

PROVIDENT CEDAR PRIVATE LIMITED

Date: 11.05.2026

To,
The General Manager – DCS
Listing Operations-Corporate Services Dept.
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai- 400001

ISIN: INE0NF907031 & INE0NF907023

Scrip Code: 974311 & 975169

Dear Sir/Madam,

Sub: Outcome of the Board Meeting held on Monday, May 11, 2026

Ref: Regulation 51, 52, 54, Part-B of Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations 2015')

We write to inform you that the Board of Directors of the Company at its meeting held today i.e. on May 11, 2026, inter-alia: approved the Audited Financial Results, statement of assets and liabilities and statement of cash flows and Audit Report issued by M/s. V D S R & Co. LLP, Chartered Accountants, a Peer Reviewed Firm, being Statutory Auditors of the Company for the quarter and financial year ended March 31, 2026.

In this regard, please find attached herewith:

- Audited Financial Results along with the statement of assets and liabilities and statement of cash flows for the quarter and financial year ended March 31, 2026
- Audit Report issued by M/s. V D S R & Co. LLP, Chartered Accountants, a Peer Reviewed Firm, being Statutory Auditors of the Company for the quarter and financial year ended March 31, 2026.
- Disclosures pursuant to Regulation 52(4) of Listing Regulations, 2015.
- Security Cover Certificate pursuant to Regulation 54(3) of Listing Regulations, 2015.
- Certificate of Fund Utilization pursuant to Regulation 52(7) of Listing Regulations, 2015.
- Statement of deviation or variation in use of proceeds pursuant to Regulation 52(7A) of Listing Regulations, 2015.
- Declaration of unmodified opinion
- Networth Certificate as on March 31, 2026.

The Board meeting commenced at 04:00 P.M. (IST) and concluded at 05.00 P.M. (IST)

This is for your information and records.

Yours sincerely,

FOR PROVIDENT CEDAR PRIVATE LIMITED

Nandana
Company Secretary and Compliance Officer
ICSI Membership No.: A71556

Statement of audited financial results for the quarter and year ended March 31, 2026
 (All amounts in Indian Rupees (₹) (in lakhs) except number of shares and per share data, unless otherwise stated)

Sl.No	Particulars	Quarter ended 31.03.2026 [Audited]	Preceeding Quarter ended 31.12.2025 [Unaudited]	Corresponding Quarter ended 31.03.2025 [Audited]	Year to date figures for the current period ended 31.03.2026 [Audited]	Previous Year ended 31.03.2025 [Audited]
1	Income					
	(a) Revenue from operations	-	-	-	-	-
	(b) Other operating revenue	4.25	0.50	1.44	4.75	37.69
	(c) Other income	20.29	18.02	9.99	67.54	15.81
	Total income	24.54	18.52	11.43	72.29	53.50
2	Expenses					
	(a) Sub-contractor cost	136.38	32.84	121.61	398.70	381.13
	(b) Land purchase cost	-	-	-	-	-
	(c) (Increase)/ decrease in inventories of land stock and work-in-progress	(569.28)	(447.45)	(469.27)	(1,995.89)	(1,731.60)
	(d) Finance cost	417.87	407.98	342.16	1,575.47	1,289.88
	(e) Depreciation and amortization expense	0.07	0.08	0.07	0.30	0.30
	(f) Other expenses	39.13	13.71	50.08	101.62	537.05
	Total expenses	24.17	7.16	44.65	80.20	476.76
3	Profit/(loss) before tax (1-2)	0.37	11.36	(33.22)	(7.91)	(423.26)
4	Tax expense					
	(i) Current tax charge	(139.74)	(21.92)	(7.68)	(61.36)	61.36
	(ii) Deferred tax charge/(credit)	139.77	24.80	(0.67)	59.41	(167.87)
	Total	0.03	2.88	(8.35)	(1.95)	(106.51)
5	Net profit/(loss) for the period (3-4)	0.34	8.48	(24.87)	(5.96)	(316.75)
6	Other comprehensive income					
	(i) Items that will not be reclassified to profit and loss	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit and loss	-	-	-	-	-
	Total	-	-	-	-	-
7	Total Comprehensive Income for the period [Comprising Net profit/(loss) for the period and Other Comprehensive Income (5+6)]	0.34	8.48	(24.87)	(5.96)	(316.75)
8	Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.100)					
	a) Basic	34.00	848.00	(2,486.62)	(596.00)	(31,674.86)
	b) Diluted	34.00	848.00	(2,486.62)	(596.00)	(31,674.86)
9	Paid-up equity share capital (Face value per share - Rs. 100)	1.00	1.00	1.00	1.00	1.00
10	Paid up debt capital (refer note 3)	5,715.93	5,409.55	4,837.84	5,715.93	4,837.84
11	Other equity	(479.39)	(479.73)	(473.44)	(479.39)	(473.44)
12	Networth (refer Note 3 below)	(478.39)	(478.73)	(472.44)	(478.39)	(472.44)
13	Capital Redemption reserve (CRR)	-	-	-	-	-
14	Debenture redemption reserve (DRR)	-	-	-	-	-
15	Ratios (refer Note 4 below)					
	a) Debt equity ratio	(12.52)	(11.87)	(10.82)	(12.52)	(10.82)
	b) Debt service coverage ratio (DSCR)	-	0.02	(0.05)	-	(0.13)
	c) Interest service coverage ratio (ISCR)	-	0.03	(0.10)	(0.010)	(0.33)
	d) CRR/DRR	-	-	-	-	-
	e) Current ratio	0.94	0.92	0.92	0.94	0.92
	f) Long term debt to working capital	-	-	-	-	-
	g) Bad debts to account receivable ratio	-	-	-	-	-
	h) Current liability ratio	1.00	1.00	1.00	1.00	1.00
	i) Total debts to total assets	0.55	0.55	0.58	0.55	0.58
	j) Debtors turnover	-	-	-	-	-
	k) Inventory turnover	-	-	-	-	-
	l) Operating margin %	-	-	-	-	-
	m) Net profit margin %	0.01	0.46	-	-	-

