

ALLOUD REALTY PRIVATE LIMITED

CIN: U68100PN2023PTC222310

Registered Office: S.No. 36/1/1, Office No., 802, 8th Floor, Chordia Group, Baner, Pune 411045

E-mail: cs@solitiare.in || Website – www.aloudrealty.com || Phone No. : 020-67166716

Date: 14.11.2025

Listing Compliances

BSE Limited,

Floor 25, P. J. Towers,

Dalal Street, Mumbai – 400001

Ref: **Scrip Code – 976740**

Subject: Outcome of the Board Meeting and Submission of Unaudited Financial Results for the quarter and half year ended 30th September , 2025.

Dear Sir/Madam,

In terms of provision of Regulation 51(1), (2) and Regulation 52 (read with Part B of Schedule III) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations, 2015'), as amended from time to time, we wish to inform you that the Board of Directors of the Company at its Meeting held today i.e. on Friday, 14th November , 2025 have, *inter alia*:

1. Approved the Unaudited Financial Results for the quarter and half year ended 30th September, 2025, and in this regard, please find enclosed herewith:

- Limited Review Report issued by M/s. N M Pathan and Company, Chartered Accountants, (FRN: 131018W), Statutory Auditors of the Company, on the Unaudited Financial Results;
- Disclosure of Related Party Transactions for the half year ended 30th September, 2025;
- Unaudited Financial Results including the disclosures under Regulation 52(4) of SEBI LODR;
- Security Cover Certificate as at 30th September, 2025 with respect to the listed Non-convertible Debentures issued by the Company.

The above information is also available on the website of the Company i.e. www.aloudrealty.com.

The meeting commenced at 07.15. p.m. and concluded at 07.45. p.m.

You are requested to take the same on your record.

Thanking you,

Yours faithfully,

For Aloud Realty Private Limited

Ashok Dhanraj Chordia

Director

DIN: 00569054



Encl: a/a.

Place: Pune



CA Neehal Pathan

B.Com, FCA, DISA, IP(IBBI), DCL, FAFD, ID Qualified
Chartered Accountant & Insolvency Professional

INDEPENDENT AUDITOR'S REVIEW REPORT ON THE UNAUDITED FINANCIAL RESULTS OF THE COMPANY PURSUANT TO REGULATION 52 OF THE SEBI (LISTING OBLIGATION & DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AS AMENDED.

Review Report to,
The Board of Directors,
Aloud Realty Private Limited,

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of Aloud Realty Private Limited (the "Company"), for the quarter ended September 30, 2025. (the "Statement"). being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement

M/s. N M Pathan & Company

Office No. 301, C. S. No. 820/A, 'Rachana-Anand', E-Ward, Shahupuri, 4th Lane, Kolhapur -416 001. Tel : +91 9371334433



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principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended including the manner in which it is to be disclosed, or that it contains any material misstatement.


For N. M. PATHAN & COMPANY
Chartered Accountants

Neehal
Mahamulal
Pathan

Digitally signed by Neehal
Mahamulal Pathan
Date: 2025.11.14 18:53:14
+05'30'

Neehal Mahamulal Pathan
Proprietor
Membership No. 130017
UDIN: 25130017BMMHQD9814
Date: August 14th, 2025

M/s. N M Pathan & Company

 Office No. 301, C. S. No. 820/A, 'Rachana-Anand', E-Ward, Shahupuri, 4th Lane, Kolhapur -416 001. Tel : +91 9371334433

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ALOUD REALTY PRIVATE LIMITED
CIN: U68100PN2023PTC222310

REGISTERED ADDRESS : S.NO. 36/1/1, OFFICE NO., 802, 8TH FLOOR, CHORDIA G, BANER GAON, PUNE, HAVELI, MAHARASHTRA, INDIA, 411045

Statement of Standalone financial results for quarter and half year ended September 30, 2025

(Rs. in Hundreds)

