7) | (6,655.8) | |
| Liabilities | | | |
| Non-current liabilities | | | |
| Financial liabilities | | | |
| Borrowings | 1,921.1 | - | |
| Other financial liabilities | 7.8 | - | |
| Provisions | 24.4 | 22.4 | |
| Total of non-current liabilities | 1,953.3 | 22.4 | |
| Current liabilities | | | |
| Financial liabilities | | | |
| Borrowings | 9,029.7 | 9,906.6 | |
| Trade payables | | | |
| Total outstanding dues of micro enterprises and small enterprises | 4.3 | 1.8 | |
| Total outstanding dues of creditors other than micro enterprises and small enterprises | 229.9 | 1,257.9 | |
| Other financial liabilities | 22.7 | 5.9 | |
| Other current liabilities | 721.0 | 877.4 | |
| Provisions | 51.1 | 50.9 | |
| Total of current liabilities | 10,058.7 | 12,100.5 | |
| Total of Equity and Liabilities | 3,607.3 | 5,467.1 | |



| iii Cash flow statement for the year ended 31 March 2025 (Audited) | | (₹ In Millions) | |
|--|--|------------------------|------------------------|
| | | As at 31 March 2025 | As at 31 March 2024 |
| | | (Audited) | (Audited) |
| A Cash flow from operating activities: | | | |
| Profit/(Loss) before tax | | (1,710.5) | (1,286.5) |
| <i>Adjustments for:</i> | | | |
| Interest expense on taxation | | 0.0 | - |
| Depreciation and amortisation expense | | 1.0 | 1.0 |
| Balance written off | | - | 5.5 |
| Profit on sale of investments in mutual funds (net) | | (1.1) | - |
| Balances written back | | 0.0 | (7.1) |
| Interest expense on debentures | | 59.3 | - |
| Interest income on inter company deposit | | (20.3) | (0.1) |
| Corporate guarantee charges | | 1.5 | - |
| Provision for gratuity and compensated absences | | 7.7 | 3.8 |
| Income on fair valuation of financial assets | | (0.8) | - |
| Processing charges for borrowings | | 8.6 | - |
| Loss on Property, plant and equipment written off | | - | 1.4 |
| Provision for customer compensation | | - | 50.0 |
| Onerous loss expenses | | 1,320.0 | - |
| Operating profit/(loss) before working capital changes and other adjustments: | | (334.6) | (1,232.0) |
| <i>Working capital changes and other adjustments:</i> | | | |
| Loans | | (17.9) | - |
| Inventories | | 2,369.5 | 445.6 |
| Trade payables | | (1,025.4) | 523.8 |
| Other financial assets | | (0.2) | 10.5 |
| Trade receivables | | 160.1 | (131.9) |
| Other current assets | | (46.6) | 0.9 |
| Other financial liabilities, other liabilities | | (1,467.0) | 58.6 |
| Cash flow used in from operating activities | | (362.1) | (324.5) |
| Income tax (paid) / refund received, net | | (2.1) | (0.8) |
| Net cash flow used in operating activities (A) | | (364.2) | (325.3) |
| B Cash flow from investing activities: | | | |
| Purchase of property, plant and equipment and other intangible assets | | (0.3) | (1.5) |
| Inter-corporate loans given | | (715.4) | (171.3) |
| Inter-corporate loans received back | | 216.6 | 0.1 |
| Investment in mutual fund | | (1,997.1) | - |
| Proceeds from sale of investment in mutual funds | | 1,941.9 | - |
| Proceeds from maturity of fixed deposits | | (0.3) | 24.8 |
| Interest received on fixed deposit receipts | | 0.4 | 0.9 |
| Interest received on inter company deposit | | 19.9 | - |
| Net cash flow used in investing activities (B) | | (534.3) | (147.0) |
| C Cash flow from financing activities: | | | |
| Proceeds from inter corporate deposit | | 3,677.9 | 678.1 |
| Repayment of inter-corporate borrowings | | (4,894.7) | (205.6) |
| Proceeds from issue of non-convertible debentures | | 2,500.0 | - |
| Repayment of non-convertible debentures | | (160.0) | - |
| Interest paid on borrowings | | (66.4) | - |
| Other borrowing costs | | (88.5) | - |
| Net cash flow from financing activities (C) | | 968.3 | 472.5 |
| D Net increase in cash and cash equivalents (A+B+C) | | 69.8 | 0.2 |
| E Cash and cash equivalents at the beginning of the year | | 2.3 | 2.1 |
| F Cash and cash equivalents at the end of the year (D+E) | | 72.1 | 2.3 |
| iv The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. development of real estate projects and all other related activities, which as per Ind AS 108 on 'Operating Segments' is considered to be the only reportable business segment. The Company is operating in India which is considered as a single geographical segment. | | | |
| v During the quarter ended 31 March 2025, the Company has issued NCDs bearing ISIN INE826M07038 aggregating to ₹ 2,000.0 Millions on 03 January 2025 and INE826M07046 aggregating to ₹ 500.0 Millions on 18 March 2025. | | | |
| vi The listed non convertible debentures of the Company aggregating ₹ 2,340.0 Millions as at 31 March 2025 are secured by way of first mortgage/charge on the Company and asset cover thereof exceeds 100% of the principal amount of the said debentures. | | | |
| vii The company has redeemed its existing outstanding NCDs bearing ISIN INE826M07038 aggregating to ₹160.0 Millions on 11 March 2025. | | | |