b. Statement of assets and liabilities

Sl.No	Particulars	As at 31.03.2026 [Audited]	As at 31.03.2025 [Audited]
A	ASSETS		
1	Non-Current Assets		
	(a) Property, plant and equipment	0.91	1.21
	(b) Deferred tax assets (net)	161.12	220.52
	(c) Other non-current assets	13.70	79.67
	Sub-total - Non Current Assets	175.73	301.40
1	Current Assets		
	(a) Inventories	9,298.48	7,302.59
	(b) Financial assets		
	(i) Trade receivables	258.46	395.07
	(ii) Cash and cash equivalents	304.60	449.12
	(iii) Loans	541.80	291.93
	(c) Other current assets	221.13	91.28
	Sub-total - Current Assets	10,624.46	8,529.99
	TOTAL ASSETS	10,800.19	8,831.39
B	EQUITY		
	(a) Equity share capital	1.00	1.00
	(b) Other equity	(479.39)	(473.44)
	Sub-total - Equity	(478.39)	(472.44)
C	LIABILITIES		
1	Non-Current Liabilities		
	(a) Financial liabilities		
	Borrowings	-	-
	Sub-total - Non Current Liabilities	-	-
2	Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	5,989.45	5,111.36
	(ii) Trade payables		
	a) total outstanding dues of micro enterprises and small enterprises	2.49	57.44
	b) total outstanding dues of creditors other than micro enterprises and small enterprises	98.76	22.42
	(b) Other current liabilities	5,187.89	4,056.13
	(d) Current tax liabilities (net)	-	56.48
	Sub-total - Current Liabilities	11,278.58	9,303.83
	TOTAL EQUITY AND LIABILITIES	10,800.19	8,831.39

