INDEPENDENT AUDITORS' REPORT

TO THE PARTNERS OF M/S. PUNE BLR 99 DEVELOPERS LLP

Opinion

We have audited the accompanying Ind AS financial statements of **M/S. PUNE BLR 99 DEVELOPERS LLP ("the LLP")**, which comprise the Balance Sheet as at 31 March 2026 and the Statement of Profit and Loss, including the statement of Other Comprehensive Income for the year then ended 31st March 2026.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements (Ind AS Financials are applicable to the LLP as the LLP is subsidiary of an entity to which a Ind AS is applicable), give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the LLP as at March 31, 2026, the loss and total comprehensive income, changes in equity and for the year ended on that date.

Basis for Opinion

Management is responsible for the preparation of these Ind AS financial statements in accordance with the Indian Accounting Standards (Ind AS), specified under section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

VDSR & CO. LLP * CHARTERED ACCOUNTANTS * F.R.No. 001626S/S200085 CHENNAI BANGALORE SAGAR

Responsibilities of Management for the Financial Statements

The LLP's Management (designated partners) are responsible for the preparation of the Statement of Accounts in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the LLP and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement of Accounts, LLP's Management is responsible for assessing the LLP's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless LLP's Management either intend to liquidate the LLP or to cease operations, or has no realistic alternative but to do so.

Management is also responsible for overseeing the LLP's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.

We communicate with the LLP's Management regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Report on Other Requirements

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief, were necessary for the purposes of our audit;

(b) In our opinion, proper books of account as required by law have been kept by the entity so far as it appears from our examination of those books;

(c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account prepared applying Ind AS standards for the purpose of consolidation of its financials with its holding entity, and the books of account are maintained as per Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

(e) The LLP does not have any pending litigations which would impact its financial position;

(f) The LLP did not have any long-term contracts, including derivative contracts for which there were any material foreseeable losses;

(g) a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the entity to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the entity ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the entity from any person(s) or entity(ies), including

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foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the entity shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on such audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clauses (a) and (b) contain any material misstatement.

Restriction on Use

PUNE BLR Developers LLP shall prepare a separate set of financial statements in accordance with Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 for the year ended March 31, 2026, and thus, the financials accompanied (which are prepared in accordance with Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS")) with this report shall be used only for consolidation purpose of M/s. Puravankara Limited, Bangalore and shall not be used for any other purpose. The restriction applies to report and financial statements.

for V D S R & Co LLP
Chartered Accountants
FRN No.: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No 202626

VDSR & CO. LLP * F.R.No.001626S/S200085 CHENNAI BANGALORE SAGAR * CHARTERED ACCOUNTANTS

Place: Bengaluru
Date: 15-05-2026

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 26202626QYJKVV6285)

PUNE BLR 99 DEVELOPERS LLP

Financial Statements

Year ended 31 March 2026

Pune BLR 99 Developers LLP

LLPIN: ACA-4266

Balance Sheet as at 31 March 2026

(All amounts in ₹, unless otherwise stated)

	Note	31 March 2026	31 March 2025
Assets			
Current Assets			
Financial assets			
Other financial assets	3	10,000	10,000
Total		**10,000**	**10,000**
Contribution and Liabilities			
Partners' Funds			
(a) Contribution	4	10,000	10,000
(b) Partner's current account	5	(62,700)	(32,700)
		(52,700)	**(22,700)**
Non-Current Liabilities			
Current Liabilities			
Financial liabilities			
Trade payables	6		
(A) total outstanding dues of micro enterprises and small enterprises		-	-
(B) total outstanding dues of creditors other than micro enterprises and small enterprises		62,700	32,700
		62,700	**32,700**
Total		**10,000**	**10,000**

The notes referred to above form an integral part of the financial statements

This is the Balance Sheet referred to in our report of even date

For V D S R & Co LLP
Chartered Accountants
Firm Registration Number: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: 15-05-2026

