

November 06, 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 unaudited financial results for the quarter and half year ended September 30, 2025

Respected 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 its meeting held today i.e. November 06, 2025 (which commenced at 12:15 P.M. and concluded at 12:45 P.M.), considered and approved, *inter-alia*, unaudited financial results of the Company, for the quarter and half year ended September 30, 2025 (“**Financial Results**”).

In this regard, we enclose herewith the following:

- (a) Financial Results along with the Limited Review Reports, thereon, dated November 06, 2025, issued by the statutory auditors of the Company, which were also placed before the Board at the aforesaid meeting.

Further, information/disclosure required under Regulation 52(4) of SEBI LODR Regulations forms part of the said Financial Results.

- (b) A statement indicating the utilization 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.

- (c) Certificate of security cover pursuant to Regulation 54 of SEBI LODR Regulations, read with applicable SEBI circulars.

The aforesaid documents are also being uploaded on the website of the Company i.e. <https://embassyindia.com/sylvanus/>. The said Financial 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 your record.

Thanking you,

for Sylvanus Properties Limited

Akriti Gupta
Company Secretary

Encl: as above

Independent Auditor's Review Report on Unaudited Quarterly and Year to Date 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 reviewed the accompanying statement of unaudited financial results ('the Statement') of Sylvanus Properties Limited ('the Company') for the quarter ended 30 September 2025 and year to date result for the period 01 April 2025 to 30 September 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. The 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 Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), 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. Our responsibility is to express a conclusion on the Statement 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an Audit. 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 recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure

Guardian In financial matters
Accountable to commitment
Robust solutions
Uniformity In deliverables
Disciplined in all we do

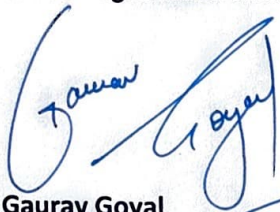


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Independent Auditor's Review Report on Unaudited Quarterly Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (cont'd)

Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For G A R U D & Associates
(Formerly Known As Raj Girikshit & Associates)
Chartered Accountants
Firm's Registration No.: 022280N**



**Gaurav Goyal
Partner**

**Membership No: 518698
UDIN: 25518698BM1PDL4206
Place: New Delhi
Date: 06 November 2025**



Sylvanus Properties Limited
Statement of Unaudited financial results
For the quarter and half year ended 30 September 2025

(₹ In Millions)

Particulars	3 months ended 30 September 2025	Preceding 3 months ended 30 June 2025	Corresponding 3 months ended 30 September 2024	Year to date figures for current period ended 30 September 2025	Year to date figures for previous period ended 30 September 2024	Previous year ended 31 March 2025
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1 Income						
a) Revenue from operations	28.59	157.34	11.24	185.93	179.24	123.20
b) Other income	11.01	16.51	0.10	27.52	0.20	23.60
Total income	39.60	173.85	11.34	213.45	179.44	146.80
2 Expenses						
a) Cost of land and constructed properties	34.31	172.85	20.44	207.16	178.39	232.20
b) Employee benefits expense	32.95	37.99	21.57	70.94	60.24	140.70
c) Finance costs	98.92	92.15	-	191.07	0.00	70.50
d) Depreciation and amortisation expense	0.22	0.22	0.27	0.44	0.53	1.00
e) Other expenses	11.39	8.03	6.01	19.42	17.10	92.90
Total expenses	177.79	311.24	48.29	489.03	256.26	537.30
3 Profit/(loss) before tax & exceptional items (1-2)	(138.19)	(137.39)	(36.95)	(275.58)	(76.82)	(390.50)
4 Exceptional items	-	-	-	-	-	1,320.00
5 Profit/(loss) before tax & after exceptional items (3-4)	(138.19)	(137.39)	(36.95)	(275.58)	(76.82)	(1,710.50)
6 Tax expense						
a) Current tax expense/(reversal) -earlier years	-	-	-	-	-	1.70
b) Deferred tax charge/(credit)	(0.06)	(0.24)	1.18	(0.30)	1.28	45.50
7 Net Profit/(loss) after tax for the period/year (5-6)	(138.13)	(137.15)	(38.13)	(275.28)	(78.10)	(1,757.70)
8 Other comprehensive income						
(i) Items that will not be reclassified to profit or loss	-	-	-	-	-	2.30
(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)	(138.13)	(137.15)	(38.13)	(275.28)	(78.10)	(1,755.40)
10 Earnings per equity share (Face value of ₹ 10 per equity share)						
(a) Basic (in ₹)	(13.81)	(13.71)	(3.81)	(27.53)	(7.81)	(175.77)
(b) Diluted (in ₹)	(13.81)	(13.71)	(3.81)	(27.53)	(7.81)	(175.77)

