31st July, 2026

To,
BSE Limited,
Listing Operation Department,
20th Floor, P.J. Towers, Dalal Street,
Mumbai – 400 001

BSE Scrip Code: 977809 & ISIN: INE0K4J07032

Dear Sir/Madam,

Subject: **Outcome of Board meeting**
Reference: **Regulations 52, 54 and 51(2) read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")**

Further to our intimation dated 28th July, 2026, we hereby inform that, the Board of Directors of Kalpataru Properties Limited ("**the Company**"), at its meeting held today i.e. 31st July, 2026, inter-alia, considered and approved the Unaudited Standalone Financial Results for the quarter ended 30th June, 2026 (hereinafter referred to as "**Financial Results**").

Please find enclosed the following documents:

1. Financial Results along with Limited Review Report issued by KKC & Associates LLP, Chartered Accountants, Statutory Auditors of the Company.

   The financial information, as required to be provided in terms of Regulation 52(4) of the SEBI Listing Regulations, forms part of the said Financial Results.

2. Please also find enclosed a statement indicating the utilisation of issue proceeds of non-convertible debentures, pursuant to Regulation 52(7) of the SEBI Listing Regulations along with a statement confirming that there has been no material deviation in the use of issue proceeds of nonconvertible debentures from the objects of the issue, as per Regulation 52(7A) of SEBI Listing Regulations, for the quarter ended 30th June, 2026.

3. Further, in accordance with Regulation 52(8) of the SEBI Listing Regulations, the Company will be publishing the extract of the Financial Results of the Company, in an English newspaper having nationwide circulation, within next two working days.

   The financial results, along with the financial information under Regulation 52(4) of the SEBI Listing Regulations, in the prescribed format, to be published in the newspaper is annexed to this letter.

4. Further, pursuant to Regulation 54 of SEBI Listing Regulations read with SEBI Circular No. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022, please find enclosed Security Cover Certificate for the quarter ended on 30th June, 2026, issued by KKC & Associates LLP, Chartered Accountants, Statutory Auditors of the Company.

The meeting commenced at 4:00 p.m. and concluded at 4:50 p.m.

KALPATARU PROPERTIES LIMITED
(formerly known as KALPATARU PROPERTIES PRIVATE LIMITED)
CIN No: U41000MH1975PLC018371
101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055. India.
Tel +91 22 3064 5000 ■ www.kalpataruproperties.com ■ investor.cs@kalpataruproperties.com

This intimation is also being uploaded on the Company's website at https://www.kalpataruproperties.com/#Downloads

We request you to take the above information on record.

Thanking you
Yours faithfully,

For Kalpataru Properties Limited

Kiran Balkrishna Amburle
Digitally signed by Kiran Balkrishna Amburle
Date: 2026.07.31 17:03:55 +05'30'

Kiran Amburle
Company Secretary & Compliance Officer

Encl: As above

Independent Auditor's Review Report on unaudited financial results for the quarter ended 30 June 2026 of Kalpataru Properties Limited under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Kalpataru Properties Limited

Introduction

1. We have reviewed the accompanying statement of unaudited financial results of Kalpataru Properties Limited ('the Company') for the quarter ended 30 June 2026 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations'). We have initialled the Statement for identification purpose only.

2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard ('Ind AS') 34 'Interim Financial Reporting' specified in section 133 of the Companies Act, 2013 ('the Act'), read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of Review

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements ('SRE') 2410 - 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India ('the ICAI'). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company's 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.

Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS, specified under Section 133 of the Act as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other Matter

5. We did not review the interim financial results pertaining to the Company's share in loss in 1 (One) partnership firm of Rs. 0.02 lakhs for the quarter ended 30 June 2026. The interim financial pertaining to this entity has been reviewed by other auditors whose report has been furnished to us, and the Company's share in the loss of said entity has been included in the accompanying standalone financial results solely based on the report of such other auditors.

kkc & associates llp
Chartered Accountants

6. We did not review the interim financial results pertaining to the Company's share in loss of 1 (One) Partnership Firm and 1 (One) LLP aggregating to Rs. 0.7 lakhs for the quarter ended 30 June 2026. The financial results are certified by the management. According to information and explanation given to us by the Management, these financial results are not material to the company.

7. Attention is drawn to the fact that the figures for the quarter ended 31 March 2026 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year and the unaudited year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.