VDSR & CO. LLP * CHARTERED ACCOUNTANTS * F.R.No.001626S/S200085 CHENNAI BANGALORE SAGAR

For and on behalf of Pune BLR 99 Developers LLP

Neeraj Gautam
Designated Partner
Representing Purva Star Properties Private Limited
DIN 07868503

Place: Bengaluru
Date: 15-05-2026

Ashish R Puravankara
Designated Partner
Representing Provident Housing Limited
DIN 00504524

Place: Bengaluru
Date: 15-05-2026

PUNE BLR 99 DEVELOPERS LLP BANGALORE 560042

Pune BLR 99 Developers LLP

LLPIN: ACA-4266

Statement of Profit and Loss for the year ended 31 March 2026

(All amounts in ₹, unless otherwise stated)

	Note	31 March 2026	31 March 2025
Income			
Revenue from operations			
Other operating revenues		-	-
Total		-	-
Expenses			
Other expenses	7	30,000	15,000
Total		**30,000**	**15,000**
Profit/(Loss) before tax		(30,000)	(15,000)
Tax expense			
Current tax		-	-
Deferred tax		-	-
Profit/(Loss) after tax		**(30,000)**	**(15,000)**
Appropriation of Profit after tax			
Profit/(Loss) transferred to Partners' account		(30,000)	(15,000)

The notes referred to above form an integral part of the financial statements

This is the Statement of Profit and Loss referred to in our report of even date

For V D S R & Co LLP
Chartered Accountants
Firm Registration Number: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: 15-05-2026

For and on behalf of Pune BLR 99 Developers LLP

Neeraj Gautam
Designated Partner
Representing Purva Star Properties Private Limited
DIN 07868503

Place: Bengaluru
Date: 15-05-2026

Ashish R Puravankara
Designated Partner
Representing Provident Housing Limited
DIN 00504524

Place: Bengaluru
Date: 15-05-2026

Pune BLR 99 Developers LLP

Notes to the Financial Statements for the year ended March 31, 2026

2 Background

The LLP was incorporated on March 31, 2023 as Pune BLR 99 Developers LLP to carry on the activities related to construction and property development. The LLP was reconstituted on December 31, 2024.

Significant accounting policies

a. Basis of preparation

In accordance with the notification issued by the Ministry of Corporate Affairs, the Limited Liability Partnership (LLP) has adopted Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III). The financial statements of the Company are prepared and presented in accordance with Ind AS.

The financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

b. Use of estimates

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting periods. Although these estimates are based upon the management's best knowledge of current events and actions, actual results could differ from those estimates. Significant estimates used by management in the preparation of these financial statements include the percentage completion for projects in progress, estimates of the economic useful lives of the fixed assets, provisions for bad and doubtful debts and accruals for employee benefits.

c. Revenue recognition

Revenue from projects

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the LLP expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The LLP presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

LLP considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the LLP considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer, if any.

Revenue from real estate development is recognised at the point in time, when the control of the asset is transferred to the customer.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the LLP as a single performance obligation, as they are highly interrelated/ interdependent.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

(ii) Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the LLP performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the LLP's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the LLP has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the LLP transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the LLP performs under the contract.

d. Properties held for development

Properties held for development represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost, where applicable and other costs incurred to get the properties ready for their intended use.

e. Property Plant and Equipment

PPE are stated at cost less accumulated depreciation/amortization and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred.

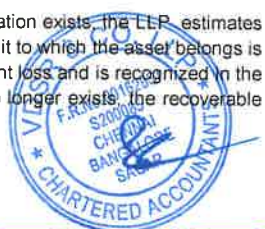
Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance.

Depreciation/amortization

Depreciation/amortization on fixed assets is provided in accordance with the stipulations in the Companies Act 2013, Schedule II. Assets individually costing less than ₹ 10,000 are fully depreciated in the period of purchase.

