VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

01.09.2026

To,
The General Manager – DCS
Listing Operations-Corporate Services Dept.
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400001

Scrip Code: 974848
ISIN: INE0PO508018

Dear Sir/ Madam,

Sub: Notice of 11th Annual General Meeting and Annual Report of the Company for the Financial Year 2025-26.

Ref: Regulation 50(2) and 53(2) of the SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015.

We wish to inform you that, pursuant to Regulation 50(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the 11th Annual General Meeting (AGM) of the Company is scheduled to be held on Wednesday, September 23, 2026 at 2:00 P.M. We are enclosing herewith the notice of the 11th AGM for the financial year 2025-26.

We write to further inform you that pursuant to the Regulation 53 (2) of SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015, please find enclosed herewith a copy of the Annual Report for the financial year ended March 31, 2026.

A copy of the Notice of 11th AGM and the Annual Report is also available on the website of the Company at https://www.puravankara.com/varishtha/

This is for your information and records.

Thank you,
Yours sincerely,

For Varishtha Property Developers Private Limited

PREETHA M K
Digitally signed by PREETHA M K
Date: 2026.09.01 16:23:53 +05'30'

Preetha M K
Company Secretary and
Compliance Officer

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

NOTICE OF THE 11th ANNUAL GENERAL MEETING

Notice is hereby given that the 11th Annual General Meeting of the Members **VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED** will be held on Wednesday, September 23, 2026, at 02:00 PM (IST) at 130/2 Ulsoor Road, Bangalore – 560042, Karnataka, India to transact the following business:

ORDINARY BUSINESS:

Item No. 1 – To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2026, together with the Reports of the Board of Directors and the Auditors thereon and in this regard, to consider, and if thought fit, to pass the following resolution as an Ordinary Resolution:

"RESOLVED THAT the Audited Financial Statement of the Company for the financial year ended March 31, 2026, and the reports of the Board of Directors and Auditors thereon, as circulated to the members, be and are hereby considered and adopted."

Item No. 2 – To appoint a director in place of Mr. Ashish Ravi Puravankara, Director (DIN: 00504524), who retires by rotation in terms of Section 152(6) of the Companies Act, 2013 and being eligible offers himself for re-appointment and in this regard, to consider, and if thought fit, to pass the following resolution as an Ordinary Resolution:

"RESOLVED THAT pursuant to the provisions of Section 152 and other applicable provisions of the Companies Act, 2013, Mr. Ashish Ravi Puravankara, Director (DIN: 00504524), who retires by rotation at this Meeting and, being eligible, has offered himself for re-appointment, be and is hereby re-appointed as a Director of the Company."

Item No. 3 – To consider and approve the Re-appointment of M/s. VDSR LLP, Chartered Accountants, bearing Firm Registration No. 001626S/S200085, a peer reviewed firm, as the Statutory Auditors of the Company and in this regard, to consider, and if thought fit, to pass the following resolution as an Ordinary Resolution:

"**RESOLVED THAT** pursuant to the provision of Sections 139, 142 and any other applicable provisions, if any, of the Companies Act, 2013 read with the Rule 3 of The Companies (Audit and Auditors) Rules, 2014 made thereunder (including any statutory modifications/ re-enactments/ amendments thereof, for the time being in force), and approval of Board of Directors, the consent of the members are be and hereby accorded for the are-appointment of M/s. VDSR LLP, Chartered Accountants, bearing Firm Registration No. 001626S/S200085, a Peer Reviewed Firm, as the Statutory Auditor of the Company to hold office for a term of five consecutive years from the conclusion of this Annual General Meeting ("AGM") until the conclusion of the Annual General Meeting to be held in the year 2029-2031, on such remuneration as may be mutually agreed upon between the Board of Directors and the Auditor;

RESOLVED FURTHER THAT the Board of Directors and the Company Secretary of the Company be and are hereby authorised to do all such acts, deeds, things as may be required to give effect to the resolution including filing of necessary forms with Registrar of Companies (ROC) and make any other filings required under the Companies Act, 2013, with the concerned Registrar of Companies and other statutory/governmental authorities as may be required within the time prescribed by law therefore and undertake other registration requirements (as may be required);

RESOLVED FURTHER THAT the Board of Directors and the Company Secretary of the Company be and are hereby severally authorized to issue a certified true copy of this resolution."

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

SPECIAL BUSINESS:

Item No. 4 – To appoint Mr. Mallanna Sasalu (DIN: 06532761) as Director of the Company and in this regard to consider and if thought fit, to pass, with or without modification(s), the following resolution as an Ordinary Resolution:

"RESOLVED THAT pursuant to the provisions of Section 152, 161 and other applicable provisions, if any, of the Companies Act, 2013 ('the Act') read with the Companies (Appointment and qualification of Directors), Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force), Mr. Mallanna Sasalu (DIN: 06532761), who was appointed as an Additional Director by the Board of Directors of the Company in its meeting held on February 17, 2026, pursuant to the provisions of Section 161(1) of the Act and who holds office up to the date of this Annual General Meeting and in respect of whom the Company has received a notice in writing from a member pursuant to Section 160 of the Act, proposing his candidature for the office of Director, and who is eligible for appointment as a Director, be and is hereby appointed as a Director of the Company, liable to retire by rotation in accordance with the provisions of the Act;

RESOLVED FURTHER THAT the Board of Directors and the Company Secretary of the Company be and hereby authorised to do all such acts, deeds, matters and things and to take all such steps and actions as may be necessary, proper, expedient or incidental to give effect to this resolution, including making the requisite filings with the Ministry of Corporate Affairs and other statutory authorities."

By Order of the Board of Directors
For Varishtha Property Developers Private Limited

Sd/-

Ashish Ravi Puravankara
Director
DIN: 00504524

Place: Bengaluru
Date: August 05, 2026

Notes:

1. A Member entitled to attend and vote at the Meeting is entitled to appoint a Proxy to attend and, on a poll, to vote instead of himself/herself and such Proxy need not be a Member of the Company.

2. Proxies, in order to be effective, must be received in the enclosed Proxy Form at the Registered Office of the Company not less than forty-eight hours before the time fixed for the Meeting.

3. Members/Proxies are requested to kindly take note that Attendance Slip, as sent herewith, is required to be produced at the venue duly filled-in and signed, for attending the meeting.

4. According to provisions of Section 105 of the Companies Act, 2013, ("Act") read with the applicable rules thereon, a person can act as a proxy on behalf of Shareholder not exceeding fifty and holding in the aggregate not more than ten percent of the total share capital of the Company carrying voting rights. Further, a Shareholder holding more than ten percent of the total share capital of the Company may appoint a single person as proxy and such person shall not act as proxy for any other person or shareholder.

5. A Corporate Member intending to send its authorised representatives to attend the Meeting in terms of Section 113 of the Companies Act, 2013 is requested to send to the Company a certified copy of the Board Resolution authorizing such representative to attend and vote on its behalf at the Meeting.

6. All documents referred to in the Notice are open for inspection at the Registered Office of the Company on all working days of the Company between 11:00 a.m. and 1:00 p.m. upto the date of the Annual General Meeting and at the venue of the Meeting for the duration of the Meeting.

7. Route-map to the venue of the Meeting is provided at the end of the Notice.

8. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 in respect of the special business to be transacted at the AGM as required under Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India ('Secretarial Standard') is not applicable since there is no special business to be transacted.

9. The Annual Report of the Company, circulated to the shareholder of the Company, is available on the Company's website - https://www.puravankara.com/varishtha. Shareholders and debenture holders are requested to visit the same for more information about the Company.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

EXPLANATORY STATEMENT

The explanatory statement Pursuant to Section 102 of the Companies Act, 2013 ("The Act"), given hereunder sets out all material facts relating to the business mentioned at Item Nos specified below:

Item No. 4:

The Board of Directors of the Company in its meeting held on February 17, 2026, appointed Mr. Mallanna Sasalu (DIN: 06532761) as an additional director of the Company, liable to retire by rotation. Pursuant to Section 161 of the Companies Act 2013 ("The Act"), Additional Director shall hold office up to the date of the next annual general meeting or the last date on which the annual general meeting should have been held, whichever is earlier. Accordingly, his appointment as Director of the Company is proposed for shareholders' approval at the ensuing Annual general meeting.

Mr. Mallanna Sasalu (DIN: 06532761) is not disqualified from being appointed as Director in terms of Section 164 of the Act. Further, the Company has received consent and other necessary disclosures from Mr. Mallanna Sasalu (DIN: 06532761), for his appointment as Director. He has also confirmed that he is not debarred from holding the office of a director by virtue of any order passed by any authority.

Mr. Mallanna Sasalu is the CEO – South of Puravankara Limited and is a seasoned real estate professional with over 32 years of extensive experience across engineering, architecture and real estate development in India and Canada. He holds a degree in Civil Engineering and is an alumnus of Harvard Business School, bringing a strong academic foundation and diverse professional expertise to his role. Mr. Mallanna has been instrumental in scaling Provident Housing Limited to new heights. His strategic leadership and operational expertise have positioned him as a pivotal figure in the growth and success of the organization. The Board considers that keeping in view vast expertise, relevant experience and knowledge, it is desirable and justifiable and in the interest of the Company to appoint Mr. Mallanna Sasalu (DIN: 06532761), as Director of the Company.

The relevant disclosures under Secretarial Standard-2 ("SS-2") issued by the Institute of Company Secretaries of India are set out in the Annexure-I to this Notice.