Sr.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	March 31, 2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	INCOME						
I	Revenue from operations	40,182.47	33,749.73	-	73,932.20	-	-
II	Other Income	11,64,853.26	5,58,984.32	-	17,22,538.54	-	-
III	Total income	12,05,035.73	5,92,734.05	-	17,96,470.74	-	-
	EXPENSES						
IV	a) Cost of materials consumed	-	-	-	-	-	-
	b) Purchases of Stock-in-Trade	-	-	-	-	-	-
	c) Changes in inventories of finished goods, Stock-in -Trade and work-in-progress	-	-	-	-	-	-
	d) Employee benefit expense	-	-	-	-	-	-
	e) Finance Cost	16,18,195.53	7,44,861.00	-	23,63,056.53	-	-
	f) Depreciation and amortisation expense	-	-	-	-	-	-
	g) Other Expenses	16,164.67	8,753.06	-	23,618.69	25.24	451.01
	Total expenses	16,34,360.20	7,53,614.06	-	23,86,675.22	25.24	451.01
V	Profit/ (Loss) before tax	(4,29,324.47)	(1,60,880.01)	-	(5,90,204.48)	(25.24)	(451.01)
VI	Tax expenses						
	Current Tax	-	-	-	-	-	-
	Deferred Tax	23,797.29	(40,342.32)	-	(16,545.03)	-	-
VII	Profit/ (Loss) for the period /year	(4,53,121.76)	(1,20,537.69)	-	(5,73,659.45)	(25.24)	(451.01)
VIII	Other Comprehensive Income (OCI)						
	a) i) Items that will not be reclassified to the Statement of Profit or Loss	-	-	-	-	-	-
	ii) Income tax relating to items that will not be reclassified to the Statement of Profit or Loss	-	-	-	-	-	-
	b) i) Items that will be reclassified to Statement of Profit or Loss	-	-	-	-	-	-
	ii) Income tax relating to items that will be reclassified to Statement of Profit or loss	-	-	-	-	-	-
	Total Other Comprehensive Income (net of tax)	-	-	-	-	-	-
IX	Total Comprehensive Income/ (Loss) for the period/ year	(4,53,121.76)	(1,20,537.69)	-	(5,73,659.45)	(25.24)	(451.01)
X	Paid up Equity Share Capital (Face Value of Rs. 10/- each)	100.00	100.00	100.00	100.00	100.00	100.00
XI	Earnings per equity share (face value of Rs. 10/- each fully paid) (Not annualised)						
	(1) Basic (in Rs)	(45,312.18)	(12,053.77)	-	(57,365.95)	(2.52)	(45.10)
	(2) Diluted (in Rs)	(45,312.18)	(12,053.77)	-	(57,365.95)	(2.52)	(45.10)
XII	Additional information (Note 8)						
	(a) Debt-equity ratio	(73.66)	(373.02)	N.A.	(73.66)	N.A.	N.A.
	(b) Debt service coverage ratio	0.73	0.78	N.A.	0.75	N.A.	N.A.
	(c) Interest service coverage ratio	0.73	0.78	N.A.	0.75	N.A.	N.A.
	(d) Outstanding redeemable preference shares (quantity and value)	-	-	-	-	-	-
	(e) Capital redemption reserve/debenture redemption reserve	-	-	-	-	-	-
	(f) Net worth (In Hundreds)	(5,74,292.78)	(1,21,171.01)	(207.55)	(5,74,292.78)	(207.55)	(633.32)
	(g) Net profit after tax	(4,53,121.76)	(1,20,537.69)	-	(5,73,659.45)	(25.24)	(451.01)
	(h) Earnings per share	(45,312.18)	(12,053.77)	-	(57,365.95)	(2.52)	(45.10)
	(i) Current ratio	1.91	1.76	0.77	1.91	0.77	0.55
	(j) Long term debt to working capital	1.03	1.01	N.A.	1.03	N.A.	N.A.
	(k) Bad debts to Account receivable ratio	-	-	-	-	-	-
	(l) Current liability ratio	0.52	0.57	1.30	0.52	1.30	1.82
	(m) Total debts to total assets	1.00	0.99	N.A.	1.00	N.A.	N.A.
	(n) Debtors' turnover	4.03	6.78	N.A.	3.70	N.A.	N.A.
	(o) Inventory turnover	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
	(p) Operating margin percent	98.66%	98.52%	N.A.	98.69%	N.A.	N.A.
	(q) Net profit margin percent	-37.60%	-20.34%	N.A.	-31.93%	N.A.	N.A.