   Our conclusion is not modified in respect of this matter.

For **KKC & Associates LLP**
Chartered Accountants
(formerly Khimji Kunverji & Co LLP)
Firm Registration Number: 105146W/W100621

Bharat Jain
Partner
ICAI Membership No: 100583
UDIN: 26100583PCSJDT2941

Place: Mumbai
Date: 31 July 2026

Kalpataru Properties Limited
(Formerly known as Kalpataru Properties Private Limited)

KALPA-TARU

CIN No. U41000MH1975PLC018371
Registered Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai, 400 055, India
Email: investor.cs@kalpataruproperties.com; Tel +91 22 3064 5000
Website: http://kalpataruproperties.com

Statement of Unaudited Standalone Financial Results for the quarter ended 30 June 2026 ₹ in Lakhs

Sr. no.	Particulars	Quarter ended			Year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		(Unaudited)	(Audited) (Refer Note 5)	(Unaudited)	(Audited)
1	**Income**				
	Revenue from Operations	5,446	10,511	10,948	51,303
	Other Income	2,375	2,492	1,587	8,672
	Total Income	**7,821**	**13,003**	**12,535**	**59,975**
2	**Expenses**				
	Cost of sales and other operational expenses	5,823	13,153	10,383	55,446
	Employee benefits expense	1,332	814	810	3,931
	Finance Costs	2,381	2,086	1,558	7,364
	Depreciation and Amortisation Expenses	323	248	61	465
	Other Expenses	934	1,903	589	4,412
	Total Expenses	**10,793**	**18,204**	**13,401**	**71,618**
3	**Profit / (loss) before tax and exceptional item (1-2)**	**(2,972)**	**(5,201)**	**(866)**	**(11,643)**
4	Add/(Less): Exceptional item	-	-	-	142
5	**Profit / (loss) before tax**	**(2,972)**	**(5,201)**	**(866)**	**(11,785)**
6	Tax Expense	**(730)**	**(1,336)**	**(190)**	**(3,021)**
	- Current tax	-	-	-	-
	- Deferred tax (credit) / charge	(730)	(1,336)	(190)	(3,021)
7	**Profit / (loss) for the year (5-6)**	**(2,242)**	**(3,865)**	**(676)**	**(8,764)**
8	**Other comprehensive income/(expense)**				
	Other comprehensive income not to be reclassified to profit or loss in subsequent periods:				
	- Re-measurement gain/(losses) on defined benefit plan	(180)	(11)	-	(41)
	Income tax effect on above	45	2	-	10
	Other comprehensive income/(expense) (net of tax)	**(135)**	**(9)**	**-**	**(31)**
9	**Total comprehensive income/(expense) for the year after tax**	**(2,377)**	**(3,874)**	**(676)**	**(8,795)**
10	**Paid-up equity share capital - Face value of Rs. 100 per share**	**625**	**625**	**625**	**625**
	Other Equity (excluding revaluation reserve)				**53,615**
11	**Earnings per share (Rs.) * - Face value of Rs. 100 each**				
	Basic EPS (in Rs.)	(358.76)	(618.47)	(108.17)	(1,402.40)
	Diluted EPS (in Rs.)	(358.76)	(618.47)	(108.17)	(1,402.40)
	*not annualised except for the year ended 31 March 2026				
	See accompanying notes to the financial results				

kkc & associates llp
07
Chartered Accountants

Kalpataru Properties Limited
(Formerly known as Kalpataru Properties Private Limited)

KALPA-TARU

CIN No. U41000MH1975PLC018371
Registered Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai, 400 055, India
Email: investor.cs@kalpataruproperties.com; Tel +91 22 3064 5000
Website: http://kalpataruproperties.com

Notes to the Standalone Financial Results :-

1 The above unaudited financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 ('the Act'), read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India, to assist the Parent Company in preparing consolidated financial results as per Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and are in accordance with the recognition and measurement principles laid down in Indian Accounting Standards.

2 These unaudited standalone financial results of the Company for the quarter ended 30 June 2026 have been approved by the Board of Directors at its meeting held on 31 July 2026 and have been subjected to limited review by the Statutory Auditors of the Company who have issued an unmodified conclusion on these unaudited financial results.

3 The Company had issued 1,63,500, secured, rated, listed, redeemable non convertible, Debentures of face value of Rs. 1,00,000/- each aggregating to Rs. 1,635 Crores on a private placement basis for the objects as stated in the Information Memorandum dated May 15, 2026. These NCDs were listed on BSE Limited on May 25, 2026. Security cover is in nature of charge on Project Land, Project Assets and Receivables, and is available to the extent of 1.22 times of the obligations.

4 The Company is primarily engaged in the business of real estate development, which is considered as the only reportable business segment. Further, the revenue of the Company is derived primarily from sale of residential units. Also, the Company operate within India and does not have operation in economic environments with different risks and returns. Hence, it is considered operating In a single geographical segment. Accordingly, there are no other separate reportable segments in terms of Ind AS 108 on 'Operating Segment".

5 The figures of quarter ended 31 March 2026 are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.

6 The figures for the corresponding previous period/year have been regrouped/reclassified, wherever necessary.

7 The Company has two subsidiaries and has no associate/joint venture company as on June 30, 2026.

kkc & associates llp
Chartered Accountants

Kalpataru Properties Limited
(Formerly known as Kalpataru Properties Private Limited)

CIN No. U41000MH1975PLC018371
Registered Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai, 400 055, India
Email: investor.cs@kalpataruproperties.com; Tel +91 22 3064 5000
Website: http://kalpataruproperties.com

Notes to the Standalone Financial Results :-

8 Disclosures as per Regulations 52(4) of the SEBI (LODR) are as under.

Particulars	Unit	Quarter ended			Year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		Unaudited	Audited	Unaudited	Audited
Interest service coverage ratio	In times	(0.25)	(1.49)	0.44	(0.60)
Operating margin(%)	In times	(0.11)	(0.30)	0.06	(0.08)
Net profit margin(%)	In times	(0.41)	(0.37)	(0.06)	(0.17)
Debt service coverage ratio	In times	0.18	(0.30)	0.57	(0.09)
Debt-equity ratio	In times	3.65	3.04	2.66	3.04
Capital redemption reserve* (Rs. In Lakhs)	₹ in Lakhs	N.A.	N.A.	N.A.	N.A.
Debenture redemption reserve (Rs. In Lakhs)	₹ in Lakhs	16,350	11,261	10,050	11,261
Net worth (Rs. In Lakhs)	₹ in Lakhs	52,081	54,238	61,965	54,238
Current ratio	In times	0.97	1.51	4.96	1.51
Long term debt to working capital	In times	(0.38)	1.13	1.04	1.13
Bad debts to accounts receivable ratio(%)**	In times	N.A.	N.A.	N.A.	N.A.
Current liability ratio	In times	0.84	0.51	0.15	0.51
Total debts to total assets	In times	0.54	0.59	0.65	0.59
Debtor's turnover**	In times	N.A.	N.A.	N.A.	N.A.
Paid up debt / Outstanding debt (Rs. In Lakhs)	₹ in Lakhs	1,90,271	1,64,718	1,64,628	1,64,718
Outstanding redeemable preference shares	₹ in Lakhs	N.A.	N.A.	N.A.	N.A.
Inventory turnover**	In times	N.A.	N.A.	N.A.	N.A.
Basic EPS (In ₹ absolute amount)	₹	(358.76)	(618.47)	(108.17)	(1,402.40)
Diluted EPS (In ₹ absolute amount)	₹	(358.76)	(618.47)	(108.17)	(1,402.40)

Notes: -

*(a) The company does not require to create any Capital redemption Reserve.

**(b) The Company is following the "Project Completion Method" of revenue recognition as per Ind AS 115, hence all the Revenue from Real Estate development will be recognised on completion of Project. In absence of ongoing project in the reported period, corresponding ratios are not comparable.

Formulae used for calculation are as under:

(i) Interest Service coverage ratio: (Profit before tax+finance costs)/Finance costs.

(ii) Operating margin: (Profit before tax- Dividend income+ Finance costs)/ Revenue from operations.

(iii) Net profit margin: Net profit for the period/Revenue from operations.

(iv) Debt service coverage ratio: (Profit after tax+Finance costs+ Depreciation and amortization expense/(finance costs+Principal repayments (excluding prepayments and short-term borrowings).

(v) Debt equity ratio: Debt (Long-term borrowings + Short-term borrowings + Interest accrued thereon) / Total equity.