Except Mr. Mallanna Sasalu (DIN: 06532761), none of the directors / key managerial personnel or their relatives, are directly or indirectly concerned or interested, financial or otherwise, in the resolutions set out at item No. 4 of the accompanying Notice. The Board of Directors recommends the Ordinary Resolution set out in item No. 4 accompanying Notice for approval by the shareholder.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

ANNEXURE I

DETAILS OF DIRECTOR SEEKING APPOINTMENT/ RE-APPOINTMENT AT THE ANNUAL GENERAL MEETING AS REQUIRED UNDER CLAUSE 1.2.5 OF SECRETARIAL STANDARD-2 (SS-2)

Name of the Director	Ashish Ravi Puravankara	Mallanna Sasalu
DIN	00504524	06532761
Designation / Category of Director	Director	Additional Director
Date of Birth/Age	27/03/1979 & 46 years	10/06/1966 & 60 years
Qualification	Bachelor of Science Degree in Business from Virginia Polytechnic Institute and State University and Degree of Master of Business Administration from Williamette University in Salem, Oregon.	Bachelor's degree in Civil Engineering and has completed an executive education programme from Harvard Business School.
Brief Resume, Experience and Nature of Expertise in specific functional areas	Mr. Ashish Ravi Puravankara has 25 years of experience in the field. Leading the organization as Director since the year 2000, as Joint Managing Director in 2011, and in the current position as Managing Director since 2015. Value addition through strategic leadership, stakeholder relations, marketing innovation, operational integration, sustainability best practices.	Mr. Mallanna is a seasoned real-estate professional with over 32 years of extensive experience spanning engineering, architecture, and real estate development in both India and Canada. He holds a degree in Civil Engineering and is an alumnus of Harvard Business School, adding a strong academic foundation to his diverse professional expertise. Currently, Mr. Mallanna serves as the CEO – South of Puravankara Limited and has been instrumental in driving the growth and success of both Puravankara Limited and Provident Housing Limited (a material subsidiary of the listed entity) to new heights. His strategic leadership and operational expertise have positioned him as a pivotal figure in the growth and success of the organization.
Terms and conditions of Appointment/reappointment	As per the HR policies of the Company and the provisions of Companies Act, 2013	As per the HR policies of the Company and the provisions of Companies Act, 2013
Remuneration sought to be paid	Nil	Nil
Last drawn remuneration	Nil	Nil
Date of first appointment	20-11-2015	17-02-2026

Shareholding in the Company	Holding 1 share in the Company as registered owner and beneficial interest lies with Provident Housing Limited.	Nil
Relationship with other Directors/Managers/ Key Managerial Personnel of the Company	Not related to any Directors/Managers/ Key Managerial Personnel of the Company	Not related to any Directors/Managers/ Key Managerial Personnel of the Company
No. of Meetings attended during the year	9	1
List of Directorship held in other companies	1. Puravankara Limited 2. Provident Housing Limited 3. Dealwel Estates Pvt Ltd 4. Purva Good Earth Properties Private Limited 5. Starworth Infrastructure & Construction Limited 6. Varishtha Property Developers Private Limited 7. AAT Properties Private Limited 8. AARP Properties Private Limited 9. Purva Asset Management Private Limited 10. Handiman Services Limited 11. Propmart Technologies Limited 12. Purva Blue Home Ventures Private Limited 13. Purva Blue Dwelling Private Limited	1. Megalith Ventures Private Limited 2. PPL Khondapur Developers Private Limited 3. Centurions Housing & Constructions Private Limited 4. Purva Woodworks Private Limited 5. T-hills Private Limited 6. Purva Star Properties Private Limited 7. IBID Home Private Limited 8. Varishtha Property Developers Private Limited 9. Purva Property Services Private Limited
Membership / Chairmanship in Committees of other companies	**1. <u>Puravankara Limited:</u>** • Audit Committee (Member) • Stakeholders Relationship Committee (Member) • Corporate Social Responsibility Committee (Member) • Risk Management Committee (Chairperson) **2. <u>Provident Housing Limited –</u>** • Corporate Social Responsibility Committee (Chairperson) **3. <u>Starworth Infrastructure & Construction Limited:</u>** • Corporate Social Responsibility Committee (Member)	NIL
Listed entities from which he/she has resigned in the past three years	NIL	NIL

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

ATTENDANCE SLIP

I/We.....R/o..... hereby record my/our presence at the 11th Annual General Meeting of the Company on Wednesday, September 23, 2026, at 02:00 PM (IST) at 130/2, Ulsoor Road, Bangalore – 560042, Karnataka, India.

Folio No.:
No. of Shares:

Signature of shareholder(s)/proxy

Notes:

1. Please fill this attendance slip and hand it over at the entrance of the hall.
2. Please complete the Folio No., No. of Shares, name, sign this Attendance Slip and hand it over at the Attendance Verification Counter at the entrance of the meeting hall.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

FORM NO. MGT – 11
PROXY FORM
[Pursuant to section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

CIN	:	U45208TG2015PTC101839
Name of the Company	:	Varishtha Property Developers Private Limited
Registered Office	:	Puravankara Projects Limited, Survey No-08, Opp to Mahindra Satyam, Side line of Godrej Green Building Kondapura, Hyderabad– 500033

Name of the member(s)	:	
Registered address	:	
E- mail ID	:	
Folio No / Client ID	:	
DP ID	:	

I / We, being the Member(s) holding _____ shares of the above-named company, hereby appoint

1. Name :
Address :
E-mail ID :
Signature : or failing him

2. Name :
Address :
E-mail ID :
Signature : or failing him

as my/our Proxy to attend and vote (on a poll) for me/us and on my/our behalf at the Annual General Meeting held on Wednesday, September 23, 2026, at 02:00 PM (IST) at 130/2, Ulsoor Road, Bangalore - 560042 and at any adjournment thereof in respect of such resolutions as are indicated below:

Resolution number:

1. To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2026, together with the Reports of the Board of Directors and the Auditors thereon
2. To appoint a director in place of Mr. Ashish Ravi Puravankara, Director (DIN: 00504524), who retires by rotation in terms of Section 152(6) of the Companies Act, 2013 and being eligible offers himself for re-appointment
3. To consider and approve the Re-appointment of M/s. VDSR LLP, Chartered Accountants, bearing Firm Registration No. 001626S/S200085, a peer reviewed firm, as the Statutory Auditors of the Company.
4. To appoint Mr. Mallanna Sasalu (DIN: 06532761) as Director of the Company

Signed this on _____ day of ____, 2026.

Affix Revenue Stamp

Signature of shareholder(s): _____

Signature of Proxy holder(s): _____

Note: Proxy form to be effective, should be submitted at the Registered Office of the Company not less than 48 (forty-eight) hours before the commencement of aforesaid Annual General Meeting.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

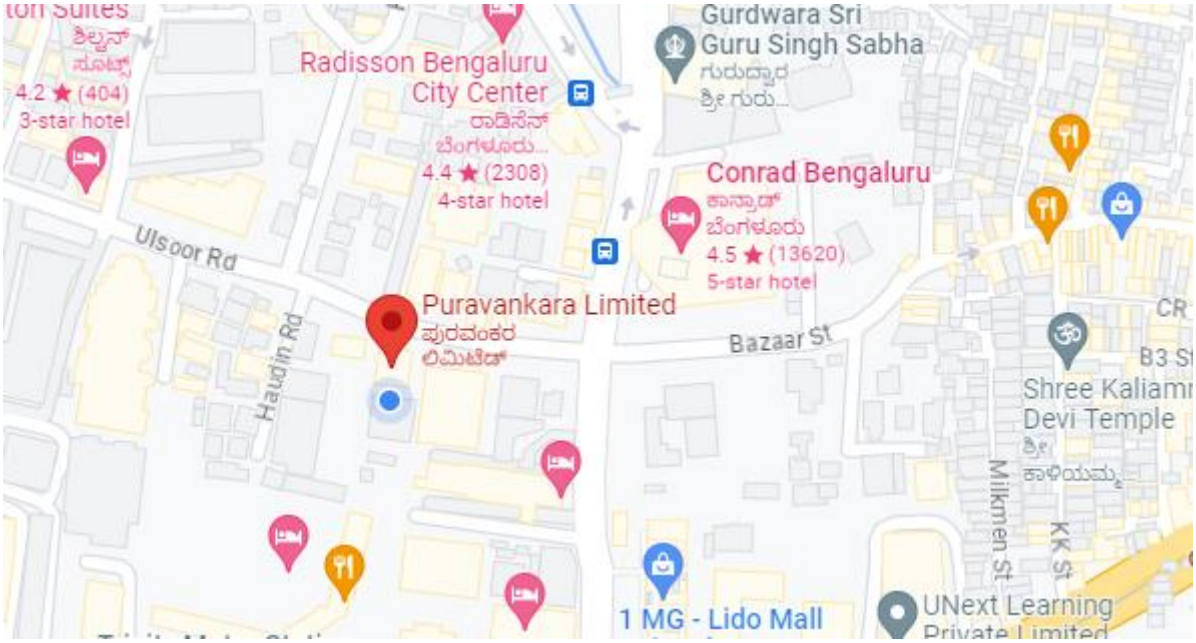
NOTES TO PROXY FORM

1. The Proxy, to be effective should be deposited at the registered office of the Company not less than forty-eight hours before the commencement of the meeting. Proxies may be accepted at a shorter period, being not less than twenty-four hours before the commencement of the meeting, if the articles so provide.
2. A Proxy need not be a member of the Company.
3. In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the vote of the other joint holders. Seniority shall be determined by the order in which the names stand in the register of members.
4. This form of proxy confers authority to demand or join in demanding a poll.
5. The submission by a member of this form of proxy will not preclude such member from attending in person and voting at the meeting. This is optional. Please put a tick mark (√) in the appropriate column against the resolutions indicated in the Box. If a member leaves the 'For' or 'Against' column blank against any or all the resolutions, the proxy will be entitled to vote in the manner he/she thinks appropriate. If a member wishes to abstain from voting on a particular resolution, he/she should write "Abstain" across the boxes against the resolution.
6. In case a member wishes his/her votes to be used differently, he/she should indicate the number of shares under the columns 'For' or 'Against' as appropriate.
7. An instrument of Proxy duly filled, stamped and signed, is valid only for the meeting to which it relates including any adjournment thereof. An instrument of Proxy is valid only if it is properly stamped. Unstamped or inadequately stamped Proxies or Proxies upon which the stamps have not been cancelled are invalid.
8. The Proxyholder should prove his identity at the time of attending the meeting. A proxy form which does not state the name of the Proxy should not be considered valid.
9. If an undated Proxy, which is otherwise complete in all respects, is lodged within the prescribed time limit, it should be considered valid.
10. If a company receives multiple Proxies for the same holdings of a member, the proxy which is dated last is considered valid; if they are not dated or bear the same date without specific mention of time, all such multiple Proxies should be treated as invalid.
11. If a Proxy had been appointed for the original meeting and such meeting is adjourned, any proxy given for the adjourned meeting revokes the proxy given for the original meeting.
12. A Proxy later in date revokes any Proxy/Proxies dated prior to such Proxy.
13. A Proxy is valid until written notice of revocation has been received by the company before the commencement of the meeting or adjourned meeting, as the case may be. A Proxy need not be informed of the revocation of the Proxy issued by the member. Even an undated letter of revocation of Proxy should be accepted. Unless the articles provide otherwise, a notice of revocation should be signed by the same person who had signed the Proxy.
14. Requisitions, if any, for inspection of Proxies should be received in writing from a member at least three days before the commencement of the Meeting.
15. Proxies should be made available for inspection during the period beginning twenty-four hours before the time fixed for the commencement of the meeting and ending with the conclusion of the meeting.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

Route map to the venue of the Annual General Meeting

Venue of AGM: 130/2 Ulsoor Road, Bangalore – 560042, Karnataka, India



BOARD'S REPORT

Dear Shareholders,

Your directors have the pleasure of presenting you the Eleventh Annual Report of Varishtha Property Developers Private Limited together with the audited results for the financial year ended March 31, 2026.

