

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: 30th May, 2026

Listing Compliances

BSE Limited,

Floor 25, P. J. Towers,

Dalal Street, Mumbai – 400001

Ref: **Scrip Code – 976740**

Subject: Outcome of the Board Meeting for financial results of the Company for the quarter and financial year ended March 31, 2026.

Dear Sir/Madam,

In terms of provision of Regulation 51(1)(2) and Regulation 52 and 54 (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 Saturday, 30th May, 2026 have, *inter alia*, approved:

1) **Audited Financial Results for the year ended 31st March, 2026, and in this regard, please find enclosed herewith :**

- Audit Report issued by M/s. N M Pathan and Company, Chartered Accountants, (Membership no. 130017) Statutory Auditors of the Company, on the Annual Financial Results;
- Financial Results including the disclosures under Regulation 52(4) of SEBI Listing Regulations, 2015; and
- Security Cover Certificate pursuant to Regulation 54 of SEBI Listing Regulations, 2015, as at 31st March 2026 with respect to the listed Non-convertible Debentures issued by the Company;
- Declaration of unmodified opinion under Regulation 52(3) of the SEBI Listing Regulations for the year ended March 31, 2026;
- Statement of utilization of issue proceeds under Regulation 52(7) and Regulation 52(7A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended 31st March 2026.

The above information is also available on the website of the Company i.e. <https://aloudrealty.com/>

The meeting commenced at 03.15 P.M. and concluded at 03:45 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





CA Neehal Pathan

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

INDEPENDENT AUDITOR'S REPORT ON AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026 OF THE COMPANY PURSUANT TO REGULATION 52 OF THE SEBI (LISTING OBLIGATION & DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AS AMENDED.

To,

The Board of Directors of Aloud Realty Private Limited,

Report on the Audit of the Standalone Financial Results

Opinion

1. We have audited the accompanying Financial Results of Aloud Realty Private Limited (the "Company"), for the quarter and year ended March 31, 2026 (the "Statement"), attached herewith, 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. In our opinion and to the best of our information and according to the explanations given to us, the Standalone Financial Results:

(i) is presented in accordance with the requirements of Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended; and

(ii) Give a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards and other accounting principles generally accepted in India of the net loss and total comprehensive loss and other information of the Company for the year ended.



M/s. N M Pathan & Company

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Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in paragraph (a) of Auditor's Responsibilities section below. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Financial Results for the year ended March 31, 2026 under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

Management's Responsibilities for the Statement

4. This Statement which includes the Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for the issuance. The Financial Results for the year ended March 31, 2026 has been compiled from the related audited financial statements. This responsibility includes the preparation and presentation of the Financial Results for the quarter and year ended March 31, 2026 that give a true and fair view of the net loss and other comprehensive loss and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act 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 Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 controls that were operating effectively for ensuring the accuracy and completeness of the accounting



records, relevant to the preparation and presentation of the Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Financial Results, the Board of Directors are 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of the Financial Statements

5. Our objectives are to obtain reasonable assurance about whether the Financial Results for the year ended March 31, 2026 as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Financial Results.

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 Annual Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for



one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 52 and Regulation 54 of the Listing Regulations.
- Conclude on the appropriateness of the Board of Directors' 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 ability of the Company 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 Statement 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 Annual Financial Results, including the disclosures, and whether the Annual Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Annual Financial Results of the Company to express an opinion on the Annual Financial Results.

Materiality is the magnitude of misstatements in the Annual Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual Financial Results may be influenced. We consider quantitative materiality



and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Annual Financial Results. 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.

Other Matters

6. The Statement includes the results for the Quarter ended March 31, 2026 being the balancing figure between audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

Our opinion on the Standalone Financial Results is not modified in respect of above matter.

