To,
The General Manager,
BSE Limited,
Corporate Relationship Department,
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai 400001

Date: 03 November 2026

Subject: Confirmation under Regulation 54(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

ISIN: INE094I07049, INE094I07072, INE094I07080 and INE094I07098.

Ref: BSE Security Code and Security Name – Debt: 974771 and KPDLZC33
BSE Security Code and Security Name – Debt: 976030 and 0KPDL34
BSE Security Code and Security Name – Debt: 977231 and KPDL161025
BSE Security Code and Security Name – Debt: 977351 and 0KPDL35

Dear Sir/Madam,

Pursuant to Regulation 54(2) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, we confirm that –

1. The Senior, Secured, Listed, Rated, Redeemable Non-Convertible Debentures of the Company aggregating to Rs. 8,529/- Lakhs as on 30 September 2026 are secured by way of an exclusive charge on (i) right, title and interest possessed by the Company in the Earmarked Units identified (ii) the right, title and interest possessed by the Company in the Project Land admeasuring 13,069.38 square meters and/or the Project including but not limited to the development rights of the Company in respect of the said project land including all development potential whether by way of FAR / TDR or otherwise), along with the right of the Company on all present and future FSI arising from the Project Land together with all present and future buildings, erections and constructions of every description which are standing erected or attached, during the term of the Debentures (iii) hypothecation on all the receivables/ cash-flows arising from the Earmarked Units along with the right of the Company in the Project Land attributable to the Earmarked Units in the project. The total security cover is hundred percent of the principal amount of the said debentures.

2. Series 3 fully, secured, listed, rated, redeemable, non-convertible debentures of the company aggregating to Rs. 4,667/- Lakhs as on 30 September 2026, are secured by way of first ranking exclusive mortgage and charge on – (i) All the right, title and interest possessed by the Company in the Unsold Earmarked Units including the entire rights, title, interest of the Company in relation to Project Land situated at Wagholi, Pune attributable to such Unsold Earmarked Units and all movables assets in relation to the Unsold Earmarked Units including but not limited to all furniture, fittings and also all rights to use common areas and facilities and incidentals attached thereto together with 239 car parking spaces together with all easements and appurtenances whatsoever to the Unsold Earmarked Units in relation thereto and hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto together with all right, title, interest, benefit, claims and demands whatsoever of the Company in all the Investor Receivables / cash-flows arising from the Earmarked Units including but not limited to the Investor Receivables and all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to or in

respect of the said amounts as well as all the rights, title and interest of the Company in, to or in respect of any bank accounts/ Escrow Accounts where the aforementioned Investor Receivables are held (excluding the bank accounts which are required to be opened in terms of the RERA) and all insurance proceeds received by the Company in relation to the Earmarked Units and (ii) First ranking exclusive mortgage and charge in respect of all the right, title and interest possessed by the Company in the Project Land and/or Project (including the development potential as envisaged under the Deed of Conveyance or any other documents/agreements that may be executed between the Company and the Previous Landowner) including the rights to develop the Project (including the Residential Units and the Retail Units),along with the right of the Company to consume FSI the extent of 51,286 square meters on the Project Land as per the Deed of Conveyance or any other FSI or development potential that may become available to the Company to be utilized on the Project Land in terms of any agreements/documents that may be executed by the Company with the Previous Landowner, together with all the buildings, erections and constructions of every description which are standing erected or attached or shall at any time hereafter, during the term of the Debentures be erected and standing or attached to the Project Land and all cash-flows attributable thereto together with all the hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto AND all estates, rights, title, interest, property, claims and demands whatsoever of the Company in, to and upon the same whether presently in existence or acquired thereafter. It being clarified that Secured Property 2 shall not include the Reserved Area and the Retail Receivables / cash-flows arising from the Retail Units including but not limited to the Retail Receivables and all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to or in respect of the said amounts and (iii) First ranking exclusive charge by way of hypothecation in respect of all the Investor Receivables/ cash-flows arising from the Earmarked Units (both, Sold Earmarked Units and Unsold Earmarked Units) including but not limited to the Investor Receivables and all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to or in respect of the said amounts as well as all the rights title and interest of the Company in, to or in respect of any bank accounts where the aforementioned Investor Receivables are held (excluding the bank accounts which are required to be opened in terms of the RERA). All and singular, Company's tangible property (both present and future) in relation to the Earmarked Units (both, Sold Earmarked Units and Unsold Earmarked Units) including, without limitation, all actionable claims, inventory, insurance policies, all moveable plant and machinery (whether attached or otherwise), raw materials, all items of equipment, building materials and all other fixed assets other than land and buildings, both present and future, in respect of the Earmarked Units, whether installed or not, whether now belonging to or that may at any time during the continuance of the term of the Debentures belong to the Company and/or that may at present or hereafter be held by any party anywhere to the order or disposition of the Company and all replacements thereof and additions thereof whether by way of substitution, addition, replacement, conversion, realisation or otherwise howsoever together with all benefits, rights and incidentals attached thereto which are now or shall at any time hereafter be owned by the Company AND all estates, rights, title, interest, property, claims and demands whatsoever of the Company in, to and upon the same. The total security cover is hundred percent of the principal amount of the said debentures.

3. Series 4, Fully Secured, Listed, Rated, Redeemable, Non-Convertible Debentures of the company aggregating to Rs. 12,486/- Lakhs as on 30 September 2026, are secured by way of first ranking exclusive mortgage and charge on – (i) all the right, title and interest possessed by Company in the Unsold Earmarked Units and all movables assets in relation to the Earmarked Units including but not limited to all furniture, fittings and also all rights to use common areas and facilities and incidentals attached thereto together with 394 (three Hundred ninety and Four) car parking spaces together with all easements and appurtenances whatsoever to the Unsold Earmarked Units in relation thereto and hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto TOGETHER WITH all right, title, interest, benefit, claims and

demands whatsoever of Company in all the Investor Receivables / cash-flows arising from the Earmarked Units including but not limited to the Investor Receivables and all rights, title, interest, benefits, claims and demands whatsoever of Company in, to or in respect of the said amounts as well as all the rights, title and interest of Company in, to or in respect of any bank accounts/ KPDL Project Accounts where the aforementioned Investor Receivables are held (excluding the bank accounts which are required to be opened in terms of the RERA) and all insurance proceeds received by Company in relation to the Earmarked Units. (ii) all development rights of Company in respect of the Project and the Project Land in terms of the Development Agreements and the right to consume FSI to the extent of 145090.46 square meters for construction and development of the Project on the Project Land, together with all the right, title and interest of KPDL in the Residential Units together with 1026 (One Thousand and Twenty Six) car parking spaces (save and except the KPDL Excluded Inventory and the Sold Units and allocated car parks for such Sold Units) and all movables assets in relation to the KPDL Units (save and except the Sold Units and allocated car parks for such Sold Units) including but not limited to all furniture, fittings and also all rights to use common areas and facilities and incidentals attached thereto together with all cash-flows attributable to the KPDL Units together with all the hereditaments or premises or any part thereof whether presently in existence or in future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto (excluding any FSI or any development potential over and above the FSI of 145090.46 square meters). It being clarified that Secured Property 2 shall not include the (i) KPDL Excluded Inventory, together with all furniture, fittings and also all rights to use common areas and facilities and incidentals attached thereto together with 369 (Three Hundred and Sixty Nine) car parking spaces together with all easements and appurtenances whatsoever in the KPDL Excluded Inventory in relation thereto and hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto, and (ii) KPDL Excluded Inventory Receivables / cash-flows arising from the KPDL Excluded Inventory including but not limited to the KPDL Excluded Inventory Receivables and all rights, title, interest, benefits, claims and demands whatsoever of KPDL in, to or in respect of the said amounts. (iii)Hypothecation of all the Investor Receivables/ cash-flows arising from the Earmarked Units (both, Sold Earmarked Units and Unsold Earmarked Units) including but not limited to the Investor Receivables and all rights, title, interest, benefits, claims and demands whatsoever of KPDL in, to or in respect of the said amounts as well as all the rights title and interest of KPDL in, to or in respect of any bank accounts where the aforementioned Investor Receivables are held (excluding the bank accounts which are required to be opened in terms of the RERA). All and singular, KPDL's tangible property (both present and future) in relation to the Earmarked Units (both, Sold Earmarked Units and Unsold Earmarked Units) including, without limitation, all actionable claims, inventory, insurance policies, all moveable plant and machinery (whether attached or otherwise), raw materials, all items of equipment, building materials and all other fixed assets other than land and buildings, both present and future, in respect of the Earmarked Units, whether installed or not, whether now belonging to or that may at any time during the continuance of the term of the Debentures belong to KPDL and/or that may at present or hereafter be held by any party anywhere to the order or disposition of KPDL and all replacements thereof and additions thereof whether by way of substitution, addition, replacement, conversion, realisation or otherwise howsoever together with all benefits, rights and incidentals attached thereto which are now or shall at any time hereafter be owned by KPDL AND all estates, rights, title, interest, property, claims and demands whatsoever of KPDL in, to and upon the same. All the amounts/ cashflows deposited in the KPDL Redemption Account. The total security cover is hundred percent of the principal amount of the said debentures.