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)	100.00	100.00	100.00	100.00	100.00	100.00
Net worth	(8,670.07)	(8,542.54)	(6,733.90)	(8,670.07)	(6,733.90)	(8,404.70)
Debenture redemption reserve	-	-	-	-	-	-
Outstanding redemption preference share	-	-	-	-	-	-
Paid up debt capital/ Outstanding debt	11,344.43	11,010.74	10,010.47	11,344.43	10,010.47	10,950.80
Ratios :-						
Debt equity ratio (In times)*	-	-	-	-	-	-
Debt service coverage ratio (DSCR) (In times)**	-	-	-	-	-	-
Interest service coverage ratio (ISCR) (In times)	(0.64)	(0.82)	-	(0.72)	-	(46.36)
Current ratio (In times)	0.34	0.33	0.43	0.34	0.43	0.36
Total debts to total assets (In times)	3.17	3.26	1.94	3.17	1.94	3.06
Long term debt to working capital (In times)#	-	-	-	-	-	-
Bad debt to account receivable ratio (In %)	-	-	-	-	-	-
Current liability ratio (In times)	0.85	0.86	1.00	0.85	1.00	0.84
Debtor turnover ratio (In times)\$	0.57	3.25	0.12	3.71	1.91	1.34
Inventory turnover ratio (In times)	0.01	0.08	0.00	0.09	0.04	0.07
Operating margin (In %)	(14.47)	(8.92)	(81.16)	(9.95)	0.48	(74.33)
Net profit margin (In %)	(348.93)	(78.88)	(336.22)	(128.97)	(43.52)	(1,197.55)

* 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 half year ended 30 September 2025 have reviewed by statutory auditors of the Company and approved by the Board of Directors ('the Board') at its meeting held on 06 November 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 30 September 2025 (Unaudited)		(₹ In Millions)	
Particulars	As at	As at	
	30 September 2025 (Unaudited)	31 March 2025 (Audited)	
ASSETS			
Non-current assets			
Property, plant and equipment	2.02	1.30	
Financial assets			
Other financial assets	0.07	7.80	
Deferred tax assets (net)	6.86	6.60	
Non-current tax assets (net)	3.19	3.00	
Other non-current assets	0.20	0.20	
Total of non-current assets	12.34	18.90	
Current assets			
Inventories	2,447.38	2,234.80	
Financial assets			
Investments	354.85	57.00	
Trade receivables	88.22	12.00	
Cash and cash equivalents	26.86	72.10	
Other bank balances	16.67	4.70	
Loans	587.22	1,084.60	
Other financial assets	2.22	12.40	
Other current assets	70.04	110.80	
Total of current assets	3,593.46	3,588.40	
Total of Assets		3,605.80	3,607.30
EQUITY AND LIABILITIES			
Equity			
Equity share capital	100.00	100.00	
Other equity	(8,770.07)	(8,504.70)	
Total of equity	(8,670.07)	(8,404.70)	
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	1,759.85	1,921.10	
Other financial liabilities	-	7.80	
Provisions	25.66	24.40	
Total of non-current liabilities	1,785.51	1,953.30	
Current liabilities			
Financial liabilities			
Borrowings	9,584.58	9,029.70	
Trade payables			
Total outstanding dues of micro enterprises and small enterprises	48.07	4.30	
Total outstanding dues of creditors other than micro enterprises and small enterprises	138.98	229.90	
Other financial liabilities	23.21	22.70	
Other current liabilities	644.39	721.00	
Provisions	51.13	51.10	
Total of current liabilities	10,490.36	10,058.70	
Total of Equity and Liabilities		3,605.80	3,607.30