For N. M. PATHAN & COMPANY
Chartered Accountants



Neehal Mahamulal Pathan
Proprietor
Membership No. 130017
UDIN: 26130017FFVVET7956
Date: May 30, 2026
Place: Kolhapur

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 Audited Financial Results for the quarter & Year ended March 31, 2026

(Rs. in Hundreds)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
		Audited	Unaudited	Audited	Audited	Audited
	INCOME					
I	Revenue from operations	27,80,760.85	-	-	28,54,693.05	-
II	Other Income	10,82,217.08	10,93,869.40	-	38,97,208.56	-
III	Total income	38,62,977.93	10,93,869.40	-	67,51,901.61	-
	EXPENSES					
IV	a) Cost of Construction Service	25,92,743.26	-	-	25,92,743.26	-
	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	16,62,743.63	15,13,430.65	-	55,39,230.81	-
	f) Depreciation and amortisation expense	155.53	-	-	155.53	-
	g) Other Expenses	20,187.56	11,668.28	319.77	54,058.06	451.01
	Total expenses	42,75,829.98	15,25,098.93	319.77	81,86,187.67	451.01
V	Profit/ (Loss) before tax	(4,12,852.05)	(4,31,229.53)	(319.78)	(14,34,286.06)	(451.01)
VI	Tax expenses					
	Current Tax	-	-	-	-	-
	Deferred Tax	(2,34,992.58)	(1,08,359.11)	-	(3,59,896.72)	-
VII	Profit/ (Loss) for the period /year	(1,77,859.46)	(3,22,870.42)	(319.78)	(10,74,389.33)	(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	(1,77,859.46)	(3,22,870.42)	(319.78)	(10,74,389.33)	(451.01)
X	Paid up Equity Share Capital (Face Value of Rs. 10/- each)	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)	(17,785.95)	(32,287.04)	(31.98)	(1,07,438.93)	(45.10)
	(2) Diluted (in Rs)	(17,785.95)	(32,287.04)	(31.98)	(1,07,438.93)	(45.10)
XII	Additional information (Note 8)					
	(a) Debt-equity ratio	(49.29)	(47.03)	N.A.	(49.29)	N.A.
	(b) Debt service coverage ratio	0.75	0.72	N.A.	0.74	N.A.
	(c) Interest service coverage ratio	0.75	0.72	N.A.	0.74	N.A.
	(d) Outstanding redeemable preference shares (quantity and value)	-	-	-	-	-
	(e) Capital redemption reserve/debenture redemption reserve	-	-	-	-	-
	(f) Net worth (In Hundreds)	(10,75,022.66)	(8,97,163.20)	(633.32)	(10,75,022.66)	(633.32)
	(g) Net profit after tax (In Hundreds)	(1,77,859.46)	(3,22,870.42)	(319.77)	(10,74,389.33)	(451.01)
	(h) Earnings per share	(17,785.95)	(32,287.04)	(31.98)	(1,07,438.93)	(45.10)
	(i) Current ratio	2.17	1.85	0.55	2.17	0.55
	(j) Long term debt to working capital	1.05	1.05	N.A.	1.05	N.A.
	(k) Bad debts to Account receivable ratio	-	-	N.A.	-	-
	(l) Current liability ratio	0.45	0.54	1.82	0.45	1.82
	(m) Total debts to total assets	0.99	1.02	N.A.	0.99	N.A.
	(n) Debtors' turnover	36.21	-	N.A.	9.29	N.A.
	(o) Inventory turnover	N.A.	N.A.	N.A.	N.A.	N.A.
	(p) Operating margin percent	32.36%	98.93%	N.A.	60.80%	N.A.
	(q) Net profit margin percent	-4.60%	-29.52%	N.A.	-15.91%	N.A.

For Aloud Realty Private Limited

Ashok Dhanraj Chordia
Director
DIN- 00569054
Date: May 30, 2026
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 March 31, 2026

(Rs in Hundreds)