Impairment of assets

The LLP assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the LLP estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the Statement of Profit and Loss. If at the Balance Sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost.



f. Borrowing cost

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with Indian Accounting Standard 23 – "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

g. Advertisement and promotional expenses

Advertisement and promotional costs in respect of projects currently being developed and for general corporate purposes are expensed to the Statement of Profit and Loss as incurred.

h. Cash and cash equivalents

Cash and cash equivalents include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

i. Inventory

Inventory includes raw materials used for the construction activity of the LLP. Raw materials are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

Properties held for development

Properties held for development represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost, where applicable and other costs incurred to get the properties ready for their intended use.

Properties under development

Properties under development represents construction work in progress which are stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure and borrowing costs and other net costs incurred during the period of development.

j. Tax expense

Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted as at the Balance Sheet date.

Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.

Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.

k. Provisions and contingent liabilities

The LLP creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.



Pune BLR 99 Developers LLP

LLPIN: ACA-4266

Notes to the Financial Statements for the year ended March 31, 2026

(All amounts in ₹, unless otherwise stated)

	31 March 2026	31 March 2025
3 Other financial assets		
Current		
Receivable from partners	10,000	10,000
	10,000	10,000
4 Partners' Capital Account		
Provident Housing Limited		
Opening balance	9,000	68,260
Less: Modified as per reconstitution deed	-	59,260
	9,000	9,000
Anirudha Sholekar		
Opening balance	-	15,865
Less: Adjusted against reconstitution deed	-	15,865
	-	-
Ashok Kothari		
Opening balance	-	15,865
Less: Adjusted against reconstitution deed	-	15,865
	-	-
Parag Shah		
Opening balance	-	10
Less: Adjusted against reconstitution deed	-	10
	-	-
Purva Star Properties Private Limited		
Opening balance	1,000	-
Add: Capital contribution		1,000
	1,000	1,000
Total Contributions	10,000	10,000
5 Partners' Current Account		
Provident Housing Limited		
Opening balance	(31,200)	(12,082)
Add: Modified as per reconstitution deed	-	(5,618)
Add: Share of net loss for the year	(27,000)	(13,500)
	(58,200)	(31,200)
Anirudha Sholekar		
Opening balance	-	(2,808)
Add: Share of net loss for the year	-	-
Less: Adjusted against reconstitution deed	-	2,808
	-	-
Ashok Kothari		
Opening balance	-	(2,808)
Add: Share of net loss for the year	-	
Less: Adjusted against reconstitution deed	-	2,808
	-	-
Parag Shah		
Opening balance	-	(2)
Add: Share of net loss for the year	-	-
Less: Adjusted against reconstitution deed	-	2
	-	-
Purva Star Properties Private Limited		
Opening balance	(1,500)	-
Add: Share of net loss for the year	(3,000)	(1,500)
	(4,500)	(1,500)
Total	(62,700)	(32,700)

PUNE BLR 99 DEVELOPERS LLP BANGALORE 560042

VDSR & CO. LLP F.R.No.001626S/S400025 CHENNAI BANGALORE SAGAR CHARTERED ACCOUNTANTS

Pune BLR 99 Developers LLP

LLPIN: ACA-4266

Notes to the Financial Statements for the year ended March 31, 2026

(All amounts in ₹, unless otherwise stated)

	31 March 2026	31 March 2025
6 Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro and small enterprises	62,700	32,700
	62,700	32,700

As at 31 March 2026	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	30,000	15,000	17,700	-	62,700
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	**30,000**	**15,000**	**17,700**	**-**	**62,700**

As at 31 March 2025	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	15,000	17,700	-	-	32,700
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	**15,000**	**17,700**	**-**	**-**	**32,700**

	31 March 2026	31 March 2025
7 Other expenses		
Legal and professional expense*	30,000	15,000
	30,000	15,000
Payment to auditor (on accrual basis, excluding taxes)		
As auditor:		
Audit fee	30,000	15,000
	30,000	15,000