iii Cash flow statement for the period ended 30 September 2025 (Unaudited)		₹ In Millions	
		As at 30 September 2025 (Unaudited)	As at 30 September 2024 (Unaudited)
A Cash flow from operating activities:			
Profit/(Loss) before tax		(275.58)	(76.82)
Adjustments for:			
Interest expense on taxation		-	0.00
Interest income on fixed deposits		(1.58)	(0.19)
Profit on sale of investments in mutual funds (net)		(5.41)	-
Balance written back		(1.28)	(0.01)
Interest expense on debentures		159.81	-
Interest income on inter company deposit		(15.99)	-
Financial guarantee expenses		2.34	-
Provision for gratuity and compensated absences		2.96	(4.00)
Income on fair valuation of financial assets		(3.22)	-
Processing charges for borrowings		28.92	-
Depreciation and amortisation expense		0.44	0.53
Operating profit/(loss) before working capital changes and other adjustments:		(108.59)	(80.49)
Working capital changes and other adjustments:			
Inventories		(212.56)	157.81
Trade receivables		(76.21)	156.27
Loans		(15.99)	(0.02)
Other assets		42.58	(11.12)
Trade Payables		(45.92)	(91.00)
Other financial liabilities		4.80	(2.65)
Other liabilities & provisions		(78.34)	(231.76)
Cash flow from / (used in) operating activities		(490.23)	(102.96)
Income tax (paid) / refund received, net		(0.16)	(0.36)
Net cash flow from / (used in) operating activities (A)		(490.39)	(103.32)
B Cash flow from investing activities:			
Purchase of property plant and equipment		(1.17)	(0.26)
Proceeds from sale of investments in mutual funds		1,010.67	-
Investment in mutual funds		(1,299.85)	-
Inter-corporate loans given		(175.60)	-
Inter-corporate loans received back		687.23	-
Movements in fixed deposits		(10.74)	-
Interest received on fixed deposit receipts		1.28	0.04
Interest received on inter company deposit		15.99	-
Net cash flow from / (used in) investing activities (B)		227.81	(0.22)
C Cash flow from financing activities:			
Proceeds from issue of non convertible debentures		500.00	-
Redemption of non convertible debentures		(520.00)	-
Proceeds from inter corporate deposit		520.01	3,289.53
Repayment of inter corporate deposit		(105.16)	(3,185.62)
Other Borrowing Costs		(17.70)	-
Interest paid on borrowings		(159.81)	-
Net cash flow from / (used in) financing activities (C)		217.34	103.91
D Net (decrease)/increase in cash and cash equivalents (A+B+C)		(45.24)	0.37
E Cash and cash equivalents at the beginning of the period		72.10	2.29
F Cash and cash equivalents at the end of the period (D+E)		26.86	2.66
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	The listed non-convertible debentures of the Company aggregating ₹2,320.00 Millions as at 30 September 2025 are secured by way of first ranking charge on the Company and first ranking exclusive charge on fellow subsidiary companies thereof asset cover exceeds 100% of the principal amount of the said debentures.		
vi	The company has redeemed its existing outstanding NCDs bearing ISIN INE826M07038 aggregating to ₹160.00 Millions on 01 August 2025 and ₹160.00 Millions on 10 September 2025.		
vii	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.		
viii	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 : New Delhi Date : 06 November 2025	 <p>FOR AND ON BEHALF OF BOARD OF DIRECTORS</p> <p><i>Rikesh Kirtikumar Lakhani</i> Rikesh Kirtikumar Lakhani Whole-time director</p>	



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	200.00	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
3	Sylvanus Properties Limited	INE826M07046	Private Placement	Secured Rated Redeemable Listed Non-Convertible Debentures (NCDs)	July 04, 2025	50.00	33.75	No	NA	None

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

(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 3. July 04, 2025
Amount raised	300.00
Report filed for quarter ended	September 30, 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	173.00	None	173.00	NA	NA
Expense for Project	None	127.00	None	110.75	NA	NA
Total		300.00		283.75		
<p>Deviation could mean:</p> <p>a. Deviation in the objects or purposes for which the funds have been raised.</p> <p>b. Deviation in the amount of funds actually utilized as against what was originally disclosed.</p>						
<p>Name of signatory: Akriti Gupta Designation: Company Secretary Date: November 06, 2025</p>						

GARUD & Associates

CHARTERED ACCOUNTANTS

Independent Auditor's Report on Asset Cover as at 30 September 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 G A R U D & 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 30 September 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 quarter ended 30 September 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 30 September 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.

Guardian In financial matters
Accountable to commitment
Robust solutions
Uniformity In deliverables
Disciplined in all we do



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5. The Management is also responsible to ensure that Assets Cover Ratio as on 30 September 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 reviewed the Financial Results for the quarter ended 30 September 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 06 November 2025. Our review of these financial results for the quarter ended 30 September 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 30 September 2025 to the reviewed financial statement of the Company and unaudited books of account maintained by the Company as at 30 September 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 30 September 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 G A R U D & Associates
(Formerly Known As Raj Girikshit & Associates)
Chartered Accountants
Firm's Registration No. 022280N

Gaurav Goyal
Partner

Membership No: 518698
UDIN: 25578698BMRDN7414
Place: New Delhi
Date: 06 November 2025



Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column H I	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	Debt not backed by any assets offered as security (Clause 1.9 of SEBI DT master Circular dated may 16, 2024)	Elimination (amount in negative)	Total (C to HI)	Related to only those items covered by this certificate				
		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)			Debt amount considered more than once (due to exclusive plus pari passu charge)		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)	Total Value(=K+L+M+ N)
		Book Value	Book Value	Yes/No	Book Value	Book Value									
ASSETS															
Property, plant and equipment		-	-	-	-	-	2.02	-	-	2.0	-	-	-	-	-
Capital work in-progress		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible assets		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Right to use asset		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other non-current financial assets		-	-	-	-	-	0.07	-	-	0.07	-	-	-	-	-
Other non-current assets		-	-	-	-	-	0.20	-	-	0.20	-	-	-	-	-
Deferred tax assets (net)		-	-	-	-	-	6.86	-	-	6.86	-	-	-	-	-
Non-current tax assets (net)		-	-	-	-	-	3.19	-	-	3.19	-	-	-	-	-
Inventory	Inventory	2,447.38	-	-	2,447.38	-	-	-	-	2,447.38	2,901.60	-	4,180.40	-	7,082.00
Investments**		354.85	-	-	354.85	-	-	-	-	354.85	-	-	-	354.85	354.85
Trade receivables*	Receivables	88.22	-	-	88.22	-	-	-	-	88.22	-	-	-	88.22	88.22
Cash and cash equivalents		-	-	-	-	-	26.86	-	-	26.86	-	-	-	-	-
Other bank balances		-	-	-	-	-	16.67	-	-	16.67	-	-	-	-	-
Loans		-	-	-	-	-	587.22	-	-	587.22	-	-	-	-	-
Other financial assets		-	-	-	-	-	2.22	-	-	2.22	-	-	-	-	-
Other current assets		-	-	-	-	-	70.04	-	-	70.04	-	-	-	-	-
Others		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets		-	-	-	2,890.45	-	715.35	-	-	3,605.80	2,901.60	-	4,180.40	443.07	7,525.07
Liabilities															
Debt securities to which this certificate pertains		-	-	Yes	2,239.85	-	-	-	-	2,239.85	-	-	-	-	-
Other debt bearing pari-passu charge with above debt		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Debt		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subordinated debt#		-	-	-	-	-	-	9,104.58	-	9,104.58	-	-	-	-	-
Borrowings		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt securities		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade payables		-	-	-	-	-	187.05	-	-	187.05	-	-	-	-	-
Lease liabilities		-	-	-	-	-	76.79	-	-	76.79	-	-	-	-	-
Provisions		-	-	-	-	-	667.60	-	-	667.60	-	-	-	-	-
Others		-	-	-	-	-	931.44	-	9,104.58	12,275.87	-	-	-	-	-
Total Liabilities		-	-	-	2,239.85	-	931.44	-	9,104.58	12,275.87	-	-	-	-	-
Cover on Book value***		-	-	-	1.29	-	-	-	-	-	-	-	-	-	3.36
Cover on Market value		Exclusive Security Cover Ratio		Nil	Pari-Passu Security Cover Ratio		1.29								

* The market value having pari-passu charge is ₹ 4,180.40 millions on the basis of certified valuation done on 07 November 2024.

** The market value of inventory having exclusive charge is ₹ 2,901.60 where Vigor Developments Private Limited is ₹ 2,115.50 million which is on the basis of certified valuation done on 13 Nov 2024 and the market value of inventory of Sky Forest Projects Private Limited is ₹ 786.11 million which is on the basis of certified valuation done on 13 Nov 2024.

*** 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.

The shares of the company have been pledged by the Holding company for the debt facility.

Subordinated debt depicts group inter-company borrowings which are not backed by any security but are subordinated.

FOR AND ON BEHALF OF BOARD OF DIRECTORS

R. Rikesh Lakhani

Rikesh Kirukumar Lakhani
Whole-time director



Place : New Delhi
Date : 06 November 2025

Annexure 1:

To the statement as mentioned in the Asset Cover Certificate of Sylvanus Properties Limited dated 06th November 2025:

Assets	Area (In Acres)	Market Value (in Rs Millions) As per valuation dated 12 th November 2024	Book Value (in Rs Millions) As on 30 th September 2025	Nature
Land and receivables	3.75	2,115.50	1,019.10	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

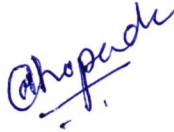


Annexure 2:

To the statement as mentioned in the Asset Cover Certificate of Sylvanus Properties Limited dated 06th November 2025:

Assets	Area (In Acres)	Market Value (in Rs Millions) As per valuation dated 12 th November 2024	Book Value (in Rs Millions) As on 30 th September 2025	Nature
Receivables	1.35	786.11	739.08	Secured by First ranking charge/mortgage/hypothecation on all that pieces or parcels of land/properties/immovable/movable properties/book debt.

For Sky Forest Projects Private Limited



Nilesch Suresh Chopade
Director