4. Series 4 Fully Secured, Listed, Rated, Redeemable, Non-Convertible Debentures of the Company aggregating to Rs. 9,431/- Lakhs as on 30 September 2026, are secured by way of first ranking exclusive mortgage and charge on – (i) all the right, title and interest possessed by Company in the Unsold Earmarked Units and all movables assets in relation to the Earmarked Units including but not limited to all furniture, fittings and also all rights to use common areas and facilities and incidentals

attached thereto together with 394 (three Hundred ninety and Four) car parking spaces together with all easements and appurtenances whatsoever to the Unsold Earmarked Units in relation thereto and hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto TOGETHER WITH all right, title, interest, benefit, claims and demands whatsoever of Company in all the Investor Receivables / cash-flows arising from the Earmarked Units including but not limited to the Investor Receivables and all rights, title, interest, benefits, claims and demands whatsoever of Company in, to or in respect of the said amounts as well as all the rights, title and interest of Company in, to or in respect of any bank accounts/ KPDL Project Accounts where the aforementioned Investor Receivables are held (excluding the bank accounts which are required to be opened in terms of the RERA) and all insurance proceeds received by Company in relation to the Earmarked Units. (ii) all development rights of Company in respect of the Project and the Project Land in terms of the Development Agreements and the right to consume FSI to the extent of 145090.46 square meters for construction and development of the Project on the Project Land, together with all the right, title and interest of KPDL in the Residential Units together with 1026 (One Thousand and Twenty Six) car parking spaces (save and except the KPDL Excluded Inventory and the Sold Units and allocated car parks for such Sold Units) and all movables assets in relation to the KPDL Units (save and except the Sold Units and allocated car parks for such Sold Units) including but not limited to all furniture, fittings and also all rights to use common areas and facilities and incidentals attached thereto together with all cash-flows attributable to the KPDL Units together with all the hereditaments or premises or any part thereof whether presently in existence or in future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto (excluding any FSI or any development potential over and above the FSI of 145090.46 square meters). It being clarified that Secured Property 2 shall not include the (i) KPDL Excluded Inventory, together with all furniture, fittings and also all rights to use common areas and facilities and incidentals attached thereto together with 369 (Three Hundred and Sixty Nine) car parking spaces together with all easements and appurtenances whatsoever in the KPDL Excluded Inventory in relation thereto and hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto, and (ii) KPDL Excluded Inventory Receivables / cash-flows arising from the KPDL Excluded Inventory including but not limited to the KPDL Excluded Inventory Receivables and all rights, title, interest, benefits, claims and demands whatsoever of KPDL in, to or in respect of the said amounts. (iii)Hypothecation of all the Investor Receivables/ cash-flows arising from the Earmarked Units (both, Sold Earmarked Units and Unsold Earmarked Units) including but not limited to the Investor Receivables and all rights, title, interest, benefits, claims and demands whatsoever of KPDL in, to or in respect of the said amounts as well as all the rights title and interest of KPDL in, to or in respect of any bank accounts where the aforementioned Investor Receivables are held (excluding the bank accounts which are required to be opened in terms of the RERA). All and singular, KPDL's tangible property (both present and future) in relation to the Earmarked Units (both, Sold Earmarked Units and Unsold Earmarked Units) including, without limitation, all actionable claims, inventory, insurance policies, all moveable plant and machinery (whether attached or otherwise), raw materials, all items of equipment, building materials and all other fixed assets other than land and buildings, both present and future, in respect of the Earmarked Units, whether installed or not, whether now belonging to or that may at any time during the continuance of the term of the Debentures belong to KPDL and/or that may at present or hereafter be held by any party anywhere to the order or disposition of KPDL and all replacements thereof and additions thereof whether by way of substitution, addition, replacement, conversion, realisation or otherwise howsoever together with all benefits, rights and incidentals attached thereto which are now or shall at any time hereafter be owned by KPDL AND all estates, rights, title, interest, property, claims and demands whatsoever of KPDL in, to and upon the same. All the amounts/ cashflows deposited in the KPDL Redemption Account. The total security cover is hundred percent of the principal amount of the said debentures.

We enclose herewith Security Cover Certificate as per the SEBI Circulars as amended from time to time.

We request you to take the above information on record and the same be treated as compliance under the applicable provision(s) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is for your information and record.

For Kolte-Patil Developers Limited,

Vinod Eknath Patil

Digitally signed by Vinod Eknath Patil
Date: 2026.11.03 21:30:37 +05'30'

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

S R B C & CO LLP
Chartered Accountants

Ground floor, Tower C Unit 1,
Panchshil Tech Park One, Loop Road,
Near Don Bosco School, Yerwada
Pune - 411 006, India

Tel: +91 20 6603 6000

Independent Auditor's Report on Security Cover, Compliance with all Covenants and book value of assets as at September 30, 2026 pursuant to Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI Circular dated July 06, 2023 for submission to Catalyst Trusteeship Limited (the 'Debenture Trustee')

To
The Board of Directors
Kolte-Patil Developers Limited
8th Floor, City Bay
CTS No. 14 (P),
17 Boat Club Road,
Pune – 411001

1. This Report is issued in accordance with the terms of the service scope letter dated July 10, 2026 and master engagement agreement dated July 10, 2026, with Kolte-Patil Developers Limited (hereinafter the "Company").

2. We S R B C & CO LLP, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the accompanying Statement (covering Annexure 1 and Annexure 1A) on book values of assets provided as security for Zero Coupon, Secured, Non-Convertible, Redeemable, Taxable Debentures of face value of Rs 41,301 each aggregating to Rs 8,529 lakhs (hereinafter the 'Debentures') as at September 30, 2026 which has been prepared by the Company from the Board approved unaudited standalone financial results, underlying books of account and other relevant records and documents maintained by the Company as at and for period ended September 30, 2026 pursuant to the requirements of Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (the ' SEBI Regulations') and SEBI Circular dated July 06, 2023 on Revised format of Security Cover Certificate, monitoring and revision in timelines (the SEBI Circular') (hereinafter referred to as the 'Statement') , and has been initialed by us for identification purpose only.