FINANCIAL RESULTS

(Figures in Rupees thousands)

Particulars	Year Ended 31.03.2026	Year Ended 31.03.2025
INCOME:		
Revenue from operations	-	-
Other income	180.14	2,344.56
Total Income	180.14	2,344.56
EXPENSES:		
Sub-Contractor Cost	25,581.07	-
Purchase of land stock	-	4,92,535.53
Increase/ Decrease in inventories of land stock and work in progress	(1,21,869.75)	(5,16,613.74)
Employee Benefit Costs	-	-
Finance Costs	66,207.55	42,478.76
Other Expenses	41,770.54	16,187.11
Total Expenses	**11,707.04**	**34,587.66**
Profit / (Loss) Before Tax	**(11,526.90)**	**(32,243.10)**
Tax (Current and Deferred)	**(2,696.63)**	**(8,319.27)**
Profit / (Loss) After Taxes	**(8,830.27)**	**(23,923.83)**
Earnings per equity share ('EPS') (Basic & Diluted) (in Rs.)	(8,830.27)	(23,923.83)

STATE OF AFFAIRS OF THE COMPANY

During the year under review, there was no material business activity undertaken by the Company and therefore it did not have any revenue from operations.

CHANGE IN THE NATURE OF BUSINESS

The Company's objects include Construction of Buildings and Developers. There has been no change in the nature of business of the Company during the financial year ended March 31, 2026.

DIVIDEND

During the year under review, your directors have deemed it prudent not to recommend any dividend for the year ended March 31, 2026 on account of augmenting of capital towards the expansion of the project.

TRANSFER OF UNCLAIMED DIVIDEND AND UNCLAIMED SHARES

In terms of the provisions of Investor Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules, 2016 (including amendments and modifications, thereof), there was no unpaid/unclaimed dividends which were transferred during the year under review to the Investor Education and Protection Fund.

RESERVES

During the year ended March 31, 2026, the Company did not transfer any amount to General Reserve.

SHARE CAPITAL

The authorized and paid-up share capital as on March 31, 2026 stands as follow:

- the Authorized Share capital of the Company is ₹ 5,00,000/- (5,000 equity shares of ₹100/- each)
- the Paid-Up Equity Share Capital stood at ₹ 1,00,000/- (1,000 equity shares of ₹ 100/- each).

During the year under review, the Company did not issue any shares nor granted any stock options, sweat equity shares or bonus shares or bought back shares as the Company does not have any policy under ESOP/ESOS. Therefore, there hasn't been any addition or reduction in the share capital of the Company.

DEBENTURES

During the financial year 2025-2026, on October 09, 2025, the Company allotted 700 (Seven Hundred) listed, unsecured, rated, redeemable, rupee-denominated, zero coupon, non-convertible debentures, each bearing a face value of INR 1,00,000/- (Indian Rupees One Lakh only), aggregating upto INR 7,00,00,000 (Indian Rupees Seven Crores only) on private placement basis, in dematerialised form to Purva Real Estate Fund- Purva Residential Excellence Fund – I. The said debentures are listed on Wholesale Debt segment of BSE.

As on March 31, 2026, the Company have total outstanding listed, unsecured, rated, redeemable, zero coupon non-convertible Debentures of Rs. 51,00,00,000/- (Rupees Fifty One Crores only).

Details of Debentures as on March 31, 2026 are as under:

Particulars	**Details**
Description of Debentures	Listed, Unsecured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures
No. of Debentures	5100
Face Value	Rs. 1,00,000/-
Total Value	Rs. 51,00,00,000/- (Rupees Fifty-One Crores only)
ISIN	INE0PO508018
Debenture holder	Purva Real Estate Fund- Purva Residential Excellence Fund - I
Debenture Trustee	IDBI Trusteeship Services Limited
Redemption date	November 16, 2028 (Full redemption at maturity)
Credit Rating	[ICRA]BBB(Stable); Reaffirmed on October 17, 2025
Listing Status	Listed on BSE Limited- Debt Segment

DETAILS OF DEBENTURE TRUSTEES

IDBI Trusteeship Services Limited
Address: Universal Insurance Building, Ground Floor, Sir Phirozshah Mehta Road, Fort, Mumbai, Maharashtra – 400 001
E-mail: itsl@idbitrustee.com
Tel: 022 40807000 / +91 7208822299 / +91 8591585821

DETAILS OF REGISTRAR AND SHARE TRANSFER AGENT:

Integrated Registry Management Services Private Limited,
No. 30, Ramana Residency,
4th Cross Sampige Road,
Malleswaram,
Bengaluru - 560 003.
Phone: 080 - 23460815 to 23460819
Email: irg@integratedindia.in

COMPOSITION OF BOARD OF DIRECTORS AS ON MARCH 31, 2026:

Sl. No.	Name of Director	DIN	Designation
1	Mr. Ashish Ravi Puravankara	00504524	Director
2	Mr. Mallanna Sasalu*	06532761	Additional Director

**Mr. Mallanna Sasalu was appointed as the Additional Director of the Company with effect from February 17, 2026.*

CHANGES IN DIRECTORS/ KEY MANAGERIAL PERSONNEL (KMP)

During the period under review, Mr. Doddappagowda Shivasangappa Patil (DIN: 01599400) resigned from the office of Directorship with effect from the closure of business hours of February 17, 2026.

Pursuant to the provisions under Regulation 6 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Ms. Preetha M K, was appointed as the Company Secretary and Compliance officer of the Company with effect from February 19, 2025.

DIRECTOR RETIRING BY ROTATION:

In accordance with the provisions of Section 152 of the Companies Act, 2013 ("Act"), and the Articles of Association of the Company, Mr. Ashish Ravi Puravankara, (DIN: 00504524) Director retires by rotation at the ensuing Annual General Meeting and being eligible, offers himself for reappointment. The Board recommends his re-appointment for the consideration of members at the ensuing Annual General Meeting.

A STATEMENT ON DECLARATION GIVEN BY INDEPENDENT DIRECTORS UNDER SUB-SECTION (6) OF SECTION 149 OF THE COMPANIES ACT 2013;

Provisions under Section 149 of the Companies Act 2013 relating to the appointment of Independent Director are not applicable to the Company.

STATEMENT REGARDING OPINION OF THE BOARD WITH REGARD TO INTEGRITY, EXPERTISE AND EXPERIENCE (INCLUDING THE PROFICIENCY) OF THE INDEPENDENT DIRECTORS APPOINTED DURING THE YEAR

The statement regarding opinion of the Board with regard to integrity, expertise and experience (including the proficiency) of the independent directors appointed during the year is not applicable for the period under review as provisions of Section 149 of the Companies Act, 2013 relating to appointment of Independent Director are not applicable to the Company.

NUMBER OF MEETINGS OF THE BOARD

During the year, ten meetings of the board were convened and held on the following dates:

Serial No.	Date of Board Meeting	Name of Directors		
		Ashish Ravi Puravankara	D S Patil	Mallanna Sasalu
1/2025-26	21-04-2025	✓	✓	NA
2/2025-26	25-04-2025	✓	✓	NA
3/2025-26	12-05-2025	✓	✓	NA
4/2025-26	01-08-2025	✓	✓	NA
5/2025-26	09-10-2025	✓	✓	NA
6/2025-26	06-11-2025	✓	✓	NA
7/2025-26	01-12-2025	✓	✓	NA
8/2025-26	29-01-2026	✓	✓	NA
9/2025-26	17-02-2026	✓	✓	✓

The maximum gap between two Board meetings held during the financial year 2025-26 was not more than 120 days. The Board of Directors confirm that Secretarial Standards issued by the Institute of Company Secretaries of India have been complied with, in respect of all meetings held during the financial year 2025-2026.

SHAREHOLDERS' MEETINGS

During the financial year ended March 31, 2026, the following meeting of the shareholders of the Company were held to review, discuss and approved various ordinary and special businesses was held:

S. no.	Annual General Meeting/Extra Ordinary General Meeting	Date of Meeting	Special Resolutions passed
1	Annual General Meeting	Thursday, September 25, 2025	No Special Resolution passed
2	Extra Ordinary General Meeting	Nil	Nil

During the year, the Company did not obtain the consent of the shareholders on any matter through Postal Ballot process.

COMMITTEES OF THE BOARD OF DIRECTORS OF THE COMPANY

There is no committee constituted in the Company as the same is not applicable.

DETAILS OF SUBSIDIARY/ JOINT VENTURES/ ASSOCIATE COMPANIES

As on March 31, 2026, Provident Housing Limited is the holding company of the Company. The Company does not have any subsidiary or joint ventures of associate companies. During the year under review, no other company has become or ceased to be a subsidiary or joint venture or associate of the Company.

AUDITORS & AUDIT REPORTS

STATUTORY AUDITORS

M/s. V D S R & Co. LLP, Chartered Accountants (FRN 001626S/S200085), were appointed by the members, as Statutory Auditors of the Company, for a term of five years from the conclusion of the 6th AGM held on September 27, 2021, till the conclusion of 11th Annual General Meeting (AGM) to be held during the year 2025-26. The re-appointment of M/s. V D S R & Co. LLP, Chartered Accountants (FRN 001626S/S200085), as statutory auditors of the Company, is placed before the shareholders for their approval.

M/s. V D S R & Co., LLP, Chartered Accountants, have stated that its continuation as Statutory Auditors of the Company, would be within the prescribed limits under Section 141(3) of the Companies Act, 2013.

AUDITOR'S REPORT

The Auditor's Report on the financial statements of the Company for the financial year ended March 31, 2026 is a part of the Annual Report and does not contain any qualification, reservation, adverse remark, or disclaimer and hence do not call for any further comments. There are no fraud reported by Auditors under Section 143(12) of the Companies Act, 2013 and there are no frauds which are reportable to the Central Government.

COST AUDITORS

The provisions of audit of cost records as required under Section 148 of the Companies Act 2013 read with Companies (Cost Records and Audit) Rules, 2014, were not applicable to the Company for the period under review.

SECRETARIAL AUDITORS

The provisions of Secretarial audit as required under Section 204 read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, were not applicable to the Company for the period under review.