Particulars	March 31, 2026	March 31, 2025
	Audited	Audited
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	8,729.47	-
(b) Financial Assets		
(i) Investments	3,740.00	-
(ii) Others	5,100.00	200.00
(c) Deferred Tax Assets	3,59,896.72	-
Total Non-Current Assets	3,77,466.19	200.00
Current assets		
(a) Financial assets		
(i) Trade receivables	6,14,300.86	-
(ii) Cash and cash equivalents	36,33,557.19	375.09
(iii) Others financial assets	4,53,20,542.24	-
(b) Other Current Assets	30,78,907.15	201.95
(c) Current tax asset	4,67,765.91	-
Total Current Assets	5,31,15,073.35	577.04
Total Assets	5,34,92,539.54	777.04
EQUITY AND LIABILITIES		
1 Equity		
Share capital	100.00	100.00
Other equity	(10,75,122.66)	(733.32)
Total equity	(10,75,022.66)	(633.32)
Liabilities		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	3,01,41,440.94	-
Total Non-Current Liabilities	3,01,41,440.94	-
3 Current liabilities		
(a) Financial liabilities		
(i) Borrowings	2,28,50,163.65	-
(ii) Trade payables		
a) total outstanding dues of micro enterprises and small enterprises	7,06,975.65	-
b) total outstanding dues of creditors other than micro enterprises and small enterprises	4,49,073.92	-
(iii) Other financial liabilities	4,747.37	1,410.36
(b) Other current liabilities	4,15,160.66	-
Total Current Liabilities	2,44,26,121.26	1,410.36
Total Liabilities	5,45,67,562.20	1,410.36
Total Equity and Liabilities	5,34,92,539.54	777.04

For Aloud Realty Private Limited

Ashok Dhanraj Chordia

Director

DIN- 00569054

Date: May 30, 2026

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 cash flow statement for the year ended March 31, 2026

(Rs in Hundreds)

Sr. No.	Particulars	March 31, 2026	31st March 2025
		Audited	Audited
A.	Cash flow from Operating Activities		
	Net Profit before extraordinary items and tax	(14,34,286.06)	(451.01)
	Adjustments for:		
	Finance costs	54,61,873.53	-
	Transaction Cost on long term borrowings	77,357.28	-
	Depreciation and amortisation expenses	155.53	-
	Interest income	(38,97,208.56)	-
	Share of Loss from Investment Entities	1,281.20	-
	Operating profit before working capital changes	2,09,172.93	(451.01)
	Movement in working capital:		
	(Increase)/Decrease in trade receivables	(6,14,300.86)	-
	(Increase)/Decrease in other current financial assets	(95,207.17)	-
	(Increase)/Decrease in other non current financial assets	(4,900.00)	(200.00)
	(Increase)/Decrease in other current assets	(30,78,705.20)	(183.41)
	Increase/(Decrease) in trade payables	11,56,049.57	-
	Increase/(Decrease) in current financial liabilities	3,337.01	459.00
	Increase/(Decrease) in other current liabilities	4,15,160.66	(25.10)
	Cash generated from operations	(22,18,565.99)	50.49
	Net income tax (paid)	(4,67,765.91)	
	Net cash from Operating Activities (A)	(24,77,158.97)	(400.52)
B.	Cash flows from Investing activities		
	Purchase of property, plant and equipment	(8,885.00)	-
	Investment in Fixed Capital of LLP	(3,740.00)	-
	Interest received on fixed deposits	1,25,044.90	-
	Net Infusion of capital contribution in LLP	(4,14,54,452.61)	-
	Net cash used in Investing Activities (B)	(4,13,42,032.71)	-
C.	Cash flows from Financing Activities		
	Proceeds / (Repayment) of borrowings	4,94,42,771.30	-
	Transaction Cost on long term borrowings	(5,26,476.00)	-
	Interest paid	(14,63,921.52)	-
	Net cash used in Financing Activities (C)	4,74,52,373.78	-
	Net increase / (decrease) in Cash and cash equivalents (A+B+C)	36,33,182.10	(400.52)
	Cash and cash equivalents at the beginning of the period	375.09	775.61
	Cash and cash equivalents at the end of the period	36,33,557.19	375.09
	Cash and cash equivalents		
	1. Cash in hand	7.69	106.69
	2. Balances with bank		
	- Current accounts	36,05,041.07	268.40
	3. Deposits with original maturity of less than twelve months	28,508.43	
	Cash and cash equivalents at the end of the period	36,33,557.19	375.09

For Aloud Realty Private Limited

Ashok Dhanraj Chordia

Director

DIN- 00569054

Date: May 30, 2026

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, HAVELL, MAHARASHTRA, INDIA, 411045

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

Notes:-

- 1 The financial results for the quarter and year ended March 31, 2026 have been reviewed by the Board of Directors at their meetings held on May 30, 2026.
- 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, 29,000 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.