(vi) Networth: Paid up equity share capital + Paid up preference share capital+ Other equity (excluding capital reserves).

(vii) Current ratio: Current assets / Current liabilities.

(viii) Long-term debt to working capital: long-term borrowings/ (Current assets - Current liabilities).

(ix) Current liability ratio: Current liability/ (Total equity+ Total liabilities).

(x) Total debts to total assets: Total debts/ Total assets.

9 Previous quarter / year numbers have been re-grouped / re-classified wherever necessary to conform to current quarter / year numbers.

For and on behalf of the Board of Directors of
Kalpataru Properties Limited

kkc & associates llp Chartered Accountants

Kalpataru Properties Limited

Mofatraj P. Munot
Chairman
(DIN : 00046905)

Date: 31 July 2026
Place: Mumbai

KALPA-TARU®

Disclosure under Regulation 52 (7) and (7A) of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 for the Quarter ended 30th June, 2026

A. Statement of Utilization of Issue Proceeds:

Sr. No.	**Particulars**	**Details**
1	Name of the Issuer	Kalpataru Properties Limited
2	ISIN	INE0K4J07032
3	Mode of Fund Raising (Public issues/ Private placement)	Private Placement
4	Type of instrument	Non-Convertible Debenture
5	Date of raising funds	21st May 2026
6	Amount Raised	Rs 1635,00,00,000 /-
7	Funds utilized	Rs 1622,77,54,574 /-
8	Any deviation (Yes/ No)	No
9	If 8 is Yes, then specify the purpose for which the funds were utilized	NA
10	Remarks, if any	Unutilized amount is available in Escrow/FD

B. Statement of deviation/ variation in use of Issue Proceeds :

Particulars	**Details**
Name of listed entity	Kalpataru Properties Limited
Mode of fund raising	Private Placement
Type of instrument	Non-Convertible Debenture
Date of raising funds	21st May 2026
Amount raised	Rs 1635,00,00,000 /-
Report filed for quarter ended	30th June 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?	NA
If yes, details of the approval so required?	NA
Date of approval	NA
Explanation for the deviation/ variation	NA
Comments of the audit committee after review	NA
Comments of the auditors, if any	NA
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:	

KALPATARU PROPERTIES LIMITED
(Formerly known as KALPATARU PROPERTIES PRIVATE LIMITED)
U41000MH1975PLC018371
101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055. India.
Tel +91 22 3064 5000 ▪ kalpataru.cs@kalpataru.com

Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilized	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
1. The payment of an amount of up to INR 1367,21,66,942 for refinancing in full the Financial Indebtedness incurred under the Refinancing Facilities, provided that the amount paid for refinancing in full the Financial Indebtedness incurred pursuant to the Existing Debentures shall not exceed INR 1367,21,66,942; 2. An amount of up to INR 100,00,00,000 for general corporate purposes 3. Funding the Upfront Advance Coupon, in an amount equal to INR	Not Applicable	Rs 1635 crs	Nil	Rs 1622.77 crs	Nil	Nil

17,50,00,000 4. Towards funding the costs and expenses incurred in carrying out the construction and development of the Company Developments as referred to in the Company Properties Business Plan for an amount not exceeding INR 1,502,833,058						

Deviation could mean:

a. Deviation in the objects or purposes for which the funds have been raised.
b. Deviation in the amount of funds actually utilized as against what was originally disclosed.

For Kalpataru Properties Limited

Kalpataru Properties Limited

Mofatraj Pukharaj Munot
Chairman
31st July 2026

KALPA-TARU®

Financial Results along with the financial information under Regulation 52(4) of the SEBI Listing Regulations, in the prescribed format, to be published in the newspaper

Extract of Statement of unaudited Standalone Financial Results for the Quarter ended 30 June, 2026