INTERNAL AUDITORS

The Company is not required to appoint Internal Auditor as it does not fall within purview of Section 138(1) of Companies Act, 2013 and Rule 13 of Companies (Accounts) Rules, 2014 and it is not applicable to your Company.

ANNUAL RETURN

Pursuant to the provisions under Section 134(3) (a) and Section 92(3) of the Companies Act, 2013, the draft Annual Return for the financial year 2025-26 has been placed on the website of the Company at www.puravankara.com/varishtha

MATERIAL CHANGES AND COMMITMENTS AFFECTING THE FINANCIAL POSITION OF THE COMPANY

There were no significant or material changes and commitments affecting the financial position of the Company between the end of the financial year of the company to which the Balance Sheet relates and the date of this Report.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATION IN FUTURE

There are no significant/ material orders passed by the Regulators / Courts / Tribunals which would impact the going concern status of the Company and its future operations. During the year under review, no Corporate Insolvency Resolution application was made, or proceeding was initiated, by/against the Company under the provisions of the Insolvency and Bankruptcy Code, 2016 (as amended). Further, no application / proceeding by / against the Company under the provisions of the Insolvency and Bankruptcy Code, 2016 (as amended) is pending as on March 31, 2026.

PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS GIVEN BY THE COMPANY

The details of the loan given to any body corporate or individual, guarantees or securities provided in respect of loan obtained by third party from banks or financial institutions and/or investments made in any body corporate, if any, during the year under the review are provided in the accompanying financial statements.

ACCEPTANCE OF DEPOSITS

During the financial year 2025-26, the Company has not accepted any deposits from the public within the meaning of Section 73 of the Companies Act 2013 and the rules made thereunder. Therefore, disclosure pursuant to Rule 8(5)(v) and (vi) is not applicable to the Company.

PARTICULARS OF CONTRACTS WITH RELATED PARTIES

The related party transactions that were entered into by the Company during the financial year 2025-26, were on an arm's length basis. Further, no material related party transactions were entered into by the Company during the financial year 2025-26. The disclosure under Section 134(3)(h) read with Section 188 (2) of the Companies Act, 2013 in form AOC-2 is given in Annexure I, forming part of this Report. The disclosure required under Regulation 53(f) read with Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is given in Note No. 23 of financial statements of the company.

CSR POLICY AND INITIATIVES TAKEN DURING THE YEAR

The provisions relating to Corporate Social Responsibility are not applicable to the Company during the financial year ended March 31, 2026. Therefore, the Company has not formulated any CSR Policy and undertaken any CSR Projects during the year under review.

NOMINATION & REMUNERATION POLICY

The provisions of Section 178(3) of the Companies Act, 2013 are not applicable to the Company and therefore the Company has not formulated any policy on directors' appointment and remuneration including criteria for determining qualifications, positive attributes, independence of a director.

RISK MANAGEMENT POLICY

The Company has developed and implemented a risk management policy for the company including identification therein of elements of risk, if any which in the opinion of the Board may threaten the existence of the Company.

CONSERVATION OF ENERGY / TECHNOLOGY ABSORPTION, RESEARCH AND DEVELOPMENT / FOREIGN EXCHANGE EARNING AND OUTGO

Information in accordance with the provisions of Section 134 (3) (m) of the Companies Act, 2013, read with Rule 8 of the Companies (Accounts) Rules, 2014, regarding conservation of energy, technology absorption and foreign exchange earnings and outgo has been provided below. There was no material business undertaken by the Company during the year under review.

A. CONSERVATION OF ENERGY		
(i)	the steps taken or impact on conservation of energy	NA
(ii)	the steps taken by the company for utilizing alternate sources of energy	NA
(iii)	the capital investment on energy conservation equipment	NA

B. TECHNOLOGY ABSORPTION		
(i)	the efforts made towards technology absorption	NA
(ii)	the benefits derived like product improvement, cost reduction, product development or import substitution	NA
(iii)	in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)	NA
(a)	the details of technology imported	NA
(b)	the year of import	NA
(c)	whether the technology been fully absorbed	NA
(d)	if not fully absorbed, areas where absorption has not taken place, and the reasons thereof	NA
(iv)	the expenditure incurred on Research and Development.	NA

C. FOREIGN EXCHANGE EARNINGS AND OUTGO		**(Rs. in Lakhs)**
Particulars	**FY 2025-26**	**FY 2024-25**
Foreign Exchange Earnings (i)	-	-
Foreign Exchange Expenditure (ii)	-	-
Grand Total [(ii)-(i)]	-	-

MATERNITY BENEFIT PROVIDED BY THE COMPANY UNDER MATERNITY BENEFIT ACT 1961

As the Company is yet to start its operation, the provisions of Maternity Benefit Act 1961 is not applicable to the Company during the financial year 2025-2026.

FORMAL ANNUAL EVALUATION OF THE PERFORMANCE OF THE BOARD, ITS COMMITTEES AND OF THE INDIVIDUAL DIRECTOR

The formal annual evaluation of the performance of the board, its committees and of individual director is not applicable to the Company pursuant to Section 134(3)(p) of the Companies Act 2013 read with Rule 8 of the Companies (Accounts) Rules, 2014.

DISCLOSURE OF REMUNERATION OF EMPLOYEES COVERED UNDER RULES 5(2) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014

None of the employee of the Company, who was employees throughout the financial year, was in receipt of remuneration in aggregate of Rupees One Crore and Two Lakhs or more or if employed for the part of the financial year was in receipt of remuneration of Rupees Eight Lakh & Fifty Thousand or more per month.

DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

In compliance with the requirements of 'Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace Act, 2013', the Company, being part of the Puravankara group, follows a Group-level policy for the same, which is applicable to all Companies within the group. During the year under review, no cases were reported under the said policy, the same is detailed below:

Number of complaints of sexual harassment received in the year	0
Number of complaints disposed off during the year and	0
Number of cases pending for more than ninety days	0

The requirement to constitute an Internal Complaints Committee under 'Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace Act, 2013', was not applicable to the Company during the year under review.

DIRECTORS' RESPONSIBILITY STATEMENT

Based on the internal financial controls, work performed by the Statutory Auditors, the review performed by the management, pursuant to the provisions of Section 134(3)(c) read with Section 134(5) of the Companies Act, 2013, the Directors states the following for the financial year ended March 31, 2026:

a. In the preparation of the annual accounts for the year ended March 31, 2026, the applicable accounting standards and there were no material departures from the said accounting standards.

b. The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2026 and of the profit of the Company for the year under review**.**

c. The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.

d. The Directors have prepared the annual accounts of the Company on a 'going concern' basis.

e. The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

f. The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

ADEQUACY OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS.

Pursuant to Section 134(5)(e), your Company has a proper and adequate system of internal financial controls (IFC) in place to ensure that all transactions are authorized, recorded and reported correctly, and assets are safeguarded and protected against loss from unauthorized use or disposition and smooth functioning of its business. The processes and the systems are reviewed constantly and changed to address the changing regulatory and business environment. The control systems provide a reasonable assurance of recording the transactions of its operations in all material aspects and of providing protection against misuse or loss of Company's assets. In addition, there are a wide variety of operational controls and fraud risk controls, covering the entire spectrum of IFC.

THE DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

During the year under review, there were no such instances where your Company required the valuation for one time settlement or while taking the loan from the Banks or Financial institutions.

VIGIL MECHANISM/ WHISTLE BLOWER POLICY

The provisions of Section 177(9) of the Companies Act, 2013 read with Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014 is not applicable on the Company, therefore the Company has not established a vigil mechanism and does not have a whistleblower policy.

COMPLIANCE OF SECRETARIAL STANDARDS

The Company has followed the applicable Secretarial Standards, with respect to Meetings of the Board of Directors (SS-1) and General Meetings (SS-2) issued by the Institute of Company Secretaries of India.

APPOINTMENT OF DESIGNATED PERSON (MANAGEMENT AND ADMINISTRATION) RULES 2014 - RULE 9 OF THE COMPANIES ACT 2013.

In accordance with Rule 9 of the Appointment of Designated Person (Management and Administration) Rules 2014, it is essential for the Company to designate a responsible individual for ensuring compliance with statutory obligations. The company has proposed and appointed a Designated person and the same has been reported in Annual Return of the Company filed for financial year 2023-2024.

OTHER DISCLOSURES

No disclosure or reporting is required with respect to the following items, as there were no transactions or not applicable during the year under review:

A. The issue of equity shares with differential rights as to dividend, voting or otherwise.

B. The issue of shares to the employees of the company under any scheme (sweat equity or stock options). There has been no change in the Share Capital Structure during the year under review.

C. The company does not have any scheme or provision of money for the purchase of its own shares by employees or by trustees for the benefit of employees.

ACKNOWLEDGEMENTS:

Your directors would like to express their sincere appreciation and gratitude to:

1) All the regulatory authorities including Ministry of Corporate Affairs, Registrar of Companies, Real-Estate Regulatory Authority and other statutory bodies.

2) All Bankers, State Government as well as it's respective Departments and Development Authorities connected with the business of the Company for their co-operation and continued support.

3) The Auditors of the Company for their valuable professional advice and services provided to the Company.

4) The members, suppliers, contractors and customers for the trust and confidence reposed by them in the Company.

