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 II Website – www.aloudrealty.com II Phone No. : 020-67166716

Date: 04th November 2026

Listing Compliances
BSE Limited,
Phiroze Jeejeebhoy Towers, Dalal Street, Fort,
Mumbai - 400001, Maharashtra, India

Ref: **Scrip Code – 976740**

Subject: Security Cover Certificate for the quarter ended 30th September, 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 30th September, 2026, with respect to Listed Non-convertible Debentures issued by Aloud Realty Private Limited and outstanding as on 30th September, 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
Digitally signed by ASHOK DHANRAJ CHORDIA
Date: 2026.11.04 13:15:56 +05'30'

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 30TH SEPTEMBER, 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 33,000 number of outstanding Secured, Rated, Listed, Redeemable Non-convertible Debentures of face value of Rs.1,00,000 /- amounting to Rs. 330 Crore (Rupees Three Hundred and Thirty Crore) having ISIN "**INE1SYK07016**", as at 30th September, 2026, duly signed by the authorized signatory of the Company, is attached as Appendix 'A'. In accordance with Chapter V: Security Cover Certificate of Master Circular No. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, 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) 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.

1. 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.

2. 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

3. 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

4. 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 Mahamulal Pathan

Digitally signed by Neehal Mahamulal Pathan
Date: 2026.11.04 13:03:23 +05'30'

Neehal Mahamulal Pathan
Proprietor
Membership No. 130017
UDIN: 26130017HKCLUK2431
Date : 4th November, 2026
Place : Pune

Appendix A

STATEMENT CERTIFYING THE SECURITY COVER IN RESPECT OF LISTED, SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES AS AT 30TH SEPTEMBER, 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. 330 Crore

b) Security Cover for listed debt securities:

(i) The financial information as on 30th September, 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 30th September, 2026 (Carrying Value)	Cover Required	Security Required
1.	INE1SYK07016	Non-Convertible listed Debt Securities Debt	Secured	Rs. 330 Crore	Rs. 330 Crore	100% or more	All Security
	Grand Total				**Rs. 330 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

Digitally signed by ASHOK DHANRAJ CHORDIA
Date: 2026.11.04 13:16:39 +05'30'

Ashok Dhanraj Chordia
Director
DIN : 00569054

Place: Pune
Date : 04.11.2026

Annexure I- Security Cover (As at 30th September 2026)

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 passucharge)		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)	
												Relating to Column F			
		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)	
ASSETS															
Property, Plant and Equipment	Property, Plant and Equipment	N.A.		No	NIL	NIL	NIL	NIL	-		-			-	
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 Investments	Intangible Assets under Development Investments	N.A.		No	NIL	NIL	NIL	NIL	-		-			-	
Intangible Assets under Development	Intangible Assets under Development	N.A.		No	NIL	NIL	NIL	NIL	-		-			-	
Investments	Investments	486.62		No	NIL	NIL	NIL	NIL	486.62		486.62			486.62	This comprise of Investment in Associate entities, Invest in Associate entities through Capital Infusion, hence book value can be constructed be equal to its market value
Loans	Loans	-		No	NIL	NIL	NIL	NIL	-	-	-			-	
Inventories	Inventories	-		No	NIL	NIL	NIL	NIL	-		-			-	
Trade Receivables	Trade Receivables	64.32		No	NIL	NIL	NIL	NIL	64.32		64.32			64.32	This comprise of current assets, hence, book value can be constructed as market value.
Cash and Cash Equivalents	Cash and Cash Equivalents	4.97		No	NIL	NIL	NIL	NIL	4.97		4.97			4.97	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	39.07		No	NIL	NIL	NIL	NIL	39.07	-	39.07			39.07	This comprise of current assets as well as non current assets having Deposits , Receivable from Govt Authorities, Advance to Suppliers and Other current assets, hence, book value can be constructed as market value.
Total		**594.98**							**594.98**		**594.98**	**-**	**-**	**594.98**	
LIABILITIES															
Debt securities to which this certificate pertains		340.22							340.22		340.22			340.22	
Other debt sharing pari-passu charge with above debt		not to be filled							-					-	
Other Debt									-					-	
Subordinated debt									-					-	
Borrowings									-					-	
Bank									-					-	
Debt Securities									-					-	
Others									-					-	
Trade payables									-					-	
Lease Liabilities									-					-	
Provisions									-					-	
Others									-					-	
Total		**340.22**	-	-	-	-	-	-	**340.22**	-	**340.22**	-	-	**340.22**	
Cover on Book Value									**174.88%**						
Cover on Market Value														**174.88%**	
		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 September 2026	Security Cover Required	Security Asset Required
1	INE1SYK07016	Listed Non Convertible Debentures	Secured	Rs. 490 Crore	Rs. 330 Crore	1X	All Security
	Grand Total				Rs. 330 Crore		

ASHOK DHANRAJ CHORDIA

Digitally signed by ASHOK DHANRAJ CHORDIA
Date: 2026.11.04 13:16:57 +05'30'