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: **Security Cover Certificate for quarter ended on 30th June, 2026**
Reference: **Regulations 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")**

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 the Statutory Auditor of the Company.

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 17:23:23 +05'30'

Kiran Amburle
Company Secretary & Compliance Officer

Encl: As above

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

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
OT

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

Kkc & associates llp Chartered Accountants