For Aloud Realty Private Limited

Ashok Dhanraj Chordia
Director
DIN- 00569054
Date: November 14, 2025
Place: Pune

ALoud REALTY PRIVATE LIMITED

CIN: U68100PN2023PTC222310

REGISTERED ADDRESS : S.NO. 36/1/1, OFFICE NO., 802, 8TH FLOOR, CHORDIA G, BANER GAON, PUNE, HAVELI,
MAHARASHTRA, INDIA, 411045

Standalone Assets and Liabilities as at September 30, 2025

(Rs in Hundreds)

Particulars	September 30, 2025	March 31, 2025
	Unaudited	Audited
ASSETS		
1 Non-current assets		
(a) Financial Assets		
(i) Investments	3,740.00	-
(ii) Others	5,100.00	200.00
(b) Deferred Tax Assets	16,545.03	-
Total Non-Current Assets	25,385.03	200.00
Current assets		
(a) Financial assets		
(i) Trade receivables	79,846.77	-
(ii) Cash and cash equivalents	62,36,918.47	375.09
(iii) Others	3,55,80,145.49	-
(b) Other Current Assets	2,491.51	201.95
(c) Current tax asset	1,79,641.71	-
Total Current Assets	4,20,79,043.95	577.04
Total Assets	4,21,04,428.98	777.04
EQUITY AND LIABILITIES		
1 Equity		
Share capital	100.00	100.00
Other equity	(5,74,392.78)	(733.32)
Total equity	(5,74,292.78)	(633.32)
Liabilities		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	2,06,57,996.27	-
Total Non-Current Liabilities	2,06,57,996.27	-
3 Current liabilities		
(a) Financial liabilities		
(i) Borrowings	2,16,42,595.34	-
(ii) Trade payables		
a) total outstanding dues of micro enterprises and small enterprises	1,337.40	-
b) total outstanding dues of creditors other than micro enterprises and small enterprises	2,57,712.81	-
(iii) Others	472.04	1,410.36
(b) Other current liabilities	1,18,607.90	-
Total Current Liabilities	2,20,20,725.49	1,410.36
Total Liabilities	4,26,78,721.76	1,410.36
Total Equity and Liabilities	4,21,04,428.98	777.04

For Aloud Realty Private Limited

Ashok Dhanraj Chordia
Director
DIN- 00569054
Date: November 14, 2025
Place: Pune

ALoud REALTY PRIVATE LIMITED

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Standalone cash flow statement for the half year ended September 30, 2025

(Rs in Hundreds)

Sr. No.	Particulars	September 30, 2025	September 30, 2024	31st March 2025
		Unaudited	Unaudited	Audited
A.	Cash flow from Operating Activities			
	Net Profit before extraordinary items and tax	(5,90,204.48)	(25.24)	(451.01)
	Adjustments for:			
	Finance costs	23,63,056.53	-	-
	Interest income	(17,22,532.72)	-	-
	Share of Profit from Investment Entities	(5.82)	-	-
	Operating profit before working capital changes	50,313.51	(25.24)	(451.01)
	Movement in working capital:			
	(Increase)/Decrease in trade receivables	(79,846.77)	-	-
	(Increase)/Decrease in other current financial assets	(95,205.23)	-	-
	(Increase)/Decrease in other non current financial assets	(4,900.00)	-	(200.00)
	(Increase)/Decrease in other current assets	(2,289.56)	-	(183.41)
	Increase/(Decrease) in trade payables	2,59,050.21	-	-
	Increase/(Decrease) in current financial liabilities	(938.32)	-	459.00
	Increase/(Decrease) in other current liabilities	1,18,607.89	(66.10)	(25.10)
	Cash generated from operations	1,94,478.22	(66.10)	50.49
	Net income tax (paid)	(1,79,641.71)	-	-
	Net cash from Operating Activities (A)	65,150.02	(91.34)	(400.52)
B.	Cash flows from Investing activities			
	Investment in Fixed Capital of LLP	(3,740.00)	-	-
	Interest received on fixed deposits	95,719.32	-	-
	(Increase)/Decrease in current capital of LLP	(3,38,58,121.05)	-	-
	Net cash used in Investing Activities (B)	(3,37,66,141.73)	-	-
C.	Cash flows from Financing Activities			
	Proceeds / (Repayment) of borrowings	4,23,00,591.62	-	-
	Interest paid	(23,63,056.53)	-	-
	Net cash used in Financing Activities (C)	3,99,37,535.09	-	-
	Net increase / (decrease) in Cash and cash equivalents (A+B+C)	62,36,543.38	(91.34)	(400.52)
	Cash and cash equivalents at the beginning of the period	375.09	775.61	775.61
	Cash and cash equivalents at the end of the period	62,36,918.47	684.27	375.09
	Cash and cash equivalents			
	1. Cash in hand	23.69	106.69	106.69
	2. Balances with bank	-		
	- Current accounts	96,470.53	577.58	268.40
	3. Deposits with original maturity of less than twelve months	61,40,424.25	-	
	Cash and cash equivalents at the end of the period	62,36,918.47	684.27	375.09