   This Report is required by the Company for the purpose of submission with Catalyst Trusteeship Limited (hereinafter the "Debenture Trustee") of the Company to ensure compliance with the SEBI Regulations and SEBI Circular in respect of its Debentures. The Company has entered into an agreement with the Debenture Trustee vide agreement dated November 11, 2022 in respect of such Debentures (the "Debenture Trust Deed").

Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation, and maintenance of internal control 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 of the Company is responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and SEBI Circular including maintenance of security cover as per the terms of Debenture Trust Deed sufficient to discharge the principal amount thereon at all times for the Debentures issued. The management is also responsible for providing all relevant information to the Debenture Trustee as required under the Debenture Trust Deed.

Auditor's Responsibility

5. It is our responsibility to provide a limited assurance and conclude as to whether the:

   (a) Company has maintained minimum security cover as per the terms of the Debenture Trust deed;
   (b) The Company is in compliance with all the covenants as mentioned in the Debenture Trust Deed; and
   (c) Book values of assets having exclusive charge on the Debentures as included in the Statement prepared by management are in agreement with the books of account underlying the unaudited standalone financial results of the Company as at September 30, 2026.

6. We have performed a limited review of the unaudited standalone financial results of the Company for the quarter ended September 30, 2026 prepared by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and have issued an unmodified conclusion dated November 03, 2026 thereon. Our review of these financial results 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").

7. 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.

8. 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.

9. 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 statements 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 statements, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such opinion.

10. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance. 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, our procedures included the following in relation to the Statement:

    a) Obtained and read the Debenture Trust Deed and noted that as per such Debenture Trust Deed, the Company shall maintain at all times the minimum security cover, as indicated in annexed statement.

    b) Obtained the unaudited standalone financial results of the Company for the period ended September 30, 2026.

    c) Traced and agreed the principal amount of the Debentures as at September 30, 2026 as per the Statement to the books of account underlying the unaudited standalone financial results of the Company for the period ended September 30, 2026.

    d) Traced the book value of assets having exclusive charge against the Debentures as per the Statement from the books of accounts and records underlying the unaudited standalone financial results of the Company as at September 30, 2026.

    e) Obtained the list of security created in the register of charges maintained by the Company and 'Form CHG-9' filed with Ministry of Corporate Affairs ('MCA'). Traced the value of charge created against Assets to the book values of assets in the attached Statement.

f) Traced the fair market value of security as at March 31, 2026 considered for the purpose of computation of security cover with the valuation report of the project obtained by the Management from iVAS Partners dated May 13, 2026. We have relied on the aforesaid valuation report as provided to us by the Management and have not performed any further procedures in this regard.

g) Obtained a confirmation from the debenture trustee that the security cover as above is required to be computed based on the fair market value of the entire project which has been given as security by the Company for the Debentures under the Debenture trust Deed.

h) Inquired with the management and determined that book value of assets having exclusive/ pari passu charge against other secured debt as per the Statement are not included in the calculation of Security Cover in respect of the Debentures.

i) Examined and verified the arithmetical accuracy of the computation of the Security Cover in the accompanying Statement.

j) Based on the information and explanation provided by the management, there are no financial covenants which are required to be complied by the company under Debenture Trust Deed. With respect to covenants other than financial covenants, the management has represented and confirmed that the Company has complied with all such covenants including affirmative, informative, and negative covenants, as prescribed in the Debenture Trust Deed, as at September 30, 2026. We have relied on the same and not performed any independent procedure in this regard.

k) Performed necessary inquiries with the Management and obtained necessary representations.

Conclusion

11. Based on the procedures performed by us, as referred to in paragraph 10 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:

    a) Company has not maintained security cover as per the terms of the Debenture Trust Deed as at September 30, 2026;

    b) The Company is not in compliance with all the covenants as mentioned in the Debenture Trust Deed as at September 30, 2026; and

    c) Book values of assets having exclusive charge on the Debentures as included in the Statement are not in agreement with the books of account underlying the unaudited standalone financial results of the Company as at September 30, 2026.

S R B C & CO LLP

Chartered Accountants

Restriction on Use

12. This 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 Debenture Trustee and is not to be used or referred to for any other purpose or by 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 Report for events and circumstances occurring after the date of this report.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

Mustafa M Saleem
Digitally signed by Mustafa M Saleem
Date: 2026.11.03 21:01:48 +05'30'

per Mustafa Saleem
Partner
Membership Number: 136969
UDIN: 26136969JAYQHT2270
Place: Mumbai
Date: November 03, 2026

Annexure 1: Statement on book value of assets and security cover as at September 30, 2026 as per Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and SEBI Circular dated July 06, 2023 on Revised format of security cover certificate, monitoring and revision in timelines

24k Manor

(Rs. In Lakhs)

Column A	Column B	Column C [i]	Column D[ii]	Column E[iii]	Column F[iv]	Column G[v]	Column H[vi]	Column I [vii]	Column J	Column K	Column L	Column M	Column N	Column O
Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari-passu debt holder (includes for which this certificate is issued & other debt with Pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column "F")		Debt Amount considered more than once (due to exclusive pari-passu charge)		Market Value for assets charged on exclusive basis	Carrying/book value of exclusive charge 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 viii	Carrying/book value of pari-Passu charge where market value is not ascertainable or applicable (for eg. Bank balance, DSRA market value is not applicable)	Total restated value Total of (K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment		-	-		-	-	15,901		15,901	-				-
Capital Work-in-Progress		-	-		-	-	-		-	-				-
Right of Use Assets		-	-		-	-	2,939		2,939	-				-
Goodwill		-	-		-	-	-			-				-
Intangible Assets		-	-		-	-	19		19	-				-
Intangible Assets under Development		-	-		-	-	-			-				-
Investments		-	-		-	-	50,353		50,353	-				-
Loans		-	-		-	-	64,565		64,565	-			-	-
Inventories	Refer Note A of Annexure 1A	38,889*	2,71,484		-	-	2,05,760		5,16,133	15,048				15,048
Trade Receivables		-	-		-	-	4,576		4,576	-				-
Cash and Cash Equivalents	Refer Note A of Annexure 1A	1,758	964		-	-	10,098		12,820	-				-
Bank Balances other than Cash and Cash Equivalents		-	-		-	-	33,375		33,375	-				-
Others		-	-		-	-	78,336		78,336	-				-
Total		40,647	2,72,448		-	-	4,65,921		7,79,017	15,048		-	-	15,048
									-					
LIABILITIES														
Debt Securities to which this certificate pertains	NCD; Refer Note B of Annexure 1A	8,529	-		-		-		8,529	8,529				8,529
Other Debt sharing pari-passu charge with above debt (Bank Term Loan)		-	-		-		-			-				-
Other Debt		-	82,353		-		-		82,353	-				-
Subordinated debt		-	-		-					-				-
Borrowings		-	-		-		-			-				-
Bank (Unsecured WCDL)		-	-		-				-	-				-
Debt Securities (CP,Unsecured Debt and CBLO borrowings)		-	-		-		-		-	-				-
Trade payables		-	-		-		1,10,661		1,10,661	-				-
Lease Liabilities		-	-		-		3,727		3,727	-				-
Provisions		-	-		-		2,779		2,779	-				-
Others		-	-		-		4,49,988		4,49,988	-				-
Total		8,529	82,353		-	-	5,67,155		6,58,037	8,529		-	-	8,529
Cover on Book Value***		4.77	3.31		-					1.76				
Cover on Market Value	Refer Note B of Annexure 1A	1.76												
		Exclusive Security Cover Ratio	1.76		Pari-Passu Security Cover Ratio	0.00								
									-					

* This represents cost incurred by the Company on the "24K Manor" Project (both for units earmarked with NCD subscriber and remaining units of the Company) included in inventory as at September 30, 2026, since inventory cost in respect of earmarked is not idenfiable separately. The Company has also received customer advance against the above inventory of Rs. 44,233 lakhs as at September 30, 2026

*** The Exclusive security cover ratio on market value is calculated based on valuation report dated May 13, 2026 for valuation as at March 31,2026 of project 24K Manor' located at Pimple Nilakh, Pune, Maharashtra – 411027. The exclusive charge is created on the said project for listed NCDs. The Book value of the project on which exclusive charge is created is calculated on the basis of project wise breakup of book values provided by the company.