c. Statement of cash flows

Sl.No	Particulars	As at 31.03.2026 [Audited]	As at 31.03.2025 [Audited]
A.	Cash flow from operating activities		
	Profit/(Loss) before tax	(7.90)	(423.26)
	Adjustments to reconcile profit after tax to net cash flows:		
	Depreciation and amortization expense	0.30	0.30
	Finance cost	1,575.47	1,289.88
	Interest income	(66.80)	(15.81)
	Operating profit before working capital changes	1,501.06	851.11
	Working capital adjustments:		
	(Increase)/decrease in trade receivables	136.62	(395.07)
	(Increase)/ decrease in inventories	(1,995.89)	(1,731.60)
	(Increase)/ decrease in other assets	(53.89)	(88.62)
	Increase/ (decrease) in trade payables	21.38	4.18
	Increase/ (decrease) in other liabilities	1,131.75	3,777.41
	Cash (used in)/ received from operations	741.03	2,417.41
	Income tax paid (net)	(5.12)	(4.78)
	Net cash flows (used in)/from operating activities	735.91	2,412.63
B.	Cash flows from investing activities		
	Loans given to related parties	(192.91)	(277.73)
	Interest received	9.85	1.61
	Net cash flows from / (used in) investing activities	(183.06)	(276.13)
C.	Cash flows from financing activities		
	Repayment of debentures	(694.80)	(2,058.27)
	Loans taken from holding company	-	155.00
	Finance costs	(2.57)	(2.63)
	Net cash (used in)/from financing activities	(697.38)	(1,905.90)
	Net (decrease)/increase in cash and cash equivalents (A + B + C)	(144.52)	230.60
	Cash and cash equivalents at the beginning of the period	449.12	218.52
	Cash and cash equivalents at the end of the period	304.60	449.12

Components of cash and cash equivalents:

Particulars	As at 31.03.2026 [Audited]	As at 31.03.2025 [Audited]
Balance with banks		
- on current accounts	204.34	349.10
- in deposit accounts with original maturity of less than 3 months	100.26	100.02
As reported in Balance Sheet	304.60	449.12

Notes:

- The above audited financial results of the Company for the quarter and year ended March 31, 2026 have been reviewed and taken on record at the meeting of the Board of Directors of the Company held on May 11, 2026.
- Paid up debt capital represents outstanding debt portion non convertible debentures issued by the Company and interest outstanding thereon.
 - Net worth represents total equity, i.e., sum of equity share capital and other equity.
- Debt equity ratio represents total debt [long-term borrowings (including current maturities) + short-term borrowings + interest accrued on borrowings] / total equity [equity share capital+other equity].
 - DSCR represents profit/ loss from operations before finance cost (net of finance cost inventorised and charged to statement of profit and loss and net of finance cost capitalised), exceptional items and tax expenses/ finance cost (gross of finance cost inventorised and charged to statement of profit and loss and gross of finance cost capitalised) plus principal repayment of loan funds during the period.
 - ISCR represents profit/ loss from operations before finance cost (net of finance cost inventorised and charged to statement of profit and loss and net of finance cost capitalised), exceptional items and tax expenses/ finance cost (gross of finance cost inventorised and charged to statement of profit and loss and gross of finance cost capitalised).
 - CRR/DRR represents Capital Redemption Reserve (CRR) / Debenture redemption reserve (DRR).
 - Current ratio represents total current assets / total current liabilities.
 - Long term debt to working capital represents non-current borrowings / working capital [current assets-current liabilities].
 - Bad debts to account receivable ratio represents Bad debts incurred during the period / Average of opening and closing balances of Trade Receivables.
 - Current liability ratio represents current liabilities / total liabilities.
 - Total debts to total assets represents total debts [long-term borrowings, short-term borrowings and interest accrued (included in other financial liabilities)] / total assets.
 - Debtors turnover represents Revenue from operations / Average of opening and closing balances of Trade Receivables.
 - Inventory turnover represents Cost of sales [Sub-contractor cost + Cost of project materials consumed + (Increase)/ decrease in inventories of work-in-progress + finance cost inventorised+other expenses inventorised] / Average of opening and closing balances of inventories.
 - Operating margin % represents Operating profit [Loss before exceptional items and tax - Other income + Finance cost] / Revenue from operations.
 - Net profit margin % represents Profit for the year/Revenue from operations including other operating income and other income.
- The Company's business activity falls within a single reportable segment, i.e., real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Segment information with respect to the single reportable segment. Further, the Company is domiciled in India and does not have significant foreign operations.