For Aloud Realty Private Limited

Ashok Dhanraj Chordia

Director

DIN- 00569054

Date: November 14, 2025

Place: Pune

ALLOUD REALTY PRIVATE LIMITED

CIN: U68100PN2023PTC222310

REGISTERED ADDRESS : S.NO. 36/1/1, OFFICE NO., 802, 8TH FLOOR, CHORDIA G, BANER GAON, PUNE, HAVELI, MAHARASHTRA, INDIA, 411045

Phone: 020-67166716, Email: cs@solitaire.in, Website: www.aloudrealty.com

Notes:-

- 1 The financial results for the quarter and half year ended September 30, 2025 have been reviewed by the Board of Directors at their meetings held on November 14, 2025.
- 2 The Company has issued 49,000 Listed, rated, senior, secured, redeemable Non-Convertible Debentures (NCDs) of face value ₹1,00,000 each, aggregating to a total issue size of ₹490 crores by way of private placement. These debentures are being subscribed by Kotak Real Estate Fund XII, Kotak Real Estate Investment Fund II and Kotak Secured RE Credit Fund pursuant to the Debenture Subscription Agreement dated May 08, 2025. As of the reporting date, 20,000 NCDs of ₹1,00,000 each have already been subscribed by the Kotak Real Estate Fund XII, Kotak Real Estate Investment Fund II and Kotak Secured RE Credit Fund respectively. The remaining debentures will be subscribed once certain terms and conditions of the agreement are met.

As a result of the issuance of listed NCDs, Ind AS becomes applicable to the Company for the first time in accordance with the criteria prescribed under Rule 4(1)(iii)(a) of the Companies (Indian Accounting Standards) Rules, 2015.

Accordingly, these quarterly financial results have been prepared in compliance with Ind AS as notified by the Ministry of Corporate Affairs and in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Listed Non-Convertible Debentures are secured by way of hypothecation, mortgage, and charge over specified assets, receivables, and ownership interests of the Company, in accordance with the terms of the Debenture Trust Deed.
- 3 These financial results have been prepared in accordance with Ind AS, Ind AS 101, First-time Adoption of Indian Accounting Standards has been applied considering the date of transition as April 01, 2024. The company prepared its quarterly and half yearly financials for the quarter ended September 30, 2025. There was no impact on the company's financial performance for the year ended March 31, 2025 (including previous year's quarter) on adoption of Ind AS from the previously reported financial results in accordance with Indian Generally Accepted Accounting Principles (Indian GAAP).
- 4 The financial figures for the second quarter are the balancing figures between the unaudited figures for the half year ended September 30, 2025 and the unaudited figures published for the first quarter of the financial year.
- 5 These financial results have been prepared in accordance with the recognition and measurement principles in Ind AS 34- Interim Financial Reporting prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder.
- 6 The Company is primarily engaged in the business of real estate development specifically construction and sale of commercial and residential units, and also provides development management services. Based on the guiding principles given in Ind AS 108 on "Segment Reporting", this activity falls within a single business and geographical operating segment, and hence, segment-wise position of business and its operations is not applicable to the Company.
- 7 The Listed Non-Convertible Debentures are secured by way of hypothecation, mortgage and charge over receivables and ownership interest of the Company along with other security of security provider and the security cover thereof exceeds one hundred percent or more of the principal amount and interest amount of the aforesaid debentures.
- 8 Additional information pursuant to requirement of Regulation 52(4) of the SEBI (listing Obligations and Disclosure Requirements) Regulations, 2015 and as amended:

a	Net Worth	Aggregate of (i) Total Equity excluding other comprehensive income and reserves created out of amalgamation (net of amounts adjusted in retained earnings) and (ii) face value of Redeemable Preference Shares.
b	Debt Equity Ratio	Debt / Equity
c	Debt Service Coverage Ratio (DSCR)	Profit / (Loss) before Interest, Non-Cash Expenses (depreciation and amortisation) and Tax / (Interest Expense including premium on redeemable preference shares + Principal Repayment of Long term Borrowings made during the period)
d	Interest Service Coverage Ratio (ISCR)	Profit / (Loss) before Interest and Tax / Interest Expense including premium on redeemable preference shares.
e	Current Ratio	Current Assets / Current Liabilities
f	Long Term Debt to Working Capital	Non-Current Borrowings (including carrying values of Redeemable Preference Shares and Current Maturities of Long Term Borrowings) / (Current Assets - Current Liabilities excluding Current Maturities of Long Term Borrowings).
g	Bad Debts to Account Receivable Ratio	Bad debts / Average Trade Receivables
h	Current Liability Ratio	Total Current Liabilities / Total Liabilities
i	Total Debts to Total Assets	Total Debts / Total Assets
j	Debtors Turnover	Revenue from Operations / Average Trade Receivables
k	Inventory Turnover	Revenue from Operations / Average Inventories
l	Operating Margin (%)	Profit / (Loss) before Interest, Depreciation, Amortisation and Tax / Revenue from Operations and Other Income.
m	Net Profit Margin (%)	Net Profit / Revenue from Operations and Other Income

*The ratios which are disclosed above are annualised.

- 9 The audited financial results for the quarter and half year ended September 30, 2025, are available on the website of BSE (<https://www.bseindia.com>) and the Company website (<https://www.aloudrealty.com>).

For Aloud Realty Private Limited

Ashok Dhanraj Chordia
Director
DIN- 00569054
Date: November 14, 2025
Place: Pune

ALoud REALTY PRIVATE LIMITED

CIN : U68100PN2023PTC222310

Registered Office: S.No. 36/1/1, Office No., 802, 8Th Floor, Chordia G, Baner Gaon, Pune, Haveli, Maharashtra, India, 411045

E-mail : cs@solitaire.in || Website – www.aloudrealty.com || Phone No.: 020-67166716

Disclosure of related party transactions for six months ended 30th September, 2025

(Rs. In Lakhs)

Aloud Realty Private Limited										Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.									
Details of the party (listed entity /subsidiary) entering into the transaction			Details of the counterparty			Type of Related Party Transaction	Aggregate Value of all related party Transaction as approved by the Audit Committee	Remarks on approval Audit Committee	Value of Transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments				
Sr No.	Name	PAN	Name	PAN	Relationship of the counterparty with the Listed Entity or its Subsidiary					Opening Balance	Closing Balance	Nature of Indebtedness (loan /Issuance of Debt/any other etc)	Cost	Tenure	Nature (loan /advance /inter-corporate Deposit/ Investment)	Interest Rate (%)	Tenure	Secured / Unsecured	Purpose for which the fund will be utilized by the ultimate recipient of fund
1	Aloud Realty Private Limited	AAZCA0613P	Mr. Ashok Dhanraj Chordia	AAMPC9919J	Director/Promoter	Any other transaction	N.A.	N.A.	21,642.60	NIL	21,642.60	N.A.	N.A.	N.A.	Loan Taken	12	On demand	Unsecured	Business Transaction
2	Aloud Realty Private Limited	AAZCA0613P	Jairaj Realty LLP	AALFJ8884E	Associate Entity	Investment Made	N.A.	N.A.	10,680.99	NIL	10,680.99	N.A.	N.A.	N.A.	Investment	12	On demand	Unsecured	Business Transaction
3	Aloud Realty Private Limited	AAZCA0613P	Jairaj Realty Unit 9 LLP	AAOFS6123L	Associate Entity	Investment Made	N.A.	N.A.	24,803.94	NIL	24,803.94	N.A.	N.A.	N.A.	Investment	12	On demand	Unsecured	Business Transaction
4	Aloud Realty Private Limited	AAZCA0613P	Jairaj Realty LLP	AALFJ8884E	Associate Entity	Any other transaction	N.A.	N.A.	17.89	NIL	17.89	N.A.	N.A.	N.A.	Business Advance	-	On demand	-	Business Transaction
5	Aloud Realty Private Limited	AAZCA0613P	Jairaj Realty Unit 9 LLP	AAOFS6123L	Associate Entity	Any other transaction	N.A.	N.A.	61.96	NIL	61.96	N.A.	N.A.	N.A.	Business Advance	-	On demand	-	Business Transaction

Notes:

- Transaction value includes interest receivable/payable as case maybe.