This Annexure is to be read in conjunction with Annexure 1A

Annuxure 1A to Security Cover Certificate

A. Book Value of assets included by the management in certificate prepared pursuant to SEBI Regulations and SEBI Circular ('Security Cover Certificate')

All amounts in Rs. Lakhs

Particulars	Debentures Exclusive Charge Book Values (Refer Note 1)
Inventories*	38,889
Cash and Cash Equivalents$	1,758
Total	40,647

* includes land cost for the underlying project 24K Manor

$ Cash & cash equivalents pertain to advance received from customer towards earmarked units as per Debenture Trust Deed after adjusting payouts to debenture holder, stamp duties & taxes till September 30, 2026

Note 1: Details of book values of assets exclusively secured against Debentures:

Project Name	Book Value as at September 30, 2026	
	Inventories	Cash and Cash Equivalents
24K Manor	38,889	1,758
	38,889	1,758

B. Computation of Security Cover Ratio as per the terms of the Debenture Trust Deed for secured redeemable listed non-convertible debenture securities as September 30, 2026

Particulars	Amounts (Rs. Lakhs)
Principle amount of debentures outstanding as at September 30, 2026 [A]	8,529
Value of assets as at March 31, 2026 [B]*	15,048
Security Cover Ratio [C = B/A]	1.76
Security Cover Ratio as per requirement of Trust Deed	1.00
Whether compliant?	Yes

* Value of assets as at March 31 ,2026 is based on valuation report of iVAS Partners dated May 13, 2026 for project 24K Manor located at Pimple Nilakh, Pune, Maharashtra – 411027.

For and on behalf of Kolte-Patil Developers Limited

Ravi Prakash Porwal

Digitally signed by Ravi Prakash Porwal
Date: 2026.11.03 20:50:32 +05'30'

Ravi Prakash Porwal
Chief Financial Officer
Place: Mumbai
Date: November 03, 2026

S R B C & CO LLP
Chartered Accountants

Ground floor, Tower C Unit 1,
Panchshil Tech Park One, Loop Road,
Near Don Bosco School, Yerwada
Pune - 411 006, India

Tel: +91 20 6603 6000

Independent Auditor's Report on Security Cover, Compliance with all Covenants and book value of assets as at September 30, 2026 pursuant to Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI Circular dated July 06, 2023 for submission to Catalyst Trusteeship Limited (the 'Debenture Trustee')

To
The Board of Directors
Kolte-Patil Developers Limited
8th Floor, City Bay
CTS No. 14 (P),
17 Boat Club Road,
Pune – 411001

1. This Report is issued in accordance with the terms of the service scope letter dated July 10, 2026 and master engagement agreement dated July 10, 2026, with Kolte-Patil Developers Limited (hereinafter the "Company").

2. We S R B C & CO LLP, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the accompanying Statement (covering Annexure 1 and Annexure 1A) on book values of assets provided as security for Zero Coupon, Secured, Non-Convertible, Redeemable, Taxable Debentures of face value of Rs 34,887 each aggregating to Rs 4,667 lakhs (hereinafter the 'Debentures') as at September 30, 2026 which has been prepared by the Company from the Board approved unaudited standalone financial results, underlying books of account and other relevant records and documents maintained by the Company as at and for period ended September 30, 2026 pursuant to the requirements of Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (the ' SEBI Regulations') and SEBI Circular dated July 06, 2023 on Revised format of Security Cover Certificate, monitoring and revision in timelines (the SEBI Circular') (hereinafter referred to as the 'Statement') , and has been initialed by us for identification purpose only.

   This Report is required by the Company for the purpose of submission with Catalyst Trusteeship Limited (hereinafter the "Debenture Trustee") of the Company to ensure compliance with the SEBI Regulations and SEBI Circular in respect of its Debentures. The Company has entered into an agreement with the Debenture Trustee vide agreement dated September 05, 2024 in respect of such Debentures (the "Debenture Trust Deed").

Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation, and maintenance of internal control 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 of the Company is responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and SEBI Circular including maintenance of security cover as per the terms of Debenture Trust Deed sufficient to discharge the principal amount thereon at all times for the Debentures issued. The management is also responsible for providing all relevant information to the Debenture Trustee as required under the Debenture Trust Deed.

Auditor's Responsibility

5. It is our responsibility to provide a limited assurance and conclude as to whether the:

   (a) Company has maintained minimum security cover as per the terms of the Debenture Trust deed;
   (b) The Company is in compliance with all the covenants as mentioned in the Debenture Trust Deed; and
   (c) Book values of assets having exclusive charge on the Debentures as included in the Statement prepared by management are in agreement with the books of account underlying the unaudited standalone financial results of the Company as at September 30, 2026.

6. We have performed a limited review of the unaudited standalone financial results of the Company for the quarter ended September 30, 2026 prepared by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and have issued an unmodified conclusion dated November 03, 2026 thereon. Our review of these financial results 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").

7. 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.

8. 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.

9. 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 statements 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 statements, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such opinion.

10. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance. 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, our procedures included the following in relation to the Statement:

    a) Obtained and read the Debenture Trust Deed and noted that as per such Debenture Trust Deed, the Company shall maintain at all times the minimum security cover, as indicated in annexed statement.

    b) Obtained the unaudited standalone financial results of the Company for the period ended September 30, 2026.

    c) Traced and agreed the principal amount of the Debentures as at September 30, 2026 as per the Statement to the books of account underlying the unaudited standalone financial results of the Company for the period ended September 30, 2026.

    d) Traced the book value of assets having exclusive charge against the Debentures as per the Statement from the books of accounts and records underlying the unaudited standalone financial results of the Company as at September 30, 2026.

    e) Obtained the list of security created in the register of charges maintained by the Company and 'Form CHG-9' filed with Ministry of Corporate Affairs ('MCA'). Traced the value of charge created against Assets to the book values of assets in the attached Statement.

f) Traced the fair market value of security as at March 31, 2026 considered for the purpose of computation of security cover with the valuation report of the project obtained by the Management from iVAS Partners dated May 13, 2026. We have relied on the aforesaid valuation report as provided to us by the Management and have not performed any further procedures in this regard.

g) Obtained a confirmation from the debenture trustee that the security cover as above is required to be computed based on the fair market value of the entire project which has been given as security by the Company for the Debentures under the Debenture trust Deed.

h) Inquired with the management and determined that book value of assets having exclusive/ pari passu charge against other secured debt as per the Statement are not included in the calculation of Security Cover in respect of the Debentures.

i) Examined and verified the arithmetical accuracy of the computation of the Security Cover in the accompanying Statement.

j) Based on the information and explanation provided by the management, there are no financial covenants which are required to be complied by the company under Debenture Trust Deed. With respect to covenants other than financial covenants, the management has represented and confirmed that the Company has complied with all such covenants including affirmative, informative, and negative covenants, as prescribed in the Debenture Trust Deed, as at September 30, 2026. We have relied on the same and not performed any independent procedure in this regard.

k) Performed necessary inquiries with the Management and obtained necessary representations.

Conclusion

11. Based on the procedures performed by us, as referred to in paragraph 10 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:

a) Company has not maintained security cover as per the terms of the Debenture Trust Deed as at September 30, 2026;

b) The Company is not in compliance with all the covenants as mentioned in the Debenture Trust Deed as at September 30, 2026; and

c) Book values of assets having exclusive charge on the Debentures as included in the Statement are not in agreement with the books of account underlying the unaudited standalone financial results of the Company as at September 30, 2026.

S R B C & CO LLP

Chartered Accountants

Restriction on Use

12. This 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 Debenture Trustee and is not to be used or referred to for any other purpose or by 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 Report for events and circumstances occurring after the date of this report.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

Mustafa M Saleem
Digitally signed by Mustafa M Saleem
Date: 2026.11.03 20:59:41 +05'30'

per Mustafa Saleem
Partner
Membership Number: 136969
UDIN: 26136969GOIWDT4935
Place: Mumbai
Date: November 03, 2026

Annexure 1: Statement on book value of assets and security cover as atSeptember 30, 2026 as per Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and SEBI Circular dated July 06, 2023 of security cover certificate, monitoring and revision in timelines

Springshire

(Rs. In Lakhs)

Column A	Column B	Column C [ii]	Column D [ii]	Column E [iii]	Column F [iv]	Column G [v]	Column H [vi]	Column I [vii]	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari-passu debt holder (includes for which this certificate is issued & other debt with Pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column "F")		Debt Amount considered more than once (due to exclusive pari-passu charge)		Market Value for assets charged on exclusive basis	Carrying/book value of exclusive charge 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 viii	Carrying/book value of pari-Passu charge where market value is not ascertainable or applicable (for eg. Bank balance, DSRA market value is not applicable)	Total restated value Total of (K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment		-	-		-	-	15,901		15,901	-				-
Capital Work-in-Progress		-	-		-	-	-		-	-				-
Right of Use Assets		-	-		-	-	2,939		2,939	-				-
Goodwill		-	-		-	-	-			-				-
Intangible Assets		-	-		-	-	19		19	-				-
Intangible Assets under Development		-	-		-	-	-			-				-
Investments		-	-		-	-	50,353		50,353	-				-
Loans		-	-		-	-	64,565		64,565	-			-	-
Inventories	Refer Note A of Annexure 1A	21,205*	2,89,168		-	-	2,05,760		5,16,133	8,700				8,700
Trade Receivables		-	-		-	-	4,576		4,576	-				-
Cash and Cash Equivalents	Refer Note A of Annexure 1A	576	2,146		-	-	10,098		12,820	-				-
Bank Balances other than Cash and Cash Equivalents		-	-		-	-	33,375		33,375	-				-
Others		-	-		-	-	78,336		78,336	-				-
Total		21,781	2,91,314		-	-	4,65,921		7,79,017	8,700		-	-	8,700
									-					
LIABILITIES														
Debt Securities to which this certificate pertains	NCD; Refer Note B of Annexure 1A	4,667	-		-		-		4,667	4,667				4,667
Other Debt sharing pari-passu charge with above debt (Bank Term Loan)		-	-		-		-			-				-
Other Debt		-	86,215		-		-		86,215	-				-
Subordinated debt		-	-		-					-				-
Borrowings		-	-		-		-			-				-
Bank (Unsecured WCDL)		-	-		-				-	-				-
Debt Securities (CP,Unsecured Debt and CBLO borrowings)		-	-		-		-		-	-				-
Others (Deposits)		-	-		-					-				-
Trade payables		-	-		-		1,10,661		1,10,661	-				-
Lease Liabilities		-	-		-		3,727		3,727	-				-
Provisions		-	-		-		2,779		2,779	-				-
Others		-	-		-		4,49,988		4,49,988	-				-
Total		4,667	86,215		-	-	5,67,155		6,58,037	4,667		-	-	4,667
Cover on Book Value***		4.67	3.38		-				-	1.86				
Cover on Market Value	Refer Note B of Annexure 1A	1.86												
		Exclusive Security Cover Ratio	1.86		Pari-Passu Security Cover Ratio	0.00								

* This represents cost incurred by the Company on the "Springshire- Wagholi Sanskruti" Project (both for units earmarked with NCD subscriber and remaining units of the Company included in inventory as at September 30 ,2026, since inventory cost in respect of earmarked is not idenfiable separately. The Company has also received customer advance against the above inventory of Rs. 15,529 lakhs as at September 30 ,2026

*** The Exclusive security cover ratio on market value is calculated based on valuation report dated May 13, 2026 for valuation as at March 31 ,2026 of project Springshire located at Wagholi, Pune, Maharashtra - 412207 . The exclusive charge is created on the said project for listed NCDs. The Book value of the project on which exclusive charge is created is calculated on the basis of project wise breakup of book values provided by the company.

This Annexure is to be read in conjunction with Annexure 1A

Annuxure 1A to Security Cover Certificate

A. Book Value of assets included by the management in certificate prepared pursuant to SEBI Regulations and SEBI Circular ('Security Cover Certificate')

All amounts in Rs. Lakhs

Particulars	Debentures Exclusive Charge Book Values (Refer Note 1)
Inventories	21,205
Cash and Cash Equivalents$	576
Total	21,781

$ Cash & cash equivalents pertain to advance received from customer towards earmarked units as per Debenture Trust Deed after adjusting payouts to debenture holder, stamp duties & taxes till September 30, 2026

Note 1: Details of book values of assets exclusively secured against Debentures:

Project Name	Book Value as at September 30, 2026	
	Inventories	Cash and Cash Equivalents
Springshire- Wagholi Sanskruti	21,205	576
	21,205	576

B. Computation of Security Cover Ratio as per the terms of the Debenture Trust Deed for secured redeemable listed non-convertible debenture securities as at September 30, 2026

Particulars	Amounts (Rs. Lakhs)
Principle amount of debentures outstanding as at September 30, 2026 [A]	4,667
Value of assets as at March 31, 2026 [B]*	8,700
Security Cover Ratio [C = B/A]	1.86
Security Cover Ratio as per requirement of Trust Deed	1.00
Whether compliant?	Yes

* Value of assets as at March 31 ,2026 is based on valuation report of iVAS Partners dated May 13, 2026 for project Springshire located at Wagholi, Pune, Maharashtra – 412207

For and on behalf of Kolte-Patil Developers Limited

Ravi Prakash Porwal
Digitally signed by Ravi Prakash Porwal
Date: 2026.11.03 20:49:02 +05'30'

Ravi Prakash Porwal
Chief Financial Officer
Place : Mumbai
Date: November 03, 2026

S R B C & CO LLP
Chartered Accountants

Ground floor, Tower C Unit 1,
Panchshil Tech Park One, Loop Road,
Near Don Bosco School, Yerwada
Pune - 411 006, India

Tel: +91 20 6603 6000

Independent Auditor's Report on Security Cover, Compliance with all Covenants and book value of assets as at September 30, 2026 pursuant to Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI Circular dated July 06, 2023 for submission to Catalyst Trusteeship Limited (the 'Debenture Trustee')

To
The Board of Directors
Kolte-Patil Developers Limited
8th Floor, City Bay
CTS No. 14 (P),
17 Boat Club Road,
Pune – 411001

1. This Report is issued in accordance with the terms of the service scope letter dated July 10, 2026 and master engagement agreement dated July 10, 2026, with Kolte-Patil Developers Limited (hereinafter the "Company").