**For and on behalf of the Board of Directors of
Provident Cedar Private Limited**

AMANDA JOY Digitally signed by
AMANDA JOY
PURAVANKAR PURAVANKARA
A Date: 2026.05.11
16:18:42 +05'30'

Name: Amanda Joy Puravankara
Designation: Director
DIN: 07128042

Place: Bengaluru, India
Date: May 11, 2026

For V D S R & CO LLP
Chartered Accountants

Firm registration number: 001626S/S200085

SAGARVASUDEV Digitally signed by SAGARVASUDEV
VENKATESH KAMATH VENKATESH KAMATH
Date: 2026.05.11 16:43:35 +05'30'

Venkatesh Kamath S V
Partner
Membership No 202626



Independent Auditor’s Report on the Quarterly and Year to Date Audited Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Provident Cedar Private Limited

Report on the audit of the Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date financial results of Provident Cedar Private Limited (the “Company”) for the quarter ended March 31, 2026 and for the year ended March 31, 2026 (“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 (the “Listing Regulations”).

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net loss and total comprehensive income other financial information of the Company for the quarter ended March 31, 2026 and net loss for the year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended (“the Act”). Our responsibilities under those Standards are further described in the “Auditor’s Responsibilities for the Audit of the Financial Results” section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements 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 Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

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Sagar, Shivamogga - 577 401
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Management's Responsibilities for the Financial Results

The Statement has been prepared on the basis of the annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net loss and other comprehensive income of the Company and other financial information in accordance with the applicable 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 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, 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 Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement 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 the Statement.

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 Statement, 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. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- 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 Company's ability 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 financial results 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 Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.


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.

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For V D S R & Co LLP
Chartered Accountants
FRN No.: 001626S/S200085

SAGARVASUDEV
VENKATESH KAMATH



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SAGARVASUDEV VENKATESH
KAMATH
Date: 2026.05.11 16:44:16 +05'30'

Venkatesh Kamath S V
Partner
Membership No 202626
Place: Bengaluru
Date: 11-05-2026

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 26202626IKVJUP8645)



V D S R & CO., LLP

CHARTERED ACCOUNTANTS

Statutory Auditor's Certificate on Security Cover and Compliance with all Covenants as at the quarter and year ended March 31 2026, under Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for submission to Vistra ITCL (India) Limited (the 'Debenture Trustee')

To

The Board of Directors

Provident Cedar Private Limited

We V D S R & Co. LLP, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the Compliance with Covenants for its listed secured non-convertible debt securities as at the quarter and year ended March 31 ,2026.

Pursuant to the requirements of the SEBI Regulations, it is our responsibility to provide limited assurance as to whether the details furnished by the Company in the Statement in respect of maintenance of security cover and compliance with the covenants are in compliance with the terms of the Debenture Trust Deed as at the quarter and year ended March 31 ,2026.

In this regard, based on our examination of Debenture Trust Deed and other documents presented to us, we confirm that:

- a) The Debenture Trust Deed does not prescribe any financial covenants to be complied with by the Company and no such covenant is applicable to the Company and needs to be disclosed in this Statement.
- b) We enquired with the management with respect to other covenants applicable to the Company and the Management has represented and confirmed that the Company has complied with all the covenants as prescribed in the Debenture Trust Deed, as at the quarter and year ended March 31 ,2026.
- c) We have not performed any further procedures in this regard.

Conclusion

Based on the procedures performed by us above and according to the information and explanations received and management representations obtained, nothing has come to our attention that causes us to believe that the details furnished by the Company in the accompanying Statement are not in compliance with the terms of the Debenture Trust Deed as at the quarter and year ended March 31, 2026.

for V D S R & Co LLP,
Chartered Accountants
FRN No.: 001626S/S200085

SAGARVASUDEV
VENKATESH KAMATH

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VENKATESH KAMATH
Date: 2026.05.11 16:11:45 +05'30'

Venkatesh Kamath S V

Partner

Membership No: 202626

Place: Bengaluru

Date: 11-05-2026

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Annexure 1A- Computation of Security Cover on standalone basis