During the quarter ended March 31, 2026, the Company has repaid interest amounting to ₹14.64 crores in respect of existing Non-Convertible Debentures (NCD). The repayment pertains to interest accrued up to October 31, 2025. Additionally, the Company has also received ₹90.00 crores as a part of above issue. The terms has been agreed with lenders/subscribers and the Company continues to service its debt obligations as per the agreed schedule.
- 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 yearly financials for the quarter ended March 31, 2026. 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 fourth quarter are the balancing figures between the audited figures for the year ended March 31, 2026 and the unaudited figures published year to date upto December 31, 2025.
- 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 year ended March 31, 2026, 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: May 30, 2026

Place: Pune



CA Neehal Pathan

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

INDEPENDENT AUDITOR'S REPORT ON AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026 OF THE COMPANY PURSUANT TO REGULATION 52 OF THE SEBI (LISTING OBLIGATION & DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AS AMENDED.

To,

The Board of Directors of Aloud Realty Private Limited,

Report on the Audit of the Consolidated Financial Results

Opinion

1. We have audited the accompanying statement of consolidated financial results of Aloud Realty Private Limited (the "Company"), for the quarter and year ended March 31, 2026 (the "Statement"), attached herewith, 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. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors on separate audited financial statements of associates entities, the aforesaid Consolidated Financial Results:

(i) include the financial results of the following entities:

Holding Company

Aloud Realty Private Limited

Associates Entities

- i. Jairaj Realty LLP
- ii. Jairaj Realty Unit 9 LLP



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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www.caneehal.com

(ii) is presented in accordance with the requirements of Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended; and

(iii) give a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards and other accounting principles generally accepted in India of the net loss and total comprehensive loss and other information of the Company for the year ended March 31, 2026.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in paragraph (a) of Auditor's Responsibilities section below. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Financial Results for the year ended March 31, 2026 under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

Management's Responsibilities for the Statement

4. This Statement which includes the Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for the issuance. The consolidated financial results for the year ended March 31, 2026 has been compiled from the related audited financial statements. This responsibility includes the preparation and presentation of the Financial Results for the quarter and year ended March 31, 2026 that give a true and fair view of the net loss and other comprehensive loss and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act 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 Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Financial Results, the Board of Directors are 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

5. Our objectives are to obtain reasonable assurance about whether the consolidated financial results for the year ended March 31, 2026 as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Financial Results.



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 Annual Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 52 and Regulation 54 of the Listing Regulations.
- Conclude on the appropriateness of the Board of Directors' 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 ability of the Company 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 Statement 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 Annual Financial Results, including the disclosures, and whether the Annual



Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the consolidated annual financial results of the company to express an opinion on the consolidated annual financial results.

Materiality is the magnitude of misstatements in the annual financial results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated annual financial results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the consolidated annual financial results. 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.

Other Matters

6. The Consolidated Financial Results also include the Group's share of net loss after tax of Rs. 1,281.20 hundred for the year ended March 31, 2026, as considered in the Consolidated Financial Results, in respect of 2 associates, whose financial information have not been audited by us. The financial information of these associates have been audited by other auditors whose reports have been furnished to us by the Holding Company's Management and our opinion on the Consolidated Financial Results, in so far as it relates to the amounts and disclosures included in respect of these associates, is based on the reports of the other auditors.



Our opinion on the Consolidated Financial Results is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors.