2. We S R B C & CO LLP, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the accompanying Statement (covering Annexure 1 and Annexure 1A) on book values of assets provided as security for Zero Coupon, Secured, Non-Convertible, Redeemable, Taxable Debentures of face value of Rs 89,213 each aggregating to Rs 12,486 lakhs (hereinafter the 'Debentures') as at September 30, 2026 which has been prepared by the Company from the Board approved unaudited standalone financial results, underlying books of account and other relevant records and documents maintained by the Company as at and for period ended September 30, 2026 pursuant to the requirements of Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (the ' SEBI Regulations') and SEBI Circular dated July 06, 2023 on Revised format of Security Cover Certificate, monitoring and revision in timelines (the SEBI Circular') (hereinafter referred to as the 'Statement') , and has been initialed by us for identification purpose only.

   This Report is required by the Company for the purpose of submission with Catalyst Trusteeship Limited (hereinafter the "Debenture Trustee") of the Company to ensure compliance with the SEBI Regulations and SEBI Circular in respect of its Debentures. The Company has entered into an agreement with the Debenture Trustee vide agreement dated September 29, 2025 in respect of such Debentures (the "Debenture Trust Deed").

Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation, and maintenance of internal control 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 of the Company is responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and SEBI Circular including maintenance of security cover as per the terms of Debenture Trust Deed sufficient to discharge the principal amount thereon at all times for the Debentures issued. The management is also responsible for providing all relevant information to the Debenture Trustee as required under the Debenture Trust Deed.

Auditor's Responsibility

5. It is our responsibility to provide a limited assurance and conclude as to whether the:

   (a) Company has maintained minimum security cover as per the terms of the Debenture Trust deed;
   (b) The Company is in compliance with all the covenants as mentioned in the Debenture Trust Deed; and
   (c) Book values of assets having exclusive charge on the Debentures as included in the Statement prepared by management are in agreement with the books of account underlying the unaudited standalone financial results of the Company as at September 30, 2026.

6. We have performed a limited review of the unaudited standalone financial results of the Company for the quarter ended September 30, 2026 prepared by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and have issued an unmodified conclusion dated November 03, 2026 thereon. Our review of these financial results 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").

7. 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.

8. 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.

9. 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 statements 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 statements, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such opinion.

10. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance. 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, our procedures included the following in relation to the Statement:

    a) Obtained and read the Debenture Trust Deed and noted that as per such Debenture Trust Deed, the Company shall maintain at all times the minimum security cover, as indicated in annexed statement.

    b) Obtained the unaudited standalone financial results of the Company for the period ended September 30, 2026.

    c) Traced and agreed the principal amount of the Debentures as at September 30, 2026 as per the Statement to the books of account underlying the unaudited standalone financial results of the Company for the period ended September 30, 2026.

    d) Traced the book value of assets having exclusive charge against the Debentures as per the Statement from the books of accounts and records underlying the unaudited standalone financial results of the Company as at September 30, 2026.

    e) Obtained the list of security created in the register of charges maintained by the Company and 'Form CHG-9' filed with Ministry of Corporate Affairs ('MCA'). Traced the value of charge created against Assets to the book values of assets in the attached Statement.

f) Traced the fair market value of security as at September 30, 2026 considered for the purpose of computation of security cover with the valuation report of the project obtained by the Management from iVAS Partners dated October 15, 2026. We have relied on the aforesaid valuation report as provided to us by the Management and have not performed any further procedures in this regard.

g) Obtained a confirmation from the debenture trustee that the security cover as above is required to be computed based on the fair market value of the entire project which has been given as security by the Company for the Debentures under the Debenture trust Deed.

h) Inquired with the management and determined that book value of assets having exclusive/ pari passu charge against other secured debt as per the Statement are not included in the calculation of Security Cover in respect of the Debentures.

i) Examined and verified the arithmetical accuracy of the computation of the Security Cover in the accompanying Statement.

j) Based on the information and explanation provided by the management, there are no financial covenants which are required to be complied by the company under Debenture Trust Deed. With respect to covenants other than financial covenants, the management has represented and confirmed that the Company has complied with all such covenants including affirmative, informative, and negative covenants, as prescribed in the Debenture Trust Deed, as at September 30, 2026. We have relied on the same and not performed any independent procedure in this regard.

k) Performed necessary inquiries with the Management and obtained necessary representations.

Conclusion

11. Based on the procedures performed by us, as referred to in paragraph 10 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:

a) Company has not maintained security cover as per the terms of the Debenture Trust Deed as at September 30, 2026;

b) The Company is not in compliance with all the covenants as mentioned in the Debenture Trust Deed as at September 30, 2026; and

c) Book values of assets having exclusive charge on the Debentures as included in the Statement are not in agreement with the books of account underlying the unaudited standalone financial results of the Company as at September 30, 2026.

S R B C & CO LLP

Chartered Accountants

Restriction on Use

12. This 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 Debenture Trustee and is not to be used or referred to for any other purpose or by 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 Report for events and circumstances occurring after the date of this report.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

Mustafa M Saleem
Digitally signed by Mustafa M Saleem
Date: 2026.11.03 21:00:48 +05'30'

per Mustafa Saleem
Partner
Membership Number: 136969
UDIN: 26136969LGAJCS7667
Place: Mumbai
Date: November 03, 2026

Annexure 1: Statement on book value of assets and security cover as at September 30 ,2026 as per Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and SEBI Circular dated July 06, 2023 of security cover certificate, monitoring and revision in timelines

R5 Phase I & Phase II - Tranche I

(Rs. In Lakhs)

Column A	Column B	Column C [i]	Column D [ii]	Column E [iii]	Column F [iv]	Column G [v]	Column H [vi]	Column I [vii]	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relates	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari-passu debt holder (includes for which this certificate is issued & other debt with Pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column "F")		Debt Amount considered more than once (due to exclusive pari-passu charge)		Market Value for assets charged on exclusive basis	Carrying/book value of exclusive charge 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 viii	Carrying/book value of pari-Passu charge where market value is not ascertainable or applicable (for eg. Bank balance, DSRA market value is not applicable)	Total restated value Total of (K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment		-	-		-	-	15,901		15,901	-				-
Capital Work-in-Progress		-	-		-	-	-		-	-				-
Right of Use Assets		-	-		-	-	2,939		2,939	-				-
Goodwill		-	-		-	-	-			-				-
Intangible Assets		-	-		-	-	19		19	-				-
Intangible Assets under Development		-	-		-	-	-			-				-
Investments		-	-		-	-	50,353		50,353	-				-
Loans		-	-		-	-	64,565		64,565	-			-	-
Inventories	Refer Note A of Annexure 1A	10,879*	2,99,494		-	-	2,05,760		5,16,133	12,930				12,930
Trade Receivables		-	-		-	-	4,576		4,576	-				-
Cash and Cash Equivalents	Refer Note A of Annexure 1A	214	2,509		-	-	10,098		12,820	-				-
Bank Balances other than Cash and Cash Equivalents		-	-		-	-	33,375		33,375	-				-
Others		-	-		-	-	78,336		78,336	-				-
Total		11,093	3,02,003		-	-	4,65,921		7,79,017	12,930		-	-	12,930
									-					
LIABILITIES														
Debt Securities to which this certificate pertains	NCD; Refer Note B of Annexure 1A	12,486	-		-		-		12,486	12,486				12,486
Other Debt sharing pari-passu charge with above debt (Bank Term Loan)		-	-		-		-			-				-
Other Debt		-	78,396		-		-		78,396	-				-
Subordinated debt		-	-		-					-				-
Borrowings		-	-		-		-			-				-
Bank (Unsecured WCDL)		-	-		-				-	-				-
Debt Securities (CP,Unsecured Debt and CBLO borrowings)		-	-		-		-		-	-				-
Others (Deposits)		-	-		-					-				-
Trade payables		-	-		-		1,10,661		1,10,661	-				-
Lease Liabilities		-	-		-		3,727		3,727	-				-
Provisions		-	-		-		2,779		2,779	-				-
Others		-	-		-		4,49,988		4,49,988	-				-
Total		12,486	78,396		-	-	5,67,155		6,58,037	12,486		-	-	12,486
Cover on Book Value***		0.89	3.85		-				-	1.04				
Cover on Market Value	Refer Note B of Annexure 1A	1.04												
		Exclusive Security Cover Ratio	1.04		Pari-Passu Security Cover Ratio	0.00								