- viii Figures for the quarter ended 31 March 2025 represent the balancing figures between the audited figures for the full financial year and published reviewed year to date figures upto third quarter of the financial year.
- ix Figures for the quarter preceding 3 months ended 31 December 2024 are management certified figures which are neither subjected to audit nor reviewed by the statutory auditor of the company.
- x There is no material deviation in the use of the proceeds of issue of non convertible debts from the objects stated in the respective offer documents.
- xi Previous period/year numbers have been regrouped/reclassified wherever considered necessary.

₹ 0.0 means less than ₹ 0.05 Millions

Registered Office : Office no 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi-110001
Corporate Identity Number (CIN) : U70109DL2006PLC150229

Place : Mumbai
Date : 29 May 2025



FOR AND ON BEHALF OF BOARD OF DIRECTORS

Rikesh Kirtikumar Lakhani

Rikesh Kirtikumar Lakhani
Whole-time director

Independent Auditor's Report on Asset Cover as at 31 March 2025 under Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for submission to the BSE Limited and IDBI Trusteeship Services Limited (the "Debenture Trustee")

To
Board of Directors
Sylvanus Properties Limited
Office No. 202, 2nd floor,
A-18, Rama House, Middle Circle,
Connaught Place, New Delhi - 110001

1. This report is issued in accordance with our master engagement letter.
2. We Raj Girikshit & Associates, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the accompanying Statement showing 'Asset Cover' for the listed non-convertible debt securities as at 31 March 2025 (the "Statement") which has been prepared by the Company from the reviewed financial statements and other relevant records and documents maintained by the Company as at and for the year ended 31 March 2025 pursuant to the requirements of the Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (the "SEBI Regulations"), and has been initiated by us for identification purpose only.

This Report is required by the Company for the purpose of submission with IDBI Trusteeship Services Limited (the "Debenture Trustee") of the Company and to the BSE Limited to ensure compliance with the SEBI Regulations and SEBI Circular SEBI/HO/MIRSD/MIRSO_CRADT/CIR/P/2022/67 dated 19 May 2022 ("the circular") in respect of its listed non-convertible debt securities as at 31 March 2025 ("Debentures"). The Company has entered into agreement(s) with the Debenture Trustee ("Debenture Trust Deed") in respect of such Debentures, as indicated in the Statement.

Management's Responsibility on the Statement

3. The preparation of the accompanying Statement including preparation and maintenance of all accounting and other relevant supporting records and documents is solely the responsibility of the management of the Company. This responsibility includes the design, implementation and maintenance of internal controls relevant to the preparation and presentation of the



Statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

4. The management is also responsible for ensuring compliance with the relevant requirements of the SEBI Regulations, SEBI Circulars, Companies Act, 2013 and other Applicable Laws and Regulations for the purpose of furnishing the Statement and for providing all other relevant information to the Trustee.
5. The Management is also responsible to ensure that Assets Cover Ratio as on 31 March 2025 is in compliance with SEBI circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated 19 May 2022 with the minimum asset cover requirement of hundred percent as per the SEBI Regulations as given in Annexure I attached to this certificate.

Auditor's Responsibility

6. Our responsibility, for the purpose of this certificate is to verify the particulars contained in the Statement, on the basis of the unaudited financial statements and other relevant records and documents maintained by the Company and to certify asset cover ratio is minimum hundred percent as per the minimum requirement stated in SEBI Regulations.
7. We have audited the Financial Results for the year ended 31 March 2025, prepared by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and issued an unmodified conclusion dated 29 May 2025. Our review of these financial results for the year ended 31 March 2025 was conducted in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI") respectively.
8. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, "Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements".
10. Our scope of work did not involve us performing audit tests for the purposes of expressing an opinion on the fairness or accuracy of any of the financial information or the financial results of the Company taken as a whole. We have not performed an audit, the objective of which would be the expression of an opinion on the financial results, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such opinion.



11. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 6 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, we have performed the following procedures in relation to the Statement:
- (a) Obtained and read the Debenture Trust Deed and the Information Memorandum in respect of the secured Debentures and noted the asset cover percentage required to be maintained by the Company in respect of such Debentures, as indicated in Annexure I of the Statement.
 - (b) Traced and agreed the principal amount of the Debentures outstanding as on 31 March 2025 to the audited financial statement of the Company and unaudited books of account maintained by the Company as at 31 March 2025;
 - (c) Obtained and read the particulars of asset cover required to be provided in respect of Debentures as indicated in the Debenture Trust Deed and the Information Memorandum.
 - (d) Traced the value of assets indicated in Annexure I of the Statement to the reviewed financial statements of the Company and unaudited books of account maintained by the Company as on 31 March 2025.
 - (e) Obtained the list of security created in the register of charges maintained by the Company and 'Form No. CHG-9' filed with Ministry of Corporate Affairs. Traced the value of charge created against assets to the asset cover.
 - (f) Obtained the list and value of assets placed under lien or encumbrance for the purpose of obtaining any other loan and determined that such assets are not included in the calculation of asset cover in respect of the Debentures.
 - (g) Examined and verified the arithmetical accuracy of the computation of asset cover indicated in Annexure I of the Statement.
12. We have no responsibility to update this certificate for events and circumstances occurring after the date of this certificate.

Conclusion

13. Based on the procedures performed by us, as referred to in paragraph 11 above and according to the information and explanations received and Management representations obtained, nothing has come to our attention that causes us to believe that the Company has not



maintained hundred percent asset cover or asset cover as per the terms of the Information Memorandum and Debenture Trust deed.

Restriction on use

14. The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 2 above and to be submitted with the accompanying Statement to the BSE Limited and Debenture Trustee and is not to be used or referred to for any other person. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come. We have no responsibility to update this certificate for events and circumstances occurring after the date of this report.

For Raj Girikshit & Associates
Chartered Accountants

Firm's Registration No.: 022280N

Gaurav Goyal
Partner

Membership No: 518698

Place: New Delhi

Date: 29 May 2025

UDIN: 25518698 BHI0ZU7544



| Column A | Column B | Column C | Column D | Column E | Column F | Column G | Column H | Column I | Column J | Column K | Column L | Column M | Column N | Column O | |
|---|---|--|-------------------|--|--|---|--|----------------------------------|----------------|---|--|---|--|----------|-------------------------|
| Particulars | Description of assets for which this certificate relate | Exclusive Charge | Exclusive Charge | Pari-passu Charge | Pari-passu Charge | Pari-passu Charge | Assets/liabilities not offered as security | Elimination (amount in negative) | Total (C to H) | Related to only those items covered by this certificate | | | | | Total Value (=K+L+M+ N) |
| | | Debt for which this certificate being issued | Other Secure Debt | Debt for which this certificate being issued | Assets Shared by pari passu debt holder (including debt for which certificate is issued & other debt with pari-passu charge) | Other assets on which there is pari-passu (excluding items covered in column F) | | | | Market Value for Assets Charged on Exclusive basis | Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable) | Market Value for Pari passu charge Assets | Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable) | | |
| | | Book Value | Book Value | Yes/No | Book Value | Book Value | | | | | | | | | |
| ASSETS | | | | | | | | | | | | | | | |
| Property, plant and equipment | | - | - | | - | - | 1.3 | - | 1.3 | - | - | - | - | - | |
| Capital work-in-progress | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Intangible assets | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Right to use asset | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Other non-current financial assets | | - | - | | - | - | 7.8 | - | 7.8 | - | - | - | - | - | |
| Other non-current assets | | - | - | | - | - | 0.2 | - | 0.2 | - | - | - | - | - | |
| Deferred tax assets (net) | | - | - | | - | - | 6.6 | - | 6.6 | - | - | - | - | - | |
| Non-current tax assets (net) | | - | - | | - | - | 3.0 | - | 3.0 | - | - | - | - | - | |
| Inventories* &** | | - | - | | 2,234.8 | - | - | - | 2,234.8 | - | 4,180.4 | - | - | 4,180.4 | |
| Investments** | | - | - | | 57.0 | - | - | - | 57.0 | - | - | 57.0 | - | 57.0 | |
| Trade receivables | | - | - | | - | - | 12.0 | - | 12.0 | - | - | - | - | - | |
| Cash and cash equivalents | Bank Deposits | - | - | | - | - | 72.1 | - | 72.1 | - | - | - | - | - | |
| Other bank balances** | | - | - | | 4.7 | - | - | - | 4.7 | - | - | 4.7 | - | 4.7 | |
| Loans | | - | - | | - | - | 1,084.6 | - | 1,084.6 | - | - | - | - | - | |
| Other financial assets | | - | - | | - | - | 12.4 | - | 12.4 | - | - | - | - | - | |
| Other current assets | | - | - | | - | - | 110.8 | - | 110.8 | - | - | - | - | - | |
| Others | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Total Assets | | - | - | | 2,296.5 | - | 1,330.8 | - | 3,607.3 | - | 4,180.4 | 61.7 | - | 4,242.1 | |
| LIABILITIES | | | | | | | | | | | | | | | |
| Debt securities to which this certificate pertains | | - | - | Yes | 2,261.1 | - | - | - | 2,261.1 | - | - | - | - | - | |
| Other debt during pari-passu charge with above debt | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Other Debt | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Subordinated debt | | - | - | | - | - | 8,689.7 | - | 8,689.7 | - | - | - | - | - | |
| Borrowings | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Bank | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Debt securities | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Others | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Trade payables | | - | - | | - | - | 234.2 | - | 234.2 | - | - | - | - | - | |
| Lease liabilities | | - | - | | - | - | - | - | - | - | - | - | - | - | |
| Provisions | | - | - | | - | - | 75.5 | - | 75.5 | - | - | - | - | - | |
| Others | | - | - | | - | - | 751.5 | - | 751.5 | - | - | - | - | - | |
| Total Liabilities | | - | - | | 2,261.1 | - | 9,760.9 | - | 12,012.0 | - | - | - | - | - | |
| Cover on Book value*** | | - | - | | 1.0 | - | - | - | - | - | - | - | - | - | |
| Cover on Market value | | Exclusive Security Cover Ratio | | Nil | Pari-Passu Security Cover Ratio | | 100% | | | | | | | 1.0 | |

* The market value of ₹ 4,180.4 millions to inventory is on the basis of certified valuation done on 08 May 2025.

** Assets considered for pari-passu charge is calculated on the basis of asset cover requirement as per respective information memorandum for securities and as per sanction of loans.

*** Asset cover is calculated with respect to only those debts for which this certificate is being issued.

Note: Land of Vigor Developments Private Limited has been mortgaged to secure NCD.

FOR AND ON BEHALF OF BOARD OF DIRECTORS



Rikesh Kirtikumar Lakhani
Rikesh Kirtikumar Lakhani
Whole-time director

Place : Mumbai
Date : 29 May 2025

Annexure 1:

To the statement as mentioned in the Asset Cover Certificate of Sylvanus Properties Limited dated 29th May 2025:

| Assets | Area (In Acres) | Market Value (in Rs Millions) As per valuation dated 08 th May 2025 | Book Value (in Rs Millions) | Nature |
|--------|-----------------|--|--------------------------------|---|
| Land | 3.75 | 2,115.5 | 582.9 | Secured by First ranking charge/mortgage/hypothecation on all that pieces or parcels of land/properties/immovable/movable properties/book debt. |

For Vigor Developments Private Limited



Abhishek Rajninath Surve
Director





May 29, 2025

Scrip Code: 976314 | 976503
BSE Limited
Wholesale Debt Market Segment
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

Sub: Reporting of initial disclosure to be made by entities identified as Large Corporates

Dear Sir/ Madam,

Pursuant to SEBI Circular SEBI/HO/DDHS/DDHS-RACPOD1/P/CIR/2023/172 dated October 19, 2023 as amended from time to time, (“**SEBI Circular**”), we, Sylvanus Properties Limited (“**Company**”) do hereby confirm that, the Company is not a Large Corporate as per the applicability criteria given in SEBI Circular.