Rs. In lakhs																
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Debt Not backed by any assets offered as security	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	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security (Refer Note 2)	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, DSR market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSR market value is not applicable)	Total Value(=K+L+M+N) (refer note 1 below)
		Book Value	Book Value	No	Book Value	Book Value										
ASSETS																
Property, Plant and Equipment	Property under development	-	-	-	-	-	0.91	-	0.91	-	-	-	-	-	-	
Capital Work-in-Progress		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Right of Use Assets		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Goodwill		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets under Development		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Loans(Refer Note 2)		-	-	-	-	-	-	541.80	-	541.80	-	-	-	-	-	
Inventories		-	-	5,316.96	-	-	-	3,981.52	-	9,298.48	-	13,601.25	-	-	-	
Trade receivables		-	-	-	258.46	-	-	-	-	258.46	-	-	-	258.46	258.46	
Cash and cash equivalents		-	-	-	304.60	-	-	-	-	304.60	-	-	-	304.60	304.60	
Bank balances other than Cash and cash equivalents above		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Others		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferred tax assets (net)		-	-	-	-	-	-	161.11	-	161.11	-	-	-	-	-	
Assets for current tax (net)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other non-current assets		-	-	-	-	-	-	13.70	-	13.70	-	-	-	-	-	
Other current assets		-	-	-	-	-	-	221.13	-	221.13	-	-	-	-	-	
Total					5,880.02			4,920		10,800.19				13,601.25	563.06	14,164.31
LIABILITIES																
Debt securities to which this certificate pertains		Listed non-convertible debt securities of Rs.4300 lakhs, including interest accrued	-	-	5,715.93	-	-	-	-	5,715.93	-	-	-	-	5,715.93	5,715.93
Unamortised Transaction costs pertaining to above debt securities to which this certificate pertains			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other debt sharing pari-passu charge with above debt	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Debt	-		-	-	-	-	-	273.52	-	273.52	273.52	-	-	-	-	
Subordinated debt	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
Borrowings	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
Bank	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Securities	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
Others	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
Trade payables	-		-	-	-	-	-	101.25	-	101.25	-	-	-	-	-	
Lease liabilities	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
Provisions	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Current Liabilities	-		-	-	-	-	-	5,187.89	-	5,187.89	-	-	-	-	-	
Share capital	-		-	-	-	-	-	1.00	-	1.00	-	-	-	-	-	
Reserve & Surplus	-		-	-	-	-	-	(479.39)	-	(479.39)	-	-	-	-	-	
Others	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
Total					5,715.93			5,084.26		10,800.19	273.52				5,715.93	5,715.93
Cover on Book Value:																
Cover on Market Value:																2.48
				Exclusive Security Cover Ratio		Pari-Passu Security Cover Ratio										
				1.03											2.48	
				2.48												

Note 1: As per the latest valuation report, the total property measuring 51.6 acres has a market value of Rs. 270.82 crores, of which the Cedar portion comprises 20.6 acres. The valuation is based on gross revenue.

Note 2: The above pari passu charge on receivables includes a 48% portion hypothecated towards borrowings availed by The Holding Company, Provident Housing Limited from HDFC Capital Affordable Real Estate Fund(H-Care). The "Loan" amount shown in Column H represents the portion transferred to The Holding Company against these borrowings.

For V D S R & Co LLP
Chartered Accountants
FRN No.: 001626S/S200085

SAGARVASUDEV VENKATESH
KAMATH

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Date: 2026.05.11 16:11:07 +05'30'

Venkatesh Kamath S V
Partner
Membership No 202626

Place: Bengaluru
Date: May 11, 2026

UDIN:26202626TLLEQR9414

PROVIDENT CEDAR PRIVATE LIMITED

Annexure

A. Statement of utilization of issue proceeds:

Name of The Issuer	ISIN	Mode of Fund Raising (Public Issues/ Private Placement)	Type of Instrument *	Date of Raising funds	Amount raised	Funds utilized	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
Provident Cedar Private Limited	INE0NF907031	Private Placement	Listed, Secured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures	18-10-2022	Rs. 36 crores	Rs. 36 crores	No	Not Applicable	None
Provident Cedar Private Limited	INE0NF907023	Private Placement	Listed, Secured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures	30-10-2023	Rs. 7 crores	Rs. 7 crores	No	Not Applicable	None

B. Statement of deviation/ variation in use of issue proceeds:

Particulars	Remarks	
Name of listed entity	Provident Cedar Private Limited	
Mode of fund raising	Private Placement	
Type of instrument*	Listed, Secured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures	
Date of raising funds	18-10-2022	30-10-2023
Amount raised	Rs. 36 crores	Rs. 7 crores
Report filed for quarter ended	March 31, 2026	March 31, 2026
Is there a deviation/ variation in use of funds raised?	No	No
Whether any approval is required to vary the objects of the issue stated in the prospectus / offer document?	Yes/ No	Yes/ No
If yes, details of the approval so required?	Not Applicable	Not Applicable