5) Your Directors also extend their gratitude for the hard work, competence, loyalty, cooperation and professionalism of the employees of the Company at all levels. The employees continue to remain the Company's most valuable assets and their relentless efforts for the success of the Company are dearly appreciated

By Order of the Board of Directors
For Varishtha Property Developers Private Limited

Sd/-

Ashish Ravi Puravankara
Director
DIN: 00504524
Date: August 05, 2026
Place: Bengaluru

Sd/-

Mallanna Sasalu
Additional Director
DIN: 06532761
Date: August 05, 2026
Place: Bengaluru

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

ANNEXURE-1

FORM AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014)

DISCLOSURE OF PARTICULARS OF CONTRACTS/ ARRANGEMENTS ENTERED INTO BY THE COMPANY WITH RELATED PARTIES REFERRED TO IN SUB-SECTION (1) OF SECTION 188 OF THE COMPANIES ACT, 2013

DETAILS OF CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS NOT AT ARM'S LENGTH BASIS AS ON 31.03.2026: NIL

Amount in ₹

(a)	Name(s) of the related party and nature of relationship	NIL
(b)	Nature of contracts/ arrangements/ transactions	
(c)	Duration of the contracts/arrangements/transactions	
(d)	Salient terms of the contracts or arrangements or transactions.	
(e)	Justification for entering into such contracts or arrangements or transactions	
(f)	Date(s) of approval by the Board	
(g)	Amount paid as advances, if any:	
(h)	Date on which the special resolution was passed in general meeting as required under first proviso to section 188	

2. **DETAILS OF MATERIAL CONTRACTS OR ARRANGEMENT OR TRANSACTIONS AT ARM'S LENGTH BASIS AS ON 31.03.2026: NIL**

Amount in ₹

(a)	Name(s) of the Related Party	NIL
(b)	Nature of Relationship	
(c)	Nature of Contracts/ Transaction	
(d)	Duration of Contracts	
(e)	Salient Terms of Contracts/ Arrangements	
(f)	Value of Contracts/ Arrangement	
(g)	Justification For Entering into Such Contracts	
(h)	Dates of Board Approval	
(i)	Amount Paid as Advance	
(j)	Date of Agreement	

By Order of the Board of Directors
For Varishtha Property Developers Private Limited

Sd/-

Ashish Ravi Puravankara
Director
DIN: 00504524
Date: August 05, 2026
Place: Bengaluru

Sd/-

Mallanna Sasalu
Additional Director
DIN: 06532761
Date: August 05, 2026
Place: Bengaluru

ARP/MS

Varishtha Property Developers Pvt Ltd

Financial Statement

Year ended 31st March 2026

Independent Auditors' Report

To the Members of Varishtha Property Developers Private Limited
Report on the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Varishtha Property Developers Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and a summary of material accounting policies and other explanatory information (hereinafter referred to as "the Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements 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 Company as at March 31, 2026, the loss and total comprehensive income, changes in equity and its statement of cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements as per the ICAI's Code of Ethics and the provisions of the Companies Act, 2013, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Recoverability of the carrying value of inventory As at March 31, 2026, the carrying value of the inventory of real estate projects is Rs. 6,40,648.34 thousand The inventories are carried at the lower of cost and Net Realisable Value (NRV). The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs. We identified the assessment of the carrying value of inventory as a key audit matter due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment.	As part of our audit procedures, our procedures included the following: • Obtained and read the Company's policies, processes and procedures in respect of inventories • Tested, on a sample basis, the Company's methodology applied in assessing the carrying value, including current market conditions, applied in assessing the net realisable value, launch of the project, development plan and future sales. • We obtained and tested the computation involved in the assessment of carrying value and the net realisable value on a test check basis • We enquired from the management regarding the project status and verified the underlying documents for related developments in respect of the project progress on test check basis.



Information Other than the Ind AS Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report, including Annexures to the Board's Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, statement of cash flows and changes in equity of the Company 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 Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial 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 financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 it 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 Ind AS 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 Ind AS 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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure – A, a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by Section 143(3) of the Act, we report that:

   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 Company so far as it appears from our examination of those books except for the matters stated in the paragraph (i) (v) below on reporting under Rule 11(g).

VDSR & CO. LLP * CHARTERED ACCOUNTANTS * F.R.No. 001626S/S200048 CHENNAI BANGALORE SAGAR

c) the Balance Sheet, Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Statement of Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

d) in our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) on the basis of the written representations received from the directors as on 31 March 2026, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 from being appointed as a director in terms of Section 164 (2) of the Act.

f) the modification relating to the maintenance of accounts and other matters connected therewith is as stated in paragraph (b) above on reporting under Section 143(3)(b) and paragraph (i)(v) below on reporting under Rule 11(g).

g) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

h) With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act;

In our opinion and according to the information and explanations given to us, the Company has not paid any remuneration to its directors during the current year; accordingly, the provisions of Section 197 of the Act are not applicable.

i) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. the Company does not have any pending litigations, which would impact its financial position.

ii. the Company did not have any long-term contracts including derivative contracts for which there was any material foreseeable loss.

iii. there were no amounts, which were required to be transferred to the Investor Education and Protection Fund by the Company.

VDSR & CO. LLP * CHARTERED ACCOUNTANTS * F.R.No. 001628S/S200085 CHENNAI BANGALORE SAGAR

iv. a) the management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, 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 company 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 company ("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, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company 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 the above explanations and audit procedures which we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) of clause (iv) contain any material mis-statement.

v. Reporting under Rule 11(g):

Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software except that, audit trail feature is not enabled for direct changes to data when using certain access rights, as described in note 30 to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, in respect of accounting software where the audit trail has been enabled. Additionally, the audit trail of prior year has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective year.

VDSR & CO. LLP * F.R.No.004625S/ CHENNAI BANGALORE SAGAR * CHARTERED ACCOUNTANTS

Reporting under 143(b) on maintenance of books of account

In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph on reporting under Rule 11(g).

The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph on reporting under Section 143(3)(b) and paragraph on reporting under Rule 11(g).

vi. The Company has not declared and paid a dividend during the year, and hence, there was no compliance required as per section 123 of the Companies Act, 2013.

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



Venkatesh Kamath S V
Partner
Membership No 202626

Place: Bengaluru
Date: 13-05-2026

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no.26202626DGCVBI8203)

Annexure – A to the Independent Auditors' Report

The Annexure referred to in the Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2026, we report that:

1. The company does not hold any Property Plant and Equipment during the year and as on the reporting date. Accordingly, paragraph 3(i) of the order is not applicable.
2.
   a. The Company is engaged in the business of real estate development and related services. The Company holds inventory in the form of land, developed and underdeveloped properties. In our opinion and according to the information and explanations are given to us, having regard to the nature of inventories, the procedures and frequency of the physical verification by way of title deeds, site visits by the management, certification of work completion, the verification of inventories are reasonable and adequate having regard to the size of the Company and nature of its business and no material discrepancies were noticed on physical verification.

   b. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not been sanctioned any working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3(ii)(b) of the Order is not applicable

3. According to the information and explanation given to us, the Company has not granted any loans, secured or unsecured, to Companies, firms, limited liability partnerships or other parties covered in the register required under section 189 of the Act 2013. Accordingly, clause 3 (iii) of the Order is not applicable.

4. According to information and explanations given to us, the Company has not granted any loans, made any investments, extended any guarantees and provided any security to or on behalf of the parties referred in sections 185 and 186 of the Companies Act, 2013.

5. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not accepted any deposits from the public. Accordingly, paragraph 3(v) of the Order is not applicable.



6. According to the information and explanations given to us and based on our examination of the records of the Company, the Central Government has not prescribed the maintenance of cost records under Section 148 (1) of the Act for any of the services rendered by the Company. Accordingly, paragraph 3(vi) of the Order is not applicable.

7. In respect of Statutory Dues:
   a. According to the information and explanations given to us, the Company is generally regular in depositing undisputed statutory dues, including Income-tax, Goods and Services Tax, Customs Duty, Cess and any other statutory dues with the appropriate authorities. There are no undisputed statutory dues outstanding as at March 31 2026, for a period of more than six months from the date they became payable.

   b. According to the information and explanations given to us, and records of the Company examined by us, there are no amounts outstanding in respect of the aforesaid dues on account of any dispute.

8. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income-tax Act, 1961, as income during the year.

9.
   a. The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender
   b. The Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority
   c. Term loans were applied for the purpose of which the loans were obtained
   d. On an overall examination of the financial statements of the company, no funds raised on a short-term basis have been used for long-term purposes by the company
   e. According to the information and explanation given to us, the company does not have any subsidiaries and hence, reporting under clause 3(ix)(e) of the order is not applicable.
   f. According to the information and explanation given to us, the company does not have any subsidiaries and hence, reporting under clause 3(ix)(f) of the order is not applicable.

10.
   a. In our opinion and according to the information and explanation given by the management, the company has not raised any monies by the way of initial public offer/ further public offer (including debt instruments), being a private limited company.



b. In our opinion and according to the information and explanation given by the management, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially, or optionally convertible) during the year.

11. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit. Accordingly, paragraph 3(xi) of the Order is not applicable.

12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.

13. According to the information and explanations given to us and on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where ever applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

14. In our opinion and according to the information and explanations given to us, Internal audit does not apply to the Company for the year under review.

15. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected to him. Accordingly, paragraph 3(xv) of the Order is not applicable.

16. According to the information and explanations given to us and based on our examination of the records of the Company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable.

17. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has incurred cash losses of Rs. 11,422.23/- (in thousands) in the current financial year and Rs. 32,243.10/- (in thousands) in the immediately preceding financial year.

18. There has not been any resignation of the statutory auditors during the year. Accordingly, paragraph 3(xviii) of the Order is not applicable.

VDSR & CO. LLP
F.R.No.001526S/S200025
CHENNAI
BANGALORE
SAGAR
CHARTERED ACCOUNTANTS

19. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and as confirmed by the Management to infuse required funds as and when necessitates, we are of the opinion there are no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet.

20. According to the information and explanations given to us and based on our examination of the records of the Company, the provisions of Section 135 of the Companies Act, 2013 is not applicable to the Company. Accordingly, paragraph 3(xx) of the Order is not applicable.

21. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has no subsidiaries or joint ventures that require the Company to prepare consolidated financial statements and get audited and hence, the Company has no consolidated financial statements either prepared or audited during the year. Accordingly, paragraph 3(xxi) of the Order is not applicable.

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



Venkatesh Kamath S V
Partner
Membership No 202626
Place: Bengaluru
Date: 13-05-2026

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no.26202626DGCVBI8203)

Annexure – B – to the Auditors' Report

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Varishtha Property Developers Private Limited ("the Company") as of 31 March 2026 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained, and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and its operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal controls based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial control system over financial reporting of the Company.

Meaning of Internal Financial Controls over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations' of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

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BANGALORE
SAGAR
CHARTERED ACCOUNTANTS

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

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



Venkatesh Kamath S V
Partner
Membership No 202626

Place: Bengaluru
Date: 13-05-2026

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no.26202626DGCVBI8203)

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
CIN: U45208TG2015PTC101839
Balance Sheet as at March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

	Note	March 31, 2026	March 31, 2025
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	466.17	-
(b) Financial assets			
Other financial assets	4	10.00	-
(c) Deferred tax assets (net)	5	16,082.76	13,386.12
(d) Assets for current tax (net)	6	-	217.61
(e) Other non-current assets	10(a)	6,846.75	6,846.75
Total non-current assets		23,405.68	20,450.48
Current assets			
(a) Inventories	7	6,40,648.38	5,16,613.74
(b) Financial assets			
(i) Trade receivables	8	508.43	-
(i) Cash and cash equivalents	9	12,696.15	8,250.26
(c) Other current assets	10(b)	11,211.89	431.67
Total current assets		6,65,064.85	5,25,295.67
Total assets		6,88,470.53	5,45,746.15
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	11	100.00	100.00
(b) Other equity	12	(47,841.58)	(39,011.31)
Total equity		(47,741.58)	(38,911.31)
LIABILITIES			
Non-current liabilities			
(a) Financial liabilities			
Borrowings	13(a)	-	-
Total Non- current liabilities		-	-
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	13(b)	7,27,576.68	5,78,438.95
(ii) Trade payables	14		
A) total outstanding dues of micro enterprises and small enterprises		1,538.79	-
B) total outstanding dues of creditors other than micro enterprises and small enterpr		6,838.23	5,381.40
(iii) Other financial liabilities		-	-
(b) Other current liabilities	15	258.41	837.11
Total current liabilities		7,36,212.11	5,84,657.46
Total equity and liabilities		6,88,470.53	5,45,746.15

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

As per 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: 13-May-2026

For and on behalf of the Board of Directors of
Varishtha Property Developers Private Limited

Ashish Ravi Puravankara
Director
DIN 00504524

Place: Bengaluru
Date: 13-May-2026

Mallanna Sasalu
Additional Director
DIN 06532761

Place: Bengaluru
Date: 13-May-2026

Preetha M K
Company Secretary

Place: Bengaluru
Date: 13-May-2026

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
CIN: U45208TG2015PTC101839
Statement of Profit and Loss for the year ended March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

	Note	March 31, 2026	March 31, 2025
Income			
Revenue from operations		-	-
Other income	16	180.14	2,344.56
Total		180.14	2,344.56
Expenses			
Sub-contractor cost		25,581.07	-
Purchase of land stock		-	4,92,535.53
(Increase)/ decrease in inventories of land stock and work-in-progress	17	(1,21,869.75)	(5,16,613.74)
Employee benefits expense		-	-
Finance costs	18	66,207.55	42,478.76
Depreciation and amortization expense	3	17.63	-
Other expenses	19	41,770.54	16,187.11
Total expenses		11,707.04	34,587.66
Profit/(loss) before tax		(11,526.90)	(32,243.10)
Tax expense			
Current tax		-	-
Deferred tax		(2,696.63)	(8,319.27)
Total tax expense		(2,696.63)	(8,319.27)
Profit/(loss) for the year		(8,830.27)	(23,923.83)
Other comprehensive income/(loss) ('OCI')			
Items that will not be reclassified to profit or loss			
(i) Re-measurement gains/(losses) on defined benefit plans		-	-
(ii) Income tax relating to above		-	-
Total other comprehensive income/(loss)		-	-
Total comprehensive income/(loss) for the year (comprising profit and OCI)		(8,830.27)	(23,923.83)
Earnings per equity share ('EPS')			
(Nominal value per equity share Rs. 100 (March 31, 2025 - Rs.100)			
Basic (Rs.)		(8,830.27)	(23,923.83)
Diluted (Rs.)		(8,830.27)	(23,923.83)
Weighted average number of equity shares used in computation of EPS			
Basic - in numbers thousands		1.00	1.00
Diluted - in numbers thousands		1.00	1.00

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

As per 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: 13-May-2026

For and on behalf of the Board of Directors of
Varishtha Property Developers Private Limited

Ashish Ravi Puravankara
Director
DIN 00504524

Place: Bengaluru
Date: 13-May-2026

Mallanna Sasalu
Additional Director
DIN 06532761

Place: Bengaluru
Date: 13-May-2026

Preetha M K
Company Secretary

Place: Bengaluru
Date: 13-May-2026

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
CIN: U45208TG2015PTC101839
Statement of cash flow for the year ended March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

	Note	March 31, 2026	March 31, 2025
A. Cash flow from operating activities			
Profit/(loss) before tax		(11,526.90)	(32,243.10)
Adjustments to reconcile profit before tax to net cash flows			
Depreciation		17.63	-
Finance costs		66,207.55	42,478.76
Finance income		(180.14)	(2,344.56)
Operating profit before working capital changes		54,518.14	7,891.10
Working capital adjustments:			
Decrease/(increase) in trade receivables		(508.43)	-
Decrease/(increase) in inventories		(1,24,034.64)	(5,16,613.74)
Decrease/(increase) in other assets		(10,572.61)	(6,839.67)
Increase/(decrease) in trade payables		2,995.62	5,036.70
Increase/(decrease) in other liabilities		(578.70)	805.19
Cash (used in)/ received from operations		(78,180.62)	(5,09,720.42)
Income tax paid (net)		-	(217.61)
Net cash flows (used in)/from operating activities		(78,180.62)	(5,09,938.03)
B. Cash flows from investing activities			
Purchase of fixed assets		(483.80)	-
Finance income		180.14	2,344.56
Net cash flows from / (used in) investing activities		(303.66)	2,344.56
C. Cash flows from financing activities			
Loans taken from holding & ultimate holding company		12,959.91	4,79,352.83
Loans repaid to holding & ultimate holding company		-	(4,05,421.71)
Proceeds from issue of debentures		70,000.00	1,90,000.00
Finance cost paid		(29.74)	(348.95)
Net cash (used in)/from financing activities		82,930.17	2,63,582.17
Net (decrease)/increase in cash and cash equivalents (A + B + C)		4,445.89	(2,44,011.28)
Cash and cash equivalents at the beginning of the year		8,250.26	2,52,261.54
Cash and cash equivalents at the end of the year		12,696.15	8,250.26

	Note	March 31, 2026	March 31, 2025
Components of cash and cash equivalents	9		
Cash and cash equivalents		-	-
Cash on hand			
Balances with banks			
In current accounts		893.85	8,250.26
In deposit accounts with original maturity of less than 3 months		11,802.30	-
Cash and cash equivalents reported in cash flow statement		12,696.15	8,250.26

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

As per 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: 13-May-2026

For and on behalf of the Board of Directors of
Varishtha Property Developers Private Limited

Ashish Ravi Puravankara
Director
DIN 09504524

Place: Bengaluru
Date: 13-May-2026

Mallanna Sasalu
Additional Director
DIN 06532761

Place: Bengaluru
Date: 13-May-2026

Preetha M K
Company Secretary

Place: Bengaluru
Date: 13-May-2026

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
CIN: U45208TG2015PTC101839
Statement of changes in equity for the year ended March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

A. Equity share capital

Particulars	As at April 01, 2024	Movement during 2024-25	As at March 31, 2025	Movement during 2025-26	As at March 31, 2026
Equity share capital of face value of Rs. 100 each fully paid 1000 (March 31, 2025 - 1000) equity shares	100.00	-	100.00	-	100.00
	100.00	-	100.00	-	100.00

B. Other equity

Particulars	Reserves and surplus	
	Retained Earnings	Total
Balance as at 1 April 2024	(15,087.48)	(15,087.48)
Profit/(loss) for the year	(23,923.83)	(23,923.83)
Other Comprehensive Income	-	-
Total comprehensive income for the year	(39,011.31)	(39,011.31)
Dividends	-	-
Balance as at March 31, 2025	(39,011.31)	(39,011.31)
Profit/(loss) for the year	(8,830.27)	(8,830.27)
Other Comprehensive Income	-	-
Total comprehensive income for the year	(47,841.58)	(47,841.58)
Dividends	-	-
Balance as at March 31, 2026	(47,841.58)	(47,841.58)

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

As per 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: 13-May-2026

For and on behalf of the Board of Directors of
Varishtha Property Developers Private Limited

Ashish Ravi Puravankara
Director
DIN 00504524

Place: Bengaluru
Date: 13-May-2026

Mallanna Sasalu
Additional Director
DIN 06532761

Place: Bengaluru
Date: 13-May-2026

Preetha M K
Company Secretary

Place: Bengaluru
Date: 13-May-2026

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2026
(All amounts in Indian Rs. Thousands, unless otherwise stated)

1. Corporate information

Varishtha Property Developers Private Limited (the 'Company') was incorporated on November 20, 2015 under the provisions of the Companies Act applicable in India. The registered office is located at 130/2, Ulsoor Road Bangalore 560042, India. The Company is engaged in the business of real estate development and other related activities.

The Ind AS financial statements were authorized for issue in accordance with a resolution of the directors on May 13, 2026.

2. Significant accounting policies

2.1 Basis of preparation

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company 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.

2.2 Summary of significant accounting policies

(a) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

(b) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:
- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:
- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has evaluated and considered its operating cycle as four year for the purpose of current and non-current classification of assets and liabilities.

(c) Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

Varishtha Property Developers Pvt. Ltd. Bengaluru

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(d) Inventories

Direct expenditure relating to real estate activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.

i. Work-in-progress: Represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

iii. Land stock: Valued at lower of cost and net realizable value.

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

(e) Land

Advances paid by the Company to the seller/intermediary toward outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the company, whereupon it is transferred to land stock under inventories/capital work in progress.

(f) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work- in- progress. Capital work in progress is stated at cost, net of accumulated impairment loss, if any.

(g) Depreciation on property, plant and equipment and investment property.

Depreciation is calculated on straight line method using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose useful life is estimated by the management based on planned usage and technical evaluation thereon:

Category of Asset	Useful lives (in years)	Useful lives as per Schedule II (in years)
Furniture and fixtures	10	10
Computer equipment		
- Servers and networking equipment	6	6
- End user devices	3	3
Office equipment	5	5
Motor Vehicles	8	8

Varishtha Property Developers Pvt. Ltd. Bengaluru

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The residual values, useful lives and methods of depreciation of property, plant and equipment and investment property are reviewed at each financial year end and adjusted prospectively, if appropriate.

(h) Revenue recognition

Revenue from contracts with customers

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 Company 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 Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company 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 Company considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer, if any.

Revenue from real estate development is recognized 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 Company 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 customer.

Interest income
Interest income, including income arising from other financial instruments measured at amortized cost, is recognized using the effective interest rate method.

Dividend income
Dividend income is recognized when the Company's right to receive dividend is established, which is generally when shareholders approve the dividend.

(i) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

i. Current income tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

ii. Deferred income tax

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

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The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

(j) Provisions and contingent liabilities

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

(k) Financial Instruments

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value at initial recognition. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

i. Financial assets at fair value through other comprehensive income
Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial assets at fair value through profit or loss
Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in statement of profit and loss.

iii. Debt instruments at amortized cost
A 'debt instrument' is measured at the amortized cost if both the following conditions are met:
a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.
After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

iv. Equity investment in subsidiaries, joint ventures and associates
Investment in subsidiaries, joint ventures and associate are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

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v. De-recognition of financial asset
The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

vi. Financial liabilities
Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

vii. Financial liabilities at fair value through profit or loss
Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

viii. Financial liabilities at amortized cost
Financial liabilities are subsequently carried at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

ix. De-recognition of financial liability
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

x. Fair value of financial instruments
In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:
All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:
► Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
► Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
► Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable
For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

(l) Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

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(m) Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

(n) Rounding off amounts

The amounts are rounded off to nearest thousands Indian rupees.