₹ in Lakhs

Sl. No.	Particulars	Quarter Ended on			Year Ended
		30 June 2026 (Unaudited)	31 March 2026 (Audited)	30 June 2025 (Unaudited)	31 March 2026 (Audited)
1.	Total Income from Operations	5,446	10,511	10,948	51,303
2.	Net Profit/ (Loss) for the period (before Tax, Exceptional and/ or Extraordinary items)	(2,972)	(5,201)	(866)	(11,643)
3.	Net Profit/(Loss) for the period before tax (after Exceptional and/ or Extraordinary items)	(2,972)	(5,201)	(866)	(11,785)
4.	Net Profit/ (Loss) for the period after tax (after Exceptional and/ or Extraordinary items)	(2,242)	(3,865)	(676)	(8,764)
5.	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(2,377)	(3,874)	(676)	(8,795)
6.	Paid up Equity Share Capital	625	625	625	625
7.	Reserves (excluding Revaluation Reserve)	51,457	53,615	61,340	53,615
8.	Securities Premium Account	1,317	1,317	1,317	1,317
9.	Net worth	52,081	54,240	61,965	54,240
10.	Paid up Debt Capital/ Outstanding Debt	1,90,271	1,64,718	1,64,628	1,64,718
11.	Outstanding Redeemable Preference Shares	N.A.	N.A.	N.A.	N.A.
12.	Debt Equity Ratio	3.65	3.04	2.66	3.04
13.	Earnings Per Share (of Rs.10/- each) (for continuing and discontinued operations) - 1. Basic:(in Rs.)	(358.76)	(618.47)	(108.17)	(1,402.40)
	2. Diluted:(in Rs.)	(358.76)	(618.47)	(108.17)	(1,402.40)
14.	Capital Redemption Reserve	N.A.	N.A.	N.A.	N.A.
15.	Debenture Redemption Reserve	16,350	11,261	10,050	11,261
16.	Debt Service Coverage Ratio	0.18	(0.30)	0.57	(0.09)
17.	Interest Service Coverage Ratio	(0.25)	(1.49)	0.44	(0.60)

Notes:

a. The above is an extract of the detailed unaudited standalone financial results of the Company for the quarter ended 30 June, 2026 ("financial results"), filed with the Bombay Stock Exchange under regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations ("Listing Regulations'). The full format of the financial results is available on the website of the Bombay Stock Exchange at www.bseindia.com and on the Company's website at http://kalpataruproperties.com and can be accessed by scanning the given Quick Response Code.

b. For the other line items referred in regulation 52(4) of the Listing Regulations, pertinent disclosures have been made to the Bombay Stock Exchange and can be accessed at www.bseindia.com and on the Company's website at http://kalpataruproperties.com.

Certificate No.: 0760/2026/NiGu

To,
Board of Directors
Kalpataru Properties Limited

Independent Auditor's Certificate on the Statement of maintenance of security cover and compliance with covenants in respect of listed non-convertible debt securities as at 30 June 2026.

1. This Certificate is issued pursuant to the email request dated 26 July 2026 in respect of Kalpataru Properties Limited ("the Company"), having its registered office at 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (East), Mumbai – 400055, and in accordance with the requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated 19 May 2022 and Regulation 15(1)(t) of the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993, as amended from time to time (collectively referred to as the "Regulations").

2. We, KKC & Associates LLP (Formerly known as Khimji Kunverji & Co LLP), statutory auditors of the Company, have examined the details given in the Statement consisting of Appendix 1 (herein after referred to as the 'Statement') prepared by the management, stamped by us for identification purpose and the covenants as stated in Debenture Trustee Deed dated 27 April 2026 as amended on 15 May 2026 (hereinafter referred to as 'Debenture Trustee Deed').

Management's Responsibility

3. The Compliance with the Regulations, the terms and covenants of the Non-Convertible Debentures ("NCD") as per the information memorandum ("IM") and Debenture Trust Deed and computation of security cover as given in the attached Statement is the responsibility of the Company's management. This responsibility includes the design, implementation, and maintenance of internal controls relevant to the preparation and presentation of the Statement. The management is also responsible for ensuring that the Company complies with the requirements, including those given in the Regulations, and provides all relevant information to the Debenture Trustee.

Auditor's Responsibility

4. Our responsibility for the purpose of this certificate is to express limited assurance as to whether anything has come to our attention that causes us to believe that the financial information contained in the Statement has not been accurately extracted from the unaudited financial information as at and for the quarter ended 30 June 2026, other relevant records and documents maintained by the Company or that the computation thereof is arithmetically inaccurate.

5. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise.

6. For the purpose of our examination, we have relied on the representation received from the management for completeness of information and records provided to us and carried out following procedures:

   6.1 Obtained the unaudited financial information of the Company as at and for the quarter ended 30 June 2026.

   6.2 Traced the amounts in the Statement, in relation to the computation of Security cover, to the unaudited financial information of the Company as at and for the quarter ended 30 June 2026.