PUNE BLR 99 DEVELOPERS LLP BANGALORE 560042

VDSR & CO. LLP F.R.No.001626S/ CHENNAI BANGALORE SAGAR CHARTERED ACCOUNTANTS

Pune BLR 99 Developers LLP

LLPIN: ACA-4266

Notes to the Financial Statements for the year ended March 31, 2026

(All amounts in ₹, unless otherwise stated)

8 Related party transactions

(i) Partners

Provident Housing Limited (Represented by Mr. Rajat Rastogi)
Purva Star Properties Private Limited - Incoming partner 31.12.2024 (Represented by Mr. Rajat Rastogi)
Anirudha Sholekar - Retiring partner 31.12.2024
Ashok Kothari - Retiring partner 31.12.2024
Parag Shah - Retiring partner 31.12.2024

(ii) The transactions with related parties for the year are as follows

Nature of transaction	Partners		Other related parties	
	31 March 26	31 March 25	31 March 26	31 March 25
Partner's contribution during the year (Incoming partner)				
Purva Star Properties Private Limited	-	1,000	-	-
Partner's contribution reduced during the year				
Provident Housing Limited	-	59,260	-	-
Retiring partner's contribution reduced during the year				
Anirudha Sholekar	-	15,865	-	-
Ashok Kothari	-	15,865	-	-
Parag Shah	-	10	-	-

(iii) Balances with related parties at the year end are as follows

Nature of transaction	Partners		Other related parties	
	31 March 26	31 March 25	31 March 26	31 March 25
Partner's contribution to be received				
Purva Star Properties Private Limited	1,000	1,000	-	-
Provident Housing Limited	9,000	9,000	-	-

9 Supplementary statutory information

	31 March 2026	31 March 2025
i. Earnings in foreign currency (on receipt basis)	Nil	Nil
ii. Expenditure in foreign currency (on accrual basis)	Nil	Nil
iii. Value of imports at CIF basis	Nil	Nil
iv. Contingent liabilities	Nil	Nil
v. Capital commitment	Nil	Nil
vi. Donation to political party	Nil	Nil

10 Unhedged foreign currency exposure

Nil Nil

11 Standards notified but not yet effective

The new and amended standards that are notified by the Ministry of Corporate Affairs (MCA), but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company will adopt these amendments to the standards, when they become effective.

Amendments to Ind AS 1 - Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants
In accordance with Ind AS 1 currently applicable, breach of an immaterial covenant is ignored deciding in current vs. non-current classification of liabilities. Also, in case of breach of a material covenant of a non-current loan on or before the reporting date, the entity can obtain waiver from the lender after the reporting date and continue to classify the loan as non-current liability.

In accordance with changes to Ind AS 1 already notified by the MCA, the above relaxations to classify loan as non-current liability will not be available from FY 2026-27 onward and need to be applied retrospectively. Consequently:

- A breach of either material or immaterial covenant will trigger current classification of liability.
- To continue classifying loan as non-current liability, entities will need to obtain waiver from the breach on or before the reporting date.

The Company is currently assessing the impact the amendments will have on its financial statements.

For V D S R & Co LLP
Chartered Accountants
Firm Registration Number: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: 15-05-2026

VDSR & CO. LLP * F.R.No.001626S/S200085 CHENNAI BANGALORE SAGAR * CHARTERED ACCOUNTANTS

For and on behalf of Pune BLR 99 Developers LLP

Neeraj Gautam
Designated Partner
Representing Purva Star Properties Private Limited
DIN 07868503

Place: Bengaluru
Date: 15-05-2026

Ashish K Puravankara
Designated Partner
Representing Provident Housing Limited
DIN 00504524

Place: Bengaluru
Date: 15-05-2026

PUNE BLR 99 DEVELOPERS LLP BANGALORE 560042