PROVIDENT CEDAR PRIVATE LIMITED

Date of approval	Not Applicable	Not Applicable
Explanation for the deviation/ variation	Not Applicable	Not Applicable
Comments of the audit committee after review	Not Applicable	Not Applicable
Comments of the auditors, if any	Not Applicable	Not Applicable

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:

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
Not Applicable						

Deviation could mean:

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

FOR PROVIDENT CEDAR PRIVATE LIMITED

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Company Secretary and Compliance Officer

ICSI Membership No.: A71556

PROVIDENT CEDAR PRIVATE LIMITED

Date: 11.05.2026

DECLARATION OF UNMODIFIED AUDIT REPORT

Pursuant to Regulation 52(3)(a) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

I, Amanda Joy Puravankara, Director of Provident Cedar Private Limited having registered office at 130/2, Ulsoor Road, Bangalore – 560042, Karnataka, India, hereby declare that M/s V D S R & Co LLP, Chartered Accountants, a Peer Reviewed Firm, being Statutory Auditors of the Company have issued Audit Report with unmodified opinion on the Annual Audited Financial Results of the Company for the quarter and financial year ended on March 31, 2026.

This declaration is given pursuant to Regulation 52(3)(a) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We request you to kindly take on record the same.

Yours sincerely,

For **PROVIDENT CEDAR PRIVATE LIMITED**

AMANDA JOY Puravankara
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Date: 2026.05.11
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Amanda Joy Puravankara

Director

DIN: 07128042



**Independent Auditor's Certificate on End Use of secured, listed, Redeemable,
Cumulative, Non-convertible Series I Debentures.**

To,

Vistra ITCL (India) Limited

IL&FS Financial Centre, Plot C-22,
G Block, Bandra-Kurla Complex, Bandra (East)
Mumbai-400 051

Independent Auditor's Certificate

This certificate is issued based on the information and explanations provided to us and in accordance with our engagement.

We have been requested by **Provident Cedar Private Limited** (hereinafter referred to as "the Company"), a company incorporated under the Companies Act, 2013, having Corporate Identity Number U45309KA2016PTC097552 and registered office at 130/2, Ulsoor Road, Bangalore, Karnataka -560042 to certify the utilisation of funds raised by the Company for the purpose of Land Acquisition through private placement of secured, listed, Redeemable, Cumulative, Non-convertible Series I Debentures.

Management's Responsibility

The responsibility for proper utilization of the amount and maintenance of supporting records lies with the Management of the Company, including:

- a) Ensuring that the funds are utilized in accordance with the terms of the Debenture Trust Deed.
- b) Maintaining proper books of account and supporting documents for such utilization.
- c) Establishing adequate internal controls to ensure appropriate use of funds.

Auditor's Responsibility

Our responsibility is to examine the relevant books of account and records of the Company and certify whether the funds have been utilized for the stated purpose based on the information and explanations provided to us.

Head office:

No 3A, 3rd Floor, Amber Crest
Apartment No. 37, Pantheon Road,
Egmore, Chennai- 600 008.
Ph: 9840412632

Bangalore Branch:

III Floor, Suvarna Towers, 70/5,
Nagarabhavi Main Road, Vijayanagara
Bengaluru- 560 040.
Ph: 9880715962

www.vdsr.co.in

Sagar Branch:

RP Road, Opp. Suvidha Super
Market (Dwarakanath Kalamandir),
Sagar, Shivamogga - 577 401
Ph: 9482447062

Certification

We have verified the books of accounts and other relevant records of Provident Cedar Private Limited to ascertain the end use of funds raised through issue of debentures issued vide Debenture Trust Deed Dated 13th October 2022. Based on verification of books of accounts and according to information and explanations furnished by the management, we certify the end use of funds as under.

Particulars	Amount as on 31-03-2025	Transactions During the quarter	Amount as on 31-03-2026
Source of Funds			
Funds raised through the issue of debentures	43,00,00,000	-	43,00,00,000
Total	43,00,00,000	-	43,00,00,000
Utilization of Funds			
Acquisition of Land , transaction costs including Stamp duty, advance paid to suppliers and vendor payments	39,36,87,000	-	39,36,87,000
Loan repaid to related party utilised for land acquisition	3,63,13,000	-	3,63,13,000
Total	43,00,00,000	-	43,00,00,000

The Company has utilized the proceeds from issue of debentures towards the purpose for which the same has been raised and which is specified in the Debenture Trust Deed.