For N. M. PATHAN & COMPANY
Chartered Accountants

N. M. Pathan



Neehal Mahamulal Pathan
Proprietor
Membership No. 130017
UDIN: 26130017JCRQCI9424
Date: May 30, 2026
Place: Kolhapur

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 Consolidated Audited Financial Results for the Year ended March 31, 2026

(Rs. in Hundreds)

Sr. No.	Particulars	Year Ended March 31, 2026 Audited
	INCOME	
I	Revenue from operations	28,54,693.05
II	Other Income	38,97,208.56
III	Total income	67,51,901.61
	EXPENSES	
a)	Cost of Construction Service	25,92,743.26
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	55,39,230.81
f)	Depreciation and amortisation expense	155.53
g)	Other Expenses	52,776.86
	Total expenses	81,84,906.47
V	Profit/(Loss) before loss from associates (III- IV)	(14,33,004.86)
VI	Share of loss from associate, net of tax	(1,281.20)
VII	Profit/(loss) before tax (V+VI)	(14,34,286.06)
VIII	Tax expenses	
	Current Tax	-
	Deferred Tax	(3,59,896.72)
IX	Profit/ (Loss) for the period /year	(10,74,389.33)
X	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)	-
XI	Total Comprehensive Income/ (Loss) for the period/ year	(10,74,389.33)
XII	p (Face Value of Rs. 10/- each)	100.00
XIII	Earnings per equity share (face value of Rs. 10/- each fully paid) (Not annualised)	
	(1) Basic (in Rs)	(1,07,438.93)
	(2) Diluted (in Rs)	(1,07,438.93)
XIV	Additional information (Note 6)	
	(a) Debt-equity ratio	(49.29)
	(b) Debt service coverage ratio	0.74
	(c) Interest service coverage ratio	0.74
	(d) Outstanding redeemable preference shares (quantity and value)	-
	(e) Capital redemption reserve/debenture redemption reserve	-
	(f) Net worth (In Hundreds)	(10,75,022.66)
	(g) Net profit after tax (In Hundreds)	(10,74,389.33)
	(h) Earnings per share	(1,07,438.93)
	(i) Current ratio	2.17
	(j) Long term debt to working capital	1.05
	(k) Bad debts to Account receivable ratio	-
	(l) Current liability ratio	0.45
	(m) Total debts to total assets	0.99
	(n) Debtors' turnover	9.29
	(o) Inventory turnover	N.A.
	(p) Operating margin percent	60.80%
	(q) Net profit margin percent	-15.91%

For Aloud Realty Private Limited

Ashok Dhanraj Chordia
Director
DIN- 00569054
Date: May 30, 2026
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**

Consolidated Assets and Liabilities as at March 31, 2026

(Rs in Hundreds)

Particulars		March 31, 2026
		Audited
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment		8,729.47
(b) Financial Assets		
(i) Investments		3,740.00
(ii) Others		5,100.00
(c) Deferred Tax Assets		3,59,896.72
Total Non-Current Assets		3,77,466.19
Current assets		
(a) Financial assets		
(i) Trade receivables		6,14,300.86
(ii) Cash and cash equivalents		36,33,557.19
(iii) Others financial assets		4,53,20,542.24
(b) Other Current Assets		30,78,907.15
(c) Current tax asset		4,67,765.91
Total Current Assets		5,31,15,073.35
Total Assets		5,34,92,539.54
EQUITY AND LIABILITIES		
1 Equity		
Share capital		100.00
Other equity		(10,75,122.66)
Total equity		(10,75,022.66)
Liabilities		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings		3,01,41,440.94
Total Non-Current Liabilities		3,01,41,440.94
3 Current liabilities		
(a) Financial liabilities		
(i) Borrowings		2,28,50,163.65
(ii) Trade payables		
a) total outstanding dues of micro enterprises and small enterprises		7,06,975.65
b) total outstanding dues of creditors other than micro enterprises and small enterprises		4,49,073.92
(iii) Other financial liabilities		4,747.37
(b) Other current liabilities		4,15,160.66
Total Current Liabilities		2,44,26,121.26
Total Liabilities		5,45,67,562.20
Total Equity and Liabilities		5,34,92,539.54

For Aloud Realty Private Limited

Ashok Dhanraj Chordia

Director

DIN- 00569054

Date: May 30, 2026

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**

Consolidated cash flow statement for the year ended March 31, 2026

(Rs in Hundreds)

Sr. No.	Particulars	March 31, 2026
		Audited
A.	Cash flow from Operating Activities	
	Net Profit before extraordinary items and tax	(14,34,286.06)
	Adjustments for:	
	Finance costs	54,61,873.53
	Transaction cost	77,357.28
	Depreciation and amortisation expenses	155.53
	Interest income	(38,97,208.56)
	Share of Loss from Investment Entities	1,281.20
	Operating profit before working capital changes	2,09,172.93
	Movement in working capital:	
	(Increase)/Decrease in trade receivables	(6,14,300.86)
	(Increase)/Decrease in other current financial assets	(95,207.17)
	(Increase)/Decrease in other non current financial assets	(4,900.00)
	(Increase)/Decrease in other current assets	(30,78,705.20)
	Increase/(Decrease) in trade payables	11,56,049.57
	Increase/(Decrease) in current financial liabilities	3,337.01
	Increase/(Decrease) in other current liabilities	4,15,160.66
	Cash generated from operations	(22,18,565.99)
	Net income tax (paid)	(4,67,765.91)
	Net cash from Operating Activities (A)	(24,77,158.97)
B.	Cash flows from Investing activities	
	Purchase of property, plant and equipment	(8,885.00)
	Investment in Fixed Capital of LLP	(3,740.00)
	Interest received on fixed deposits	1,25,044.90
	Net Infusion of capital contribution in LLP	(4,14,54,452.61)
	Net cash used in Investing Activities (B)	(4,13,42,032.71)
C.	Cash flows from Financing Activities	
	Proceeds / (Repayment) of borrowings	4,94,42,771.30
	Transaction Cost on long term borrowings	(5,26,476.00)
	Interest paid	(14,63,921.52)
	Net cash used in Financing Activities (C)	4,74,52,373.78
	Net increase / (decrease) in Cash and cash equivalents (A+B+C)	36,33,182.10
	Cash and cash equivalents at the beginning of the period	375.09
	Cash and cash equivalents at the end of the period	36,33,557.19
	Cash and cash equivalents	
	1. Cash in hand	7.69
	2. Balances with bank	
	- Current accounts	36,05,041.07
	3. Deposits with original maturity of less than twelve months	28,508.43
	Cash and cash equivalents at the end of the period	36,33,557.19

For Aloud Realty Private Limited

Ashok Dhanraj Chordia

Director

DIN- 00569054

Date: May 30, 2026

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

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

Notes:-

- 1 The financial results for the year ended March 31, 2026 have been reviewed by the Board of Directors at their meetings held on May 30, 2026.
- 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, 29,000 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.

During the quarter ended March 31, 2026, the Company has repaid interest amounting to ₹14.64 crores in respect of existing Non-Convertible Debentures (NCD). The repayment pertains to interest accrued up to October 31, 2025. Additionally, the Company has also received ₹90.00 crores as a part of above issue. The terms has been agreed with lenders/subscribers and the Company continues to service its debt obligations as per the agreed schedule.
- 3 During the financial year ended March 31, 2026, the Company made investments in Jairaj Reality LLP and Jairaj Reality Unit 9 LLP, pursuant to which both entities became associates of the Company. Accordingly, the Company has prepared Consolidated Financial Statements for the first time for the financial year ended March 31, 2026. Consequently, comparative figures for the previous year have not been presented in the consolidated financial statements.

Further, for the purpose of preparation of the consolidated cash flow statement, the opening balances have been considered based on the standalone financial statements of the Company for the financial year ended March 31, 2025.
- 4 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.
- 5 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.
- 6 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.

- 7 The audited financial results for the quarter and year ended March 31, 2026, 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: May 30, 2026

Place: Pune

ALoud 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 : 30th May 2026

Listing Compliances

BSE Limited,

Floor 25, P. J. Towers,

Dalal Street, Mumbai – 400001

Ref: **Scrip Code – 976740**

Subject: Security Cover Certificate for the quarter ended 31st March, 2026 in terms of the Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with applicable SEBI Circular(s).

Dear Sir/Madam,

Pursuant to the provisions of Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with applicable SEBI Circular(s), please find enclosed herewith Security Cover Certificate for the quarter ended 31st March, 2026, with respect to Listed Non-convertible Debentures issued by Aloud Realty Private Limited and outstanding as on 31st March, 2026.