For Aloud Realty Private Limited

Ashok Dhanraj Chordia
Director
DIN: 00569054



CA Neehal Pathan

B.Com, FCA, DISA, IP(IBBI), DCL, FAFD, ID Qualified
Chartered Accountant & Insolvency Professional

To,

**The Board of Directors,
Aloud Realty Private Limited**

S.No. 36/1/1, Office No., 802, 8th Floor,
Chordia Group, Baner, Pune MH 411045.

STATEMENT CERTIFYING THE SECURITY COVER IN RESPECT OF LISTED, SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES AS AT 30TH SEPTEMBER, 2025.

1. This certificate is issued in accordance with the terms of your engagement with Aloud Realty Private Limited ("the Company") having its registered office at S.No. 36/1/1, Office No., 802, 8th Floor, Chordia Group, Baner, Pune MH 411045.
2. The Statement certifying various clauses of Debenture Trust Deed dated 8th May, 2025 relating to Security cover of 20,000 number of outstanding Secured, Rated, Listed, Redeemable Non-convertible Debentures of face value of Rs.1,00,000 /- amounting to Rs. 200 Crore (Rupees Two Hundred Crore) having ISIN "INE1SYK07016", duly signed by the authorized signatory of the Company, is attached as Appendix 'A'. In accordance with para 3.1 (a) of Circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022; we have verified only book value of the assets provided in this certificate. We have Signed/Initialed the certificate along with the Appendix 'A' and Annexure - I (forming part of Appendix A).

Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring adherence that the details in the statement are correct.

Auditor's Responsibility

5. It is our responsibility to provide reasonable assurance in the form of an opinion based on our examination whether:
 - (a) The Company has maintained security cover as per the terms of Debenture Trust deed; and
 - (b) The Company is in compliance with all the covenants including financial covenants as mentioned in the Debenture Trust Deed as at 8th May, 2025;
 - (c) Book values of assets as included in the Statement are in agreement with the books of



M/s. N M Pathan & Company

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CA Neehal Pathan

B.Com, FCA, DISA, IP(IBBI), DCL, FAFD, ID Qualified

Chartered Accountant & Insolvency Professional

account underlying the audited standalone Ind AS financial statements as at 30th September, 2025.

6. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) (the "Guidance Note") issued by the Institute of Chartered Accountants of India (ICAI) and Standards on Auditing specified under Section 143(10) of the Companies Act 2013. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Conclusion

8. Based on the information and explanations provided to us and examination of records of the Company including audited Books of Account and other relevant documents, we hereby conclude that book value of assets and relevant debts given in Column "A" to "J" of **Annexure I (forming part of Appendix A) and other details provided in Appendix A** are true and correct.

Restriction on Use

9. The signed certificate is provided to the Company solely for submission to the Board of Directors, Stock Exchange and to the Debenture Trustees and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For N.M. PATHAN & COMPANY

Chartered Accountants

Neehal Mahamul Pathan

Proprietor

Membership No. 130017

UDIN: 25130017BMMHQA7524

Date: 14th November, 2025

Place: Pune



M/s. N M Pathan & Company



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Appendix A

STATEMENT CERTIFYING THE SECURITY COVER IN RESPECT OF LISTED SECURED REDEEMABLE NON-CONVERTIBLE DEBENTURES AS AT 30TH SEPTEMBER, 2025.

Based on the information and explanations available and on the basis of the records of the Company including audited Books of Account and other relevant documents, we hereby certify that:

- a) The Company has vide its Board Resolution and information memorandum/ offer document and under Debenture Trust Deed (DTD), issued the following listed debt securities:

ISIN	Private Placement/ Public Issue	Secured/ Unsecured	Sanctioned Amount
INE1SYK07016	Private Placement	Secured	Rs. 200 Crore

- b) Security Cover for listed debt securities:

- (i) The financial information as on 30th September, 2025 has been extracted from the audited books of account and other relevant records of the listed entity;
- (ii) The security of the Company provide coverage of more than 100 % of the interest accrued and principal amount, which is in accordance with the terms of issue/ Debenture Trust Deed (calculation as per statement of security cover ratio for the Secured debt securities - Annexure I).

ISIN wise details:

S. No.	ISIN	Facility	Type of charge	Sanctioned Amount	Outstanding Amount as on 30 th September, 2025 (Carrying Value)	Cover Required	Security Required
1.	INE1SYK07016	Non-Convertible listed Debt Securities Debt	Secured	Rs. 200 Crore	Rs. 200 Crore	100% or more	All Security
	Grand Total				Rs. 200 Crore		

- c) Compliance of the covenants/terms of the issue in respect of listed debt securities of the listed entity

Based on the information and explanations available and on the basis of the records of the Company including unaudited Books of Account, we certify that the Company has complied with covenants/terms of the issue of the listed debt securities.

For **Aloud Realty Private Limited**

Ashok Dhanraj Chordia
Director
DIN : 00569054



Place: Pune

Date : 14.11.2025

Annexure I- Security Cover (As at 30th September 2025)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Remark
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (Includes debt for which this certificate is issued & other debt with paripassu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=K+L+M+N)		
		Book Value (INR in Crore)	Book Value (INR in Crore)	Yes / No	Book Value (INR in Crore)	Book Value (INR in Crore)	(INR in Crore)	(INR in Crore)	(INR in Crore)	(INR in Crore)	(INR in Crore)	Relating to Column F		(INR in Crore)	
ASSETS															
Property, Plant and Equipment	Property, Plant and Equipment	N.A.		No	NIL	NIL	NIL	NIL	-					-	Majority of "Property, Plant and Equipment" contain recent additions, hence book value can be constructed be equal to its market value
Capital Work-in-Progress	Capital Work-in-Progress	N.A.		No	NIL	NIL	NIL	NIL	-					-	
Right of Use Assets	Right of Use Assets	N.A.		No	NIL	NIL	NIL	NIL	-					-	
Goodwill	Goodwill	N.A.		No	NIL	NIL	NIL	NIL	-					-	
Intangible Assets	Intangible Assets	N.A.		No	NIL	NIL	NIL	NIL	-					-	
Intangible Assets under Development	Intangible Assets under Development	N.A.		No	NIL	NIL	NIL	NIL	-					-	
Investments	Investments	N.A.		No	NIL	NIL	NIL	NIL	-					-	
Investments	Investments	354.89		No	NIL	NIL	NIL	NIL	354.89			354.89		354.89	This comprise of Investment in Associate entities, recent fund infuse in Associate entities, hence book value can be constructed be equal to its market value
Loans	Loans	-		No	NIL	NIL	NIL	NIL	-					-	
Inventories	Inventories	N.A.		No	NIL	NIL	NIL	NIL	-					-	
Trade Receivables	Trade Receivables	0.80		No	NIL	NIL	NIL	NIL	0.80			0.80		0.80	This comprise of current assets, hence, book value can be constructed as market value.
Cash and Cash Equivalents	Cash and Cash Equivalents	62.37		No	NIL	NIL	NIL	NIL	62.37			62.37		62.37	Cash Balance, Bank Balance and Short term FD less than 3 month, Market value is equal to the book value
Bank Balances other than Cash and Cash Equivalents	Bank Balances other than Cash and Cash Equivalents	-		No	NIL	NIL	NIL	NIL	-					-	
Others	Others	2.99		No	NIL	NIL	NIL	NIL	2.99			2.99		2.99	This comprise of current assets as well as non current assets having Deposits, Receivable from Govt Authorities and Other current assets, hence, book value can be constructed as market value.
Total		421.04							421.04			421.04		421.04	
LIABILITIES															
Debt securities to which this certificate pertains		206.58							206.58			206.58		206.58	
Other debt sharing pari-passu charge with above debt									-					-	
Other Debt									-					-	
Subordinated debt									-					-	
Borrowings									-					-	
Bank									-					-	
Debt Securities									-					-	
Others									-					-	
Trade payables									-					-	
Lease Liabilities									-					-	
Provisions									-					-	
Others									-					-	
Total		206.58							206.58			206.58		206.58	
Cover on Book Value									203.82%						
Cover on Market Value														204%	
		Exclusive Security Cover			Pari-Passu Security Cover Ratio										

ISIN wise Details							
S. No.	ISIN	Facility	Type of Charge	Sanction Amount	Outstanding Amount as on 30th June 2025	Security Cover Required	Security Asset Required
1	INE15YK07016	Listed Non Convertible Debentures	Secured	Rs. 200 Crore	Rs. 200 Crore	1X	All Security
	Grand Total				Rs. 200 Crore		