* This represents cost incurred by the Company on the "Life Republic R5" Project (both for units earmarked with NCD subscriber and remaining units of the Company included in inventory as at September 30 ,2026, since inventory cost in respect of earmarked is not idenfiable separately. The Company has also received customer advance against the above inventory of Rs. 21,935 lakhs as at September 30 ,2026

*** The Exclusive security cover ratio on market value is calculated based on valuation report dated October 15, 2026 for valuation as at September 30, 2026 of project Life Republic R5 located at Hinjewadi, Pune, Maharashtra – 411057 . The exclusive charge is created on the said project for listed NCDs. The Book value of the project on which exclusive charge is created is calculated on the basis of project wise breakup of book values provided by the company.

This Annexure is to be read in conjunction with Annexure 1A

Annuxure 1A to Security Cover Certificate

A. Book Value of assets included by the management in certificate prepared pursuant to SEBI Regulations and SEBI Circular ('Security Cover Certificate')

All amounts in Rs. Lakhs

Particulars	Debentures Exclusive Charge Book Values (Refer Note 1)
Inventories	10,879
Cash and Cash Equivalents$	214
Total	11,093

$ Cash & cash equivalents pertain to advance received from customer towards earmarked units as per Debenture Trust Deed after adjusting payouts to debenture holder, stamp duties & taxes till September 30, 2026

Note 1: Details of book values of assets exclusively secured against Debentures:

Project Name	Book Value as at September 30, 2026	
	Inventories	Cash and Cash Equivalents
Life Republic R5 Phase I & Phase II - Tranche I	10,879	214
	10,879	214

B. Computation of Security Cover Ratio as per the terms of the Debenture Trust Deed for secured redeemable listed non-convertible debenture securities as at September 30 ,2026

Particulars	Amounts (Rs. Lakhs)
Principle amount of debentures outstanding as at September 30, 2026 [A]	12,486
Value of assets as at September 30, 2026 [B]*	12,930
Security Cover Ratio [C = B/A]	1.04
Security Cover Ratio as per requirement of Trust Deed	1.00
Whether compliant?	Yes

* Value of assets as at September 30, 2026 is based on valuation report of iVAS Partners dated October 15, 2026 for project Life Republic R5 Phase I located at Hinjewadi, Pune, Maharashtra – 411057

For and on behalf of Kolte-Patil Developers Limited

Ravi Prakash Porwal

Digitally signed by Ravi Prakash Porwal
Date: 2026.11.03 20:16:53 +05'30'

Ravi Prakash Porwal
Chief Financial Officer
Place: Mumbai
Date: November 03, 2026

S R B C & CO LLP
Chartered Accountants

Ground floor, Tower C Unit 1,
Panchshil Tech Park One, Loop Road,
Near Don Bosco School, Yerwada
Pune - 411 006, India

Tel: +91 20 6603 6000

Independent Auditor's Report on Security Cover, Compliance with all Covenants and book value of assets as at September 30, 2026 pursuant to Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI Circular dated July 06, 2023 for submission to Catalyst Trusteeship Limited (the 'Debenture Trustee')

To
The Board of Directors
Kolte-Patil Developers Limited
8th Floor, City Bay
CTS No. 14 (P),
17 Boat Club Road,
Pune – 411001

1. This Report is issued in accordance with the terms of the service scope letter dated July 10, 2026 and master engagement agreement dated July 10, 2026, with Kolte-Patil Developers Limited (hereinafter the "Company").

2. We S R B C & CO LLP, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the accompanying Statement (covering Annexure 1 and Annexure 1A) on book values of assets provided as security for Zero Coupon, Secured, Non-Convertible, Redeemable, Taxable Debentures of face value of Rs 85,784 each aggregating to Rs 9,431 lakhs (hereinafter the 'Debentures') as at September 30, 2026 which has been prepared by the Company from the Board approved unaudited standalone financial results, underlying books of account and other relevant records and documents maintained by the Company as at and for period ended September 30, 2026 pursuant to the requirements of Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (the ' SEBI Regulations') and SEBI Circular dated July 06, 2023 on Revised format of Security Cover Certificate, monitoring and revision in timelines (the SEBI Circular') (hereinafter referred to as the 'Statement') , and has been initialed by us for identification purpose only.

   This Report is required by the Company for the purpose of submission with Catalyst Trusteeship Limited (hereinafter the "Debenture Trustee") of the Company to ensure compliance with the SEBI Regulations and SEBI Circular in respect of its Debentures. The Company has entered into an agreement with the Debenture Trustee vide agreement dated September 29, 2025 in respect of such Debentures (the "Debenture Trust Deed").

Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation, and maintenance of internal control 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 of the Company is responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and SEBI Circular including maintenance of security cover as per the terms of Debenture Trust Deed sufficient to discharge the principal amount thereon at all times for the Debentures issued. The management is also responsible for providing all relevant information to the Debenture Trustee as required under the Debenture Trust Deed.

Auditor's Responsibility

5. It is our responsibility to provide a limited assurance and conclude as to whether the:

   (a) Company has maintained minimum security cover as per the terms of the Debenture Trust deed;
   (b) The Company is in compliance with all the covenants as mentioned in the Debenture Trust Deed; and
   (c) Book values of assets having exclusive charge on the Debentures as included in the Statement prepared by management are in agreement with the books of account underlying the unaudited standalone financial results of the Company as at September 30, 2026.

6. We have performed a limited review of the unaudited standalone financial results of the Company for the quarter September 30, 2026 prepared by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and have issued an unmodified conclusion dated November 03,2026 thereon. Our review of these financial results 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").

7. 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.

8. 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.

9. 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 statements 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 statements, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such opinion.

10. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance. 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, our procedures included the following in relation to the Statement:

    a) Obtained and read the Debenture Trust Deed and noted that as per such Debenture Trust Deed, the Company shall maintain at all times the minimum security cover, as indicated in annexed statement.

    b) Obtained the unaudited standalone financial results of the Company for the period ended September 30, 2026.

    c) Traced and agreed the principal amount of the Debentures as at September 30, 2026 as per the Statement to the books of account underlying the unaudited standalone financial results of the Company for the period ended September 30, 2026.

    d) Traced the book value of assets having exclusive charge against the Debentures as per the Statement from the books of accounts and records underlying the unaudited standalone financial results of the Company as at September 30, 2026.

    e) Obtained the list of security created in the register of charges maintained by the Company and 'Form CHG-9' filed with Ministry of Corporate Affairs ('MCA'). Traced the value of charge created against Assets to the book values of assets in the attached Statement.

f) Traced the fair market value of security as at September 30, 2026 considered for the purpose of computation of security cover with the valuation report of the project obtained by the Management from iVAS Partners dated October 15, 2026. We have relied on the aforesaid valuation report as provided to us by the Management and have not performed any further procedures in this regard.

g) Obtained a confirmation from the debenture trustee that the security cover as above is required to be computed based on the fair market value of the entire project which has been given as security by the Company for the Debentures under the Debenture trust Deed.

h) Inquired with the management and determined that book value of assets having exclusive/ pari passu charge against other secured debt as per the Statement are not included in the calculation of Security Cover in respect of the Debentures.

i) Examined and verified the arithmetical accuracy of the computation of the Security Cover in the accompanying Statement.

j) Based on the information and explanation provided by the management, there are no financial covenants which are required to be complied by the company under Debenture Trust Deed. With respect to covenants other than financial covenants, the management has represented and confirmed that the Company has complied with all such covenants including affirmative, informative, and negative covenants, as prescribed in the Debenture Trust Deed, as at September 30, 2026. We have relied on the same and not performed any independent procedure in this regard.

k) Performed necessary inquiries with the Management and obtained necessary representations.