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

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



Place: Pune

Encl. As above

CC: Catalyst Trusteeship Limited

**GDA House, First Floor, Plot No. 85, S. No. 94 & 95,
Bhusari Colony (Right), Kothrud, Pune – 411038**



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 31st MARCH, 2026.

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 relating to relating to Security cover of 29,000 number of outstanding Secured, Rated, Listed, Redeemable Non-convertible Debentures of face value of ₹1,00,000 /- amounting to Rs. 290 Crore (Rupees Two Ninety Crore) having ISIN "INE1SYK07016", as at 31st March, 2026, 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 and Master Circular No. SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated May 16, 2024, 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 31st March 2026;



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

+91 98220 43344

ca@caneehal.com

www.caneehal.com

- (c) It is our responsibility to provide reasonable assurance that the details as referred to in "Appendix A and Annexure-I have been extracted from the Books of Accounts and other records produced before us which we have verified on test check basis.
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 M. Pathan

Proprietor

Membership No. 130017

UDIN: 26130017RHFRBI4393

Date: 30th May, 2026

Place - Kolhapur



Appendix A

STATEMENT CERTIFYING THE SECURITY COVER IN RESPECT OF LISTED, SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES AS AT 31st MARCH, 2026.

Based on the information and explanations available and on the basis of the records of the Company, including 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. 290 Crore

- b) Security Cover for listed debt securities:

- (i) The financial information as on 31st March, 2026 has been extracted from the 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 31 st March, 2026 (Carrying Value)	Cover Required	Security Required
1.	INE1SYK07016	Non-Convertible listed Debt Securities Debt	Secured	Rs. 290 Crore	Rs. 290 Crore	100% or more	All Security
	Grand Total				Rs. 290 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 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 : 30th May 2026

Annexure I- Security Cover (As at 31st March 2026)

Particulars	Description of asset for which this certificate relate	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	
		Exclusive Charge	Exclusive Charge	Pari-Passu 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 pari passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive 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, DSRM 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, DSRM 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)	(INR in Crore)	Relating to Column F		(INR in Crore)			
ASSETS																
Property, Plant and Equipment	Property, Plant and Equipment	N.A.		No	NIL	NIL	0.09	NIL	0.09			0.09		0.09	Total "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	-			-		-		
Right of Use Assets	Right of Use Assets	N.A.		No	NIL	NIL		NIL	-			-		-		
Goodwill	Goodwill	N.A.		No	NIL	NIL		NIL	-			-		-		
Intangible Assets	Intangible Assets	N.A.		No	NIL	NIL		NIL	-			-		-		
Intangible Assets under Development	Intangible Assets under Development	N.A.		No	NIL	NIL		NIL	-			-		-		
Investments	Investments	452.29		No	NIL	NIL		NIL	452.29			452.29		452.29	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	-			-		-		
Inventories	Inventories	-		No	NIL	NIL		NIL	-			-		-		
Trade Receivables	Trade Receivables	6.14		No	NIL	NIL		NIL	6.14			6.14		6.14	This comprise of current assets, hence, book value can be constructed as market value.	
Cash and Cash Equivalents	Cash and Cash Equivalents	36.34		No	NIL	NIL		NIL	36.34			36.34		36.34	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	-			-		-		
Others	Others	40.07		No	NIL	NIL		NIL	40.07			40.07		40.07	This comprise of current assets as well as non current assets having Deposits, Receivable from Govt Authorities, Advance to Suppliers, Contract Assets and Other current assets, hence, book value can be constructed as market value.	
Total		534.84					0.09		534.93			534.93		534.93		
LIABILITIES																
Debt securities to which this certificate pertains		301.41							301.41			301.41		301.41		
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		301.41							301.41			301.41		301.41		
Cover on Book Value									177.47%							
Cover on Market Value														177%		
		Exclusive Security Cover			Pari-Passu Security Cover Ratio											

ISIN wise Details

S. No.	ISIN	Facility	Type of Charge	Sanction Amount	Outstanding Amount as on 31st March 2026	Security Cover Required	Security Asset Required
1	INE15YK07016	Listed Non Convertible Debentures	Secured	Rs. 290 Crore	Rs. 290 Crore	1X	All Security
	Grand Total				Rs. 290 Crore		

ALoud 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 : 30th May, 2025

Listing Compliances

BSE Limited,

Floor 25, P. J. Towers,

Dalal Street, Mumbai – 400001

Ref: **Scrip Code – 976740**

Subject: Declaration pursuant to Regulation 52(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations, 2015').