Restriction on Use

This certificate is issued at the specific request of the Company solely for the purpose of submission to Vistra ITCL (India) Limited.

This certificate should not be used for any other purpose or by any other party without our prior written consent.

for V D S R & Co., LLP
Chartered Accountants
F.R. No: 001626S/S200085

SAGARVASUDEV

VENKATESH KAMATH

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KAMATH
Date: 2026.05.11 16:09:35 +05'30'

Venkatesh Kamath S V
Partner
Membership No.: 202626

Place: Bengaluru
Date: 11-05-2026
UDIN: 26202626FWKGOO3720



Independent Auditor's Certificate on Net Worth

To,
Board of Directors,
Provident Cedar Private Limited
CIN: U45309KA2016PTC097552
130/2, Ulsoor Road,
Bangalore, Karnataka -560042

Independent Auditor's Certificate on Net Worth as at March 31, 2026

This Certificate is issued in accordance with the terms our engagement.

We have been requested by M/s. Provident Cedar Private Limited, a company incorporated under the Companies Act, 2013 having its registered office at 130/2, Ulsoor Road, Bangalore, Karnataka -560042 to issue Certificate on its Net Worth. The accompanying Statement of Net Worth as at March 31, 2026 (the "Statement") of M/s. Provident Cedar Private Limited.

Management Responsibility

The preparation of the accompanying Statement is the responsibility of the Provident Cedar Private Limited including the maintenance of all relevant supporting records and documents. This responsibility also 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.

The Company is also responsible for submitting all the details including the books of account, records of its assets and liabilities as at March 31, 2026.

Auditor's Responsibility

Our responsibility is to provide reasonable assurance as to whether the amounts in the Statement that form part of the net worth computation have been accurately extracted from the audited financial statements for the year ended 31st March, 2026 and the computation on the net worth is arithmetically correct.

The financial statements for the financial years ended 31st March, 2026, have been audited by us on which we issued an unmodified audit opinion. Our audits of these financial statements were conducted in accordance with the Standards on Auditing and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material

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RP Road, Opp. Suvidha Super
Market (Dwarakanath Kalamandir),
Sagar, Shivamogga - 577 401
Ph: 9482447062

www.vdsr.co.in

misstatement. Our audits were not planned and performed in connection with any transactions to identify matters that may be of potential interest to third parties

We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

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

Based on the procedures carried out as mentioned above, and according to the information and explanations given to us, nothing has come to our attention that causes us to believe that the particulars mentioned in the Statement, which is prepared by M/s. Provident Cedar Private Limited is not in accordance with the books of account and documentary evidence made available for verification.

Restriction on Use

This Certificate has been issued at the request of the Provident Cedar Private Limited solely for the purpose of submission to Securities and Exchange Board of India. This Certificate should not be used for any other purpose or by any person other than the addressee 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 V D S R & Co., LLP

Chartered Accountants

Firm's Registration No: 001626S/S200085

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VENKATESH KAMATH

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Date: 2026.05.11 16:24:15 +05'30'

Venkatesh Kamath S V

Partner

Membership No: 202626

Place: Bengaluru

Date: 11-05-2026

[This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no: 26202626SYWJJI3925]

Enclosure:

Statement of Net Worth of Provident Cedar Private Limited as on March 31, 2026

Particulars	Amount (in Rs.)
Paid up Capital	1,00,000
Add: Reserve & Surplus	(4,79,39,349)
Less: Accumulated losses, if any	NIL
Less: Miscellaneous Expenditure	NIL
Total Networth	(4,78,39,349)

Book Value per share of Rs.100 each (in Rs.)	(47,839.35)
<i>Total Networth / Total number of outstanding shares</i>	

for V D S R & Co., LLP

Chartered Accountants

Firm's Registration No: 001626S/S200085

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VENKATESH KAMATH

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Date: 2026.05.11 16:08:39 +05'30'

Venkatesh Kamath S V

Partner

Membership No: 202626

Place: Bengaluru

Date: 11-05-2026

[This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no: 26202626SYWJJI3925]