   6.3 Ensured arithmetical accuracy of the computation of security cover in the Statement.

   6.4 Obtained the list of listed non-convertible debt securities outstanding as at 30 June 2026.

   6.5 Performed necessary inquiries with the management and on a test check basis, ensured that the Company made timely payments of interest and principal due, if any, during the quarter ended 30 June 2026.

   6.6 On a test-check basis, verified compliance with the covenants stated in the Debenture Trustee Deed. With respect to covenants relating to the personal guarantor's net worth, we have relied on certified net worth statement as at 31 March 2025 issued by an independent Chartered Accountant.

kkc & associates llp Chartered Accountants OT

6.7 Performed necessary inquiries with the management regarding any instances of non-compliance with covenants or communications received from the Trustee indicating any breach of covenants during the quarter ended 30 June 2026.

6.8 Obtained necessary representations from the management.

7. We have performed verification procedures, in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ("ICAI"). We have complied with the relevant applicable requirements of the Standard on Quality Control ("SQC") 1, on Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and other Assurance and Related Service Engagements.

Conclusion

8. Based on the procedures performed mentioned in paragraph 6, evidence obtained, and the information and explanations given to us, along with the representations provided by the management, nothing has come to our attention that causes us to believe that:

   a. The financial information as contained in the Statement has not been accurately extracted from the unaudited financial information as at and for the quarter ended 30 June 2026 or that the computation thereof is arithmetically inaccurate.
   b. The Company during the quarter ended 30 June 2026 has not complied, in all material respects, with the covenants in respect of the listed NCDs of the Company outstanding as at 30 June 2026 as mentioned in the Debenture Trustee Deed and audit procedures mentioned in paragraph 6.6 above.

Restriction on Use

9. This certificate is issued for the purpose of submission by the Company to the Debenture Trustee pursuant to the Regulations and should not be used, referred to or distributed for any other purpose or by any person other than the addressees of this certificate. 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 KKC & Associates LLP
Chartered Accountants
(formerly Khimji Kunverji & Co LLP)
ICAI Firm Registration No. 105146W/W100621

kkc & associates llp
Chartered Accountants

Bharat Jain
Partner
ICAI Membership No.: 100583
UDIN: 26100583VSBSFJ4054

Place: Mumbai
Date: 31July 2026

(Rs. In Lakhs)

Appendix -1 - Security Cover Statement as on June 30, 2026 as per Regulation 54 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015.

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
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	PariPassu 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 Paripassu 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, paripassu 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 Assets viii	Carrying value/book value for paripassu 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	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment	All Tangible Assets	3,342		No			201		3,543					
Capital Work-in Progress		-		No			-		-					
Right of Use Assets		-		No					-					
Goodwill		-		No					-					
Intangible Assets		-		No			-		-					
Intangible Assets under Development		-		No					-					
Investments	Investment in Companies / Partnership firm / LLP	-		No			51,172		51,172					
Loans	Inter Company deposits	-		No			56,972		56,972					
Inventories	All Project expenses including land cost	1,75,077		No	-		13,432		1,88,509					
Trade Receivables and contract assets	Receivables from sale of flats	7,317		No	-		0		7,317					
Cash and Cash Equivalents		7,677		No			8,826		16,503					
Bank Balances other than Cash and Cash Equivalents		2,613		No			4,567		7,181					
Others		6,250					15,716		21,966					
Total		2,02,276	-	-	-	-	1,50,887		3,53,164					
LIABILITIES														
Debt securities to which this certificate pertains		1,66,106					-		1,66,106					
Other debt sharing paripassu charge with above debt		.		No					-					
Other Debt				No					-					
Subordinated debt				No					-					
Borrowings				No			24,165		24,165					
Bank				No					-					
Debt Securities				No					-					
Others				No					-					
Trade payables				No			44,273		44,273					
Lease Liabilities				No					-					
Provisions				No			4,746		4,746					
Others				No			61,791		61,791					
Total		1,66,106	-		-		1,34,975		3,01,081	-				
Cover on Book Value		1.22			NA									
Cover on Market Value*														
		Exclusive Security Cover Ratio	1.22		Pari- Passu Security Cover Ratio	NA								

Kalpataru Properties Limited

MPM

Kkc & associates llp

Chartered Accountants