Dear Sir/Madam,

Pursuant to Regulation 52(3) of the SEBI Listing Regulations, 2015, as amended from time to time, we hereby declare that M/s. N M Pathan and Company, Chartered Accountants, (FRN : 131018W) Statutory Auditors of the Company, has issued an audit report with unmodified opinion on the Annual Audited Financial Results of the Company, for financial year ended on March 31, 2026.

The above information is also available on the website of the Company i.e. <https://aloudrealty.com/>

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



Place: Pune

ALoud 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: 30th May, 2026

Listing Compliances

BSE Limited,

Floor 25, P. J. Towers,

Dalal Street, Mumbai – 400001

Ref: **Scrip Code – 976740**

Subject: Statement of utilization of issue proceeds under Regulation 52(7) and Regulation 52(7A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended 31st March 2026.

Dear Sir/Madam,

Pursuant to Regulation 52(7) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 (SEBI LODR), the proceeds of all below Non-Convertible Debentures issued by the Company and listed on Stock Exchange have been utilized for the purposes for which these proceeds were raised and that there are no material deviations in the utilization of their proceeds from the objects stated in the offer document.

In terms of the Regulation 52(7) and 52(7A) of SEBI LODR read with SEBI circular no. SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2024/48 dated 21 May, 2024, we further confirm that, there has been no material deviation in the use of proceeds of issue of NCDs from the objects stated in the offer document. The statement of NIL material deviation in the use of the proceeds of issue of NCDs from the objects stated in the offer document is enclosed herewith as Annexure.

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



Place: Pune

ALLOUD REALTY PRIVATE LIMITED

CIN: U68100PN2023PTC222310

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

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Annexure

A. Statement of utilization of issue proceeds for the quarter ended 31st March, 2026:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of Raising funds	Amount Raised (₹ in crores)	Funds Utilized (₹ in crores)	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Aloud Realty Private Limited	INE1SYK07016	Private Placement	Non-Convertible Debentures	May 30 th , 2025	200.00	200.00	No	NA	Issue of 20,000 senior, secured, redeemable, listed, rated, non-convertible debentures-tranche I.
Aloud Realty Private Limited	INE1SYK07016	Private Placement	Non-Convertible Debentures	February 20 th , 2026	90.00	90.00	No	NA	Further issue of 9000 senior, secured, redeemable, listed, rated, non-convertible debentures-tranche II.

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B. Statement of Deviation or Variation in use of issue proceeds for the quarter ended 31st March, 2026:

I) Issue of 20,000 senior, secured, redeemable, listed, rated, non-convertible debentures- tranche I.

ISIN	INE1SYK07016
Particulars	
Name of listed entity	Aloud Realty Private Limited
Mode of fund raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of raising funds	May 30 th , 2025
Amount raised (₹ in crores)	200.00
Report filed for quarter ended	31 st March, 2026
Is there a deviation/ variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	None
Comments of the auditors, if any	None

II) Further Issue of 9,000 senior, secured, redeemable, listed, rated, non-convertible debentures- tranche II.

ISIN	INE1SYK07016
Particulars	
Name of listed entity	Aloud Realty Private Limited
Mode of fund raising	Private Placement

ALoud REALTY PRIVATE LIMITED

CIN: U68100PN2023PTC222310

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

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Type of instrument	Non-Convertible Debentures
Date of raising funds	February 20th, 2026
Amount raised (₹ in crores)	90.00
Report filed for quarter ended	31 st March, 2026
Is there a deviation/ variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	None
Comments of the auditors, if any	None

Yours faithfully,

For Aloud Realty Private Limited

Ashok Dhanraj Chordia

Director

DIN: 00569054



Place: Pune