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3 Property, plant and equipment

	Office equipments	Total
Gross carrying amount at cost		
At April 01, 2024	-	-
Additions	-	-
Disposals	-	-
At March 31, 2025	-	-
Additions	483.80	483.80
Disposals	-	-
At March 31, 2026	**483.80**	**483.80**
Accumulated depreciation		
At April 01, 2024	-	-
Charge for the year	-	-
Adjustments for disposals	-	-
At March 31, 2025	-	-
Charge for the year	17.63	17.63
Adjustments for disposals	-	-
At March 31, 2026	**17.63**	**17.63**
Net block		
At March 31, 2025	-	-
At March 31, 2026	**466.17**	**466.17**

4 Other financial assets

	March 31, 2026	March 31, 2025
Security deposits	10.00	-
	10.00	-

5 Deferred tax assets (net)

	March 31, 2026	March 31, 2025
Deferred tax asset arising on account of :		
Deferred tax on losses	16,082.76	13,386.12
	16,082.76	**13,386.12**
Reconciliation of deferred tax assets/ (liabilities) (net)		
Net deferred tax asset at the beginning of the year	8,319.27	-
Tax income/(expense) during the year recognized in profit and loss	2,696.63	8,319.27
	11,015.90	**8,319.27**

6 Assets for current tax (net)

Advance income tax [net of provision for taxation Rs Nil (March 31, 2025: Rs 217.61)	-	217.61
	-	**217.61**

7 Inventory

Land Stock	6,40,648.38	5,16,613.74
	6,40,648.38	**5,16,613.74**

Note: Details of assets pledged are as per note no 13

8 Trade receivables

(Unsecured)		
Considered good		
Dues from related parties	508.43	-
	508.43	-

Trade receivables Ageing Schedule
As at 31 March 2026

	Less than 6 months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed Trade Receivables – considered good	-	508.43	-	-	-	508.43
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade receivable – credit impaired	-	-	-	-	-	-
Disputed Trade receivables - considered good	-	-	-	-	-	-
Disputed Trade receivables – which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-
Total	-	**508.43**	-	-	-	**508.43**

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9	**Cash and cash equivalents**		
	Cash on hand	-	-
	Balances with banks		
	In current accounts	893.85	8,250.26
	Bank deposits with original maturity upto three months	11,802.30	-
		12,696.15	**8,250.26**
10	**Other assets (Unsecured, considered good unless otherwise stated)**		
a	**Non-current**		
	Advances for land contracts	6,846.75	6,846.75
		6,846.75	**6,846.75**
b	**Current**		
	Advances to suppliers	11,211.89	312.04
	Duties and taxes recoverable	-	119.63
		11,211.89	**431.67**

		March 31, 2026	March 31, 2025
11	**Equity share capital**		
	Authorized shares		
	5000 (March 31, 2025 - 5000) equity shares of Rs. 100 each	500.00	500.00
	Issued, subscribed and fully paid-up shares		
	1000 (March 31, 2025 - 1000) equity shares of Rs. 100 each	100.00	100.00

a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares

	March 31, 2026		March 31, 2025	
	Number	Rs. In thousands	Number	Rs. In thousands
Balance at the beginning of the year	1,000	100.00	1,000	100.00
Issued during the year	-	-	-	-
Outstanding at the end of the year	**1,000**	**100.00**	**1,000**	**100.00**

b. Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 100 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

c. Details of shareholders holding more than 5% shares in the company

	March 31, 2026		March 31, 2025	
	No. of shares	% holding in the class	No. of shares	% holding in the class
Equity shares of Rs. 100 each fully paid-up				
Provident Housing Limited	1,000	100.00%	1,000	100.00%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

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d. Shares held by promoters
As at March 31, 2026

Class of equity shares : Equity shares of Rs.100 each

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Provident Housing Limited	1,000	-	1,000	100%	0%

As at March 31, 2025

Class of equity shares : Equity shares of Rs.100 each

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Provident Housing Limited	1,000	-	1,000	100%	0%

e. Shares held by holding/ultimate holding and/or their subsidiaries/associates

Provident Housing Limited, the holding company		
1000 (March 31, 2025 - 1000) equity shares of Rs. 100 each	100.00	100.00

12 Other equity

	March 31, 2026	March 31, 2025
Reserves and surplus		
Retained earnings		
Balance at the beginning of the year	(39,011.31)	(15,087.48)
Total comprehensive income for the year	(8,830.27)	(23,923.83)
Balance at the end of the year	(47,841.58)	(39,011.31)
Total other equity	**(47,841.58)**	**(39,011.31)**

13 Borrowings

a Non-current borrowings

Unsecured		
5,100 (March 31, 2025: 4,400) Listed Rated Unsecured Redeemable Zero coupon Non-Convertible Debentures of Rs. 1 lakhs each	6,37,755.01	5,01,577.19
	6,37,755.01	5,01,577.19
Current maturities of long term borrowings disclosed under "Current borrowings"	(6,37,755.01)	(5,01,577)
	-	-

b Current

Unsecured		
Loans from related parties (refer Note 23)	89,821.67	76,861.76
Current maturities of long term borrowings		
Unsecured		
5,100 (March 31, 2025: 4,400) Listed Rated Unsecured Redeemable Zero coupon Non-Convertible Debentures of Rs. 1 lakhs each	6,37,755.01	5,01,577.19
	7,27,576.68	**5,78,438.95**

Note 2: Details of nature of security, guarantees given by directors and repayment terms of borrowings

Category of loan	March 31, 2026	March 31, 2025	Effective interest rate	Repayment details	Nature of security
Current borrowings:					
Debentures	6,37,755.01	5,01,577.19	12.35%*	Repayable in full at the expiry of 5 years and 6 months	Unsecured
Loans from related parties	89,821.67	76,861.76	-	Repayable on demand	Unsecured

*Interest accrued on IRR basis.

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14 Trade payables

	March 31, 2026	March 31, 2025
Trade payable		
- Total outstanding dues of micro enterprises and small enterprises	1,538.79	-
- Total outstanding dues of creditors other than micro and small enterprises		
Payable to others	6,816.38	5,381.40
Payable to related parties (refer note 23)	21.85	-
	8,377.02	5,381.40

Disclosures of dues to Micro, Small and Medium enterprises

The information as required under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company. The Company has not received any claim for interest from any supplier under the said Act.

The principal amount remaining unpaid	-	-
Interest due thereon remaining unpaid	1,538.79	-
The amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year)	-	-
The amount of interest accrued during the year and remaining unpaid.	-	-
The amount of further interest remaining due and payable for earlier years	-	-

Trade payables Ageing Schedule
As at 31 March 2026

	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	1,538.79	-	-	-	1,538.79
Total outstanding dues of creditors other than micro enterprises and small enterprises	5,772.10	1,066.13	-	-	6,838.23
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
	7,310.89	1,066.13	-	-	8,377.02

As at 31 March 2025

	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	5,381.40		-	-	5,381.40
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
	5,381.40	-	-	-	5,381.40

15 Other current liabilities

	March 31, 2026	March 31, 2025
Statutory dues payable	258.41	836.74
Other payables	-	0.37
	258.41	837.11

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	March 31, 2026	March 31, 2025
16 Other income		
Interest on financial assets:		
Bank deposits	152.23	2,344.56
Others	27.91	-
	180.14	2,344.56
17 (Increase)/ decrease in inventories of land stock and work-in-progress		
Inventory at the beginning of the year		
Land stock	5,16,613.74	-
Inventory at the end of the year		
Land stock	6,38,483.49	5,16,613.74
	(1,21,869.75)	(5,16,613.74)
18 Finance costs		
Interest on financial liabilities		
- On borrowings	65,996.00	41,948.00
Interest on debentures*	181.82	181.82
Loan processing charges	29.73	348.94
Bank and other charges	66,207.55	42,478.76
*Includes finance expense capitalized and included in inventory	65,996.00	14,230.00
19 Other expenses		
Repairs and maintenance	5,495	-
Travel and conveyance	0.44	1.95
Legal and professional *	18,189.47	7,349.59
Rates and taxes	10,322.83	5,124.81
Security charges	5,835.53	3,493
Advertising & Sales Promotion	1,855.96	170
Printing and stationery	-	0.50
Miscellaneous expenses	71.02	47.25
	41,770.54	16,187.11
* Payment to auditors [included in legal and professional charges]		
Audit fee	150.00	100.00
Reimbursement of expenses	-	-
	150.00	100.00

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20 Fair value measurements

The fair value of the financial assets and liabilities is determined as the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

>The management assessed that the carrying values of cash and cash equivalents, trade payables, and other financial assets and liabilities (as listed below) approximate their fair values largely either due to their short-term maturities.

> The management assessed that the carrying values of borrowings and other financial assets and liabilities approximate their fair values based on cash flow discounting using parameters such as interest rates, tenure of instrument, creditworthiness of the customer and the risk characteristics of the financed project, as applicable.

These financial assets and financial liabilities as summarised below are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs as explained above. There have been no transfers between levels during the year.

Break up of financial assets/liabilities measured at amortised cost:	Notes	March 31, 2026	March 31, 2025
Financial assets :			
Trade receivables	8	508.43	-
Cash and cash equivalents	9	12,696.15	8,250.26
		13,214.58	**8,250.26**

	Notes	March 31, 2026	March 31, 2025
Financial liabilities :			
Current borrowings	13(b)	7,27,576.68	5,78,438.95
Trade payable	14	8,377.02	5,381.40
		7,35,953.70	**5,83,820.35**

21 Financial risk management

The Company's principal financial liabilities, comprise borrowings, trade payables and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include cash and bank balances and trade receivables that derive directly from its operations.

The Company's activities expose it to market risk, liquidity risk and credit risk.
The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

a. Credit risk

Credit risk is the risk of loss that arise on outstanding financial instruments if a counterparty default on its obligations. Credit risk arises from cash and cash equivalents, trade receivables and other receivables.

Expected credit loss for trade receivables under simplified approach

The recoverability of trade receivables is assured as the registration of sold residential units is not processed till the time the Company does not receive the entire payment. Hence, as the Company does not have significant credit risk, it does not present the information related to ageing pattern.

The allowance for expected credit loss for current and previous years is Nil.

b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and also generating cash flow from operations.

Management monitors the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows and maintaining debt financing plans.

The break-up of cash and cash equivalents is as detailed in note 09.