Conclusion

11. Based on the procedures performed by us, as referred to in paragraph 10 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:

a) Company has not maintained security cover as per the terms of the Debenture Trust Deed as at September 30, 2026;

b) The Company is not in compliance with all the covenants as mentioned in the Debenture Trust Deed as at September 30, 2026; and

c) Book values of assets having exclusive charge on the Debentures as included in the Statement are not in agreement with the books of account underlying the unaudited standalone financial results of the Company as at September 30, 2026.

S R B C & CO LLP

Chartered Accountants

Restriction on Use

12. This 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 Debenture Trustee and is not to be used or referred to for any other purpose or by 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 Report for events and circumstances occurring after the date of this report.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

Mustafa M Saleem

Digitally signed by Mustafa M Saleem
Date: 2026.11.03 21:03:16 +05'30'

per Mustafa Saleem
Partner
Membership Number: 136969
UDIN: 26136969WSXGCL2080
Place: Mumbai
Date: November 03, 2026

Annexure 1: Statement on book value of assets and security cover as at September 30, 2026 as per Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and SEBI Circular dated July 06, 2023 of security cover certificate, monitoring and revision in timelines

R5 Phase I & II - Tranche II

(Rs. In Lakhs)

Column A	Column B	Column C [i]	Column D [ii]	Column E [iii]	Column F [iv]	Column G [v]	Column H [vi]	Column I [vii]	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari-passu debt holder (includes for which this certificate is issued & other debt with Pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column "F")		Debt Amount considered more than once (due to exclusive pari-passu charge)		Market Value for assets charged on exclusive basis	Carrying/book value of exclusive charge 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 viii	Carrying/book value of pari-Passu charge where market value is not ascertainable or applicable (for eg. Bank balance, DSRA market value is not applicable)	Total restated value Total of (K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment		-	-		-	-	15,901		15,901	-				-
Capital Work-in-Progress		-	-		-	-	-		-	-				-
Right of Use Assets		-	-		-	-	2,939		2,939	-				-
Goodwill		-	-		-	-	-			-				-
Intangible Assets		-	-		-	-	19		19	-				-
Intangible Assets under Development		-	-		-	-	-			-				-
Investments		-	-		-	-	50,353		50,353	-				-
Loans		-	-		-	-	64,565		64,565	-			-	-
Inventories	Refer Note A of Annexure 1A	8,873*	3,01,500		-	-	2,05,760		5,16,133	10,340				10,340
Trade Receivables		-	-		-	-	4,576		4,576	-				-
Cash and Cash Equivalents	Refer Note A of Annexure 1A	175	2,547		-	-	10,098		12,820	-				-
Bank Balances other than Cash and Cash Equivalents		-	-		-	-	33,375		33,375	-				-
Others		-	-		-	-	78,336		78,336	-				-
Total		9,048	3,04,047		-	-	4,65,921		7,79,017	10,340		-	-	10,340
									-					
LIABILITIES														
Debt Securities to which this certificate pertains	NCD; Refer Note B of Annexure 1A	9,431	-		-		-		9,431	9,431				9,431
Other Debt sharing pari-passu charge with above debt (Bank Term Loan)		-	-		-		-			-				-
Other Debt		-	81,451		-		-		81,451	-				-
Subordinated debt		-	-		-					-				-
Borrowings		-	-		-		-			-				-
Bank (Unsecured WCDL)		-	-		-				-	-				-
Debt Securities (CP,Unsecured Debt and CBLO borrowings)		-	-		-		-		-	-				-
Others (Deposits)		-	-		-					-				-
Trade payables		-	-		-		1,10,661		1,10,661	-				-
Lease Liabilities		-	-		-		3,727		3,727	-				-
Provisions		-	-		-		2,779		2,779	-				-
Others		-	-		-		4,49,988		4,49,988	-				-
Total		9,431	81,451		-	-	5,67,155		6,58,037	9,431		-	-	9,431
Cover on Book Value***		0.96	3.73		-				-	1.10				
Cover on Market Value	Refer Note B of Annexure 1A	1.10												
		Exclusive Security Cover Ratio	1.10		Pari-Passu Security Cover Ratio	0.00								

* This represents cost incurred by the Company on the "Life Republic R5" Project (both for units earmarked with NCD subscriber and remaining units of the Company included in inventory as at September 30, 2026, since inventory cost in respect of earmarked is not idenfiable separately. The Company has also received customer advance against the above inventory of Rs. 4,715 lakhs as at September 30, 2026

*** The Exclusive security cover ratio on market value is calculated based on valuation report dated October 15, 2026 for valuation as at September 30, 2026 of project Life Republic R5 located at Hinjewadi, Pune, Maharashtra – 411057 . The exclusive charge is created on the said project for listed NCDs. The Book value of the project on which exclusive charge is created is calculated on the basis of project wise breakup of book values provided by the company.

This Annexure is to be read in conjunction with Annexure 1A

Annuxure 1A to Security Cover Certificate

A. Book Value of assets included by the management in certificate prepared pursuant to SEBI Regulations and SEBI Circular ('Security Cover Certificate')

All amounts in Rs. Lakhs

Particulars	Debentures Exclusive Charge Book Values (Refer Note 1)
Inventories	8,873
Cash and Cash Equivalents$	175
Total	9,048

$ Cash & cash equivalents pertain to advance received from customer towards earmarked units as per Debenture Trust Deed after adjusting payouts to debenture holder, stamp duties & taxes till September 30, 2026

Note 1: Details of book values of assets exclusively secured against Debentures:

	Book Value as at September 30, 2026	
Project Name	Inventories	Cash and Cash Equivalents
Life Republic R5 Phase I & II - Tranche II	8,873	175
	8,873	175

B. Computation of Security Cover Ratio as per the terms of the Debenture Trust Deed for secured redeemable listed non-convertible debenture securities as at September 30, 2026

Particulars	Amounts (Rs. Lakhs)
Principle amount of debentures outstanding as at September 30, 2026 [A]	9,431
Value of assets as at September 30, 2026 [B]*	10,340
Security Cover Ratio [C = B/A]	1.10
Security Cover Ratio as per requirement of Trust Deed	1.00
Whether compliant?	Yes

* Value of assets as at September 30, 2026 is based on valuation report of iVAS Partners dated October 15, 2026 for project Life Republic R5 Phase II located at Hinjewadi, Pune, Maharashtra – 411057

For and on behalf of Kolte-Patil Developers Limited

Ravi Prakash Porwal
Digitally signed by Ravi Prakash Porwal
Date: 2026.11.03 20:18:00 +05'30'

Ravi Prakash Porwal
Chief Financial Officer
Place: Mumbai
Date: November 03, 2026