We request you to kindly take the same on record.

Thanking you,

Yours truly
for Sylvanus Properties Limited

Akriti Gupta
Company Secretary

May 29, 2025

Scrip Code: 976314 | 976503
BSE Limited
Wholesale Debt Market Segment
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

Sub: Declaration pursuant to Regulation 52(3)(a) of the Securities & Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”).

Dear Sir,

DECLARATION

I, Rikesh Kirtikumar Lakhani, Whole-Time Director of Sylvanus Properties Limited (**the Company**) having its Registered Office at Office No 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi-110001, hereby declare that, the Statutory Auditors of the Company, M/s Raj Girikshit & Associates (Firm Registration No. 022280N) have issued an Audit Report with unmodified opinion on Audited Standalone Financial Results of the Company for the quarter and financial year ended March 31, 2025.

This Declaration is given in compliance with Regulation 52(3)(a) of the SEBI LODR Regulations.

Kindly take the aforesaid declaration on record.

Thanking you,

Yours truly
for Sylvanus Properties Limited

Rikesh Kirtikumar Lakhani
Whole-Time Director



A. Statement of utilization of issue proceeds:

(Amount in ₹ crores)

| S. No. | Name of the Issuer | ISIN | Mode of Fund Raising (Public issues/ Private placement) | Type of instrument | Date of raising funds | Amount Raised | Funds utilized | Any deviation (Yes/ No) | If 8 is Yes, then specify the purpose of for which the funds were utilized | Remarks, if any |
|--------|-----------------------------|--------------|---|---|-----------------------|---------------|----------------|-------------------------|--|-----------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| 1. | Sylvanus Properties Limited | INE826M07038 | Private Placement | Secured Rated Redeemable Listed Non-Convertible Debentures (NCDs) | January 03, 2025 | 200.00 | 168.54 | No | NA | None |
| 2. | Sylvanus Properties Limited | INE826M07046 | Private Placement | Secured Rated Redeemable Listed Non-Convertible Debentures (NCDs) | March 18, 2025 | 50.00 | 50.00 | No | NA | None |

B. Statement of deviation/ variation in use of Issue proceeds: N.A.

(Amount in ₹ crores)

| Particulars | Remarks |
|---------------------------------------|---|
| Name of listed entity | Sylvanus Properties Limited |
| Mode of fund raising | Private placement |
| Type of instrument | Secured Rated Redeemable Listed Non-Convertible Debentures (NCDs) |
| Date of raising funds | 1. January 03, 2025 2. March 18, 2025 |
| Amount raised | 250.00 |
| Report filed for quarter ended | March 31, 2025 |



| | | | | | | |
|---|--------------------------------|----------------------------|------------------------------------|-----------------------|---|------------------------|
| Is there a deviation/ variation in use of funds raised? | No deviation/variation | | | | | |
| Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document? | Not applicable | | | | | |
| If yes, details of the approval so required? | Not applicable | | | | | |
| Date of approval | Not applicable | | | | | |
| Explanation for the deviation/ variation | Not applicable | | | | | |
| Comments of the audit committee after review | Not applicable | | | | | |
| Comments of the auditors, if any | Not applicable | | | | | |
| Objects for which funds have been raised and where there has been a deviation/ variation, in the following table: | | | | | | |
| Original object | Modified object, if any | Original allocation | Modified allocation, if any | Funds utilized | Amount of deviation/variation for the quarter according to applicable object (in Rs. crore and in %) | Remarks, if any |
| General Corporate purpose (Repayment of existing Inter corporate deposits) including Fees and ISRA | None | 171.00 | None | 171.00 | NA | NA |
| Expense for Project | None | 79.00 | None | 47.54 | NA | NA |
| Deviation could mean: a. Deviation in the objects or purposes for which the funds have been raised. b. Deviation in the amount of funds actually utilized as against what was originally disclosed. | | | | | | |
| Name of signatory: Akriti Gupta Designation: Company Secretary Date: May 29, 2025 | | | | | | |