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Maturities of financial liabilities

The tables below analyze the Company's financial liabilities into relevant maturity groupings based on their contractual

March 31, 2026	On demand	Upto 4 years	4 years and above	Total
Financial liabilities - non-current				
Borrowings	-	-	-	-
Financial liabilities - current				
Borrowings	89,821.67	6,37,755.01	-	7,27,576.68
Trade payables	-	8,377.02	-	8,377.02
TOTAL	**89,821.67**	**6,46,132.03**	**-**	**7,35,953.70**

March 31, 2025	On demand	Upto 4 years	4 years and above	Total
Financial liabilities - non-current				
Borrowings	-	-	-	-
Financial liabilities - current				
Borrowings	76,861.76	5,01,577.19	-	5,78,438.95
Trade payables	-	5,381.40	-	5,381.40
TOTAL	**76,861.76**	**5,06,958.59**	**-**	**5,83,820.35**

c. **Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/ real-estate risk.

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in interest rate. The entity's exposure to the risk of changes in interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables.

The Company is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

Interest rate sensitivity:

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant. The impact on the entity's profit before tax is due to changes in the fair value of financial assets and liabilities.

Particulars	March 31, 2026	March 31, 2025
Interest rates – increase by 50 basis points (50 bps)	2,375	1,725
Interest rates – decrease by 50 basis points (50 bps)	(2,375)	(1,725)

Note: The above impact is gross of interest to be inventorised to qualifying assets.

22 **Capital Management**

The Company's objectives when managing capital are to maximise returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Company monitors its capital using gearing ratio, which is net debt divided by total equity. Net debt comprises current and non-current borrowings less cash and cash equivalents. Total equity comprises equity share capital and other equity.

Particulars	March 31, 2026	March 31, 2025
Non current borrowings	-	-
Current borrowings	7,27,576.68	5,78,438.95
Less: Cash and cash equivalents	(12,696.15)	(8,250.26)
Net debt	7,14,880.53	5,70,188.69
Total equity	(47,741.58)	(38,911.31)
Gearing ratio	(14.97)	(14.65)

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.

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Varishtha Property Developers Pvt. Ltd. Bengaluru

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
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Notes to Financial Statements for the year ended March 31, 2026
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23 Related party transactions

(1) Names of related parties and nature of relationship with the Company

(i) Parties where control exists
Puravankara Limited- Ultimate Holding Company

ii) Holding Company
Provident Housing Limited

(iii) Key management personnel ('KMP')

Names	Designation
Mr Ashish Ravi Puravankara	Director
Mr Mallanna Sasalu (with effect from 17 02 2026)	Additional Director
Mr Patil D S (till 17 02 2026)	Director
Ms Preetha M K (w e f 19th February 2025)	Company Secretary

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

Particulars	Year ended March 31, 2026			Year ended March 31, 2025	
	Ultimate Holding Company	Holding Company	Others	Ultimate Holding Company	Holding Company
Loans taken from					
Provident Housing Limited	-	10,000 00	-	-	4 50,000 00
Puravankara Limited	2,600 00	-	-	29,994 84	-
Loans repaid					
Puravankara Limited	-	-	-	703 81	-
Provident Housing Limited	-	-	-	-	4,05,359 91
Reimbursement of expenses					
Puravankara Limited	21 85	-	-		
Purva Sapphire Land Private Limited	-	-	11,155 02	-	-

(3) The related parties balances as at the year-end are as follows:

Particulars	Year ended March 31, 2026			Year ended March 31, 2025	
	Ultimate Holding Company	Holding Company	Others	Ultimate Holding Company	Holding Company
Loans taken					
Puravankara Limited	31,952 83	-		29,352 83	-
Provident Housing Limited		57,508 92	-	-	47,508 92
Dues to					
Puravankara Limited	21 85	-		-	-
Dues from					
Purva Sapphire Land Private Limited	-	-	155 02	-	-
Provident Housing Limited	-	353 41			359 91

(4) Other information:

1 There have been no guarantees provided or received for any related party receivables or payables, other than those disclosed above The Company has not recorded any provision/ write-off of receivables relating to amounts owed by related parties

2. In respect of the transactions with the related parties, the Company has complied with the provisions of Section 188 of the Companies Act, 2013 ('the Act'), and the details have been disclosed above, as required by the applicable accounting standards The provisions of section 177 of the Act are not applicable to the Company

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24 Financial Ratios

a Ratio

Numerator	Current ratio
Denominator	Current Assets
Ratios/Measures	Current Liabilities

	March 31, 2026	March 31, 2025
Current Assets (A)	6,65,064.85	5,25,295.67
Current Liabilities (B)	7,36,212.11	5,84,657.46
Current Ratio (C) = (A) / (B)	**0.90**	**0.90**
% of change from previous year	**0.54%**	

The ratio has changed mainly due to increase in current assets in the current year.

b Ratio

Numerator	Debt Equity ratio
Denominator	Total Debt
Ratios/Measures	Shareholder's Equity

	March 31, 2026	March 31, 2025
Total Debt (A)	7,27,576.68	5,78,438.95
Shareholder's Equity (B)	(47,741.58)	(38,911.31)
Debt Equity ratio (C) = (A) / (B)	**-15.24**	**-14.87**
% of change from previous year	**2.52%**	

The ratio has changed mainly due to increase in borrowings in the current year compared to previous year.

c Ratio

Numerator	Return on equity ratio
Denominator	Profit after tax
Ratios/Measures	Average shareholders' equity

	March 31, 2026	March 31, 2025
Loss after tax (A)	(8,830.27)	(23,923.83)
Closing Shareholders Equity (B)	(47,741.58)	(38,911.31)
Average shareholder's equity [(Opening + Closing)/2] (C)	(43,326.45)	(26,949.39)
Return on equity ratio (D) = (A) / (C) *	**0.20**	**0.89**
% of change from previous year	**-77.04%**	

The ratio has changed mainly due to increase in loss after tax

d Ratio

Numerator	Trade payable turnover ratio
Denominator	Total purchases including other expenses
Ratios/Measures	Average trade payables

	March 31, 2026	March 31, 2025
Total purchases including other expenses (A)	41,770.54	16,187.11
Closing trade payables	6,838.23	5,381.40
Average Trade Payables [(opening + closing) /2] (B)	6109.82	2863.05
Trade payables turnover ratio (C) = (A) / (B)	**6.84**	**5.65**
% of change from previous year	**20.92%**	

The ratio has changed mainly due to increase in other expenses

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Bengaluru

e Ratio

Ratios/Measures	March 31, 2026	March 31, 2025
Numerator	Return on capital employed	
Denominator	Earning before interest and taxes	
	Capital Employed (Total equity and Total borrowings)	
Loss after tax (A)	(8,830.27)	(23,923.83)
Adjustments:-		
Add: Total tax expenses (B)		
Add: Finance cost (C) (net of amount inventorised)	(2,696.63)	(8,319.27)
Earnings before interest and tax (D) = (A) + (B) + (C)	-	(27,718.00)
Total Equity (E')	**(11,526.90)**	**(59,961.10)**
Total borrowings (F)	(47,741.58)	(38,911.31)
Capital Employed (G) = (E) + (F)	7,27,576.68	5,78,438.95
Return on capital employed (G) = (D) / (G)	**6,79,835.10**	**5,39,527.64**
% of change from previous year	(0.02)	(0.11)
The ratio has changed mainly due to increase in losses and borrowings in the current year compared to previous year	**-84.74%**	

Notes :
Inventory turnover ratio, Debt Service Coverage ratio, Net capital turnover ratio Trade receivable turnover ratio, Net profit ratio and Return on investment are not applicable to the Company.

25 Other Statutory Information

	March 31, 2026	March 31, 2025
i Details Of Utilisation Of Borrowings		
The Company do not have any borrowings from banks and financial institutions during the year.		
ii Details Of Title Deeds Of Immovable Property Not Held In The Name Of The Company	Nil	Nil
iii Details Of Revaluation Of Immovable Property	Nil	Nil
iv Details Of Revaluation Of Intangibles	Nil	Nil
v Ageing Schedule Of Capital Work-In-Progress	Nil	Nil
vi Ageing Schedule Of Intangible Assets Under Development	Nil	Nil
vii Completion Schedule Of Capital Work-In-Progress Which Is Overdue Or Has Exceeded The Cost	Nil	Nil
viii Details of security of current assets against the borrowings	Nil	Nil

ix There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder

x The Company not have any transactions with companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.

xi The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

xii The Company have not traded or invested in Cryptocurrency transactions or Virtual Currency during the financial year.

xiii 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 Company to or in any other persons or entities, 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 Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

xiv No funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company 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.

xv The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the period.

xvi The Company is not a declared wilful defaulter by any bank or financial institution or any other lender.

xvii There are no approved schemes or arrangments which has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

xviii The Company has complied with the number of layers prescribed under clause (87) of the Section 2 of the Companies Act read with Companies (Restriction on number of Layers) Rules, 2017.

xix The Company has not advanced any loans to promoters or directors or KMPs or any other related parties and also there are no loans and advances outstanding at the year end receivable from promoters or directors or KMPs or any other related parties.

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Varishtha Property Developers Pvt. Ltd. Bengaluru

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26 Supplementary statutory information

	March 31, 2026	March 31, 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

In the opinion of the Board and to the best of its knowledge and belief, the value on realization of current assets, loans and advances will, in the ordinary course of business, not be less than the amounts at which they are stated in the Balance Sheet.

27 The Company's business activities fall within a single reportable segment, i.e. real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in the financial statements.

28 Unhedged foreign currency exposure

March 31, 2026	March 31, 2025
Nil	Nil

29 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.

1.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.

30 The Company has defined process to take daily back-up of books of account in electronic mode on servers physically located in India.

The Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software, except that audit trail feature is not enabled for direct changes to data when using certain access rights as the audit trail feature is not enabled at the database level insofar as it relates to SAP S/4 HANA accounting software. Further no instance of audit trail feature being tampered with was noted in respect of the accounting software to the extent it was enabled. Additionally, the audit trail of relevant prior years has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective years.

31 Previous year figures have been regrouped wherever necessary to conform with current year's classification.

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

As per 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: 13-May-2026

For and on behalf of the Board of Directors of
Varishtha Property Developers Private Limited

Ashish Ravi Puravankara
Director
DIN 00504524

Place: Bengaluru
Date: 13-May-2026

Mallanna Sasalu
Additional Director
DIN 06532761

Place: Bengaluru
Date: 13-May-2026

Preetha M K
Company Secretary

Place: Bengaluru
Date: 13-May-2026