

# VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

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**Date: 05.11.2024**

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

**Scrip Code: 974848**  
**ISIN: INE0PO508018**

**Dear Sir/ Madam,**

**Sub: Outcome of the Board Meeting held on Tuesday, November 05, 2024.**

**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, considered and approved the Un-Audited Financial Results for the quarter and half year ended September 30, 2024.

In this regard, please find attached herewith:

1. Unaudited Financial Results for the quarter and half year ended September 30, 2024.
2. Disclosures under Regulation 52(4) of Listing Regulations, 2015.
3. Limited Review Report issued by M/s V D S R & Co LLP, Chartered Accountants on the aforesaid unaudited Financial Results of the Company.
4. Security Cover Certificate under Regulation 54(3) of Listing Regulations, 2015.
5. Certificate of Fund Utilization under Regulation 52(7) of Listing Regulations, 2015.
6. Statement of Deviation or variation in the use of proceeds under Regulation 52(7A) of Listing Regulations, 2015.
7. Net Worth Certificate as on September 30, 2024.

The Board meeting commenced at 04:54 p.m. (IST) and concluded at 06:05 p.m. (IST).

This is for your information and records.

Thank you  
Yours sincerely

**For Varishtha Property Developers Private Limited**

**DS Patil**  
**Director**  
**DIN: 01599400**

**Varishtha Property Developers Private Limited**

Corporate Identification Number: U45208TG2015PTC101839

Registered Office: Puravankara Projects Limited, Survey No. 8, Opp.Mahindra Satyam,  
Sideline of Godrej Green Bldg Kondapura Hyderabad TG 500033, India

Email: investors@puravankara.com Website: http://www.puravankara.com/varishtha

Tel: 91-080-2559 900/4343 9999 Fax: 91-080-2559 9350

**Statement of unaudited financial results for the quarter and six months ended September 30, 2024**

(All amounts in Indian Rupees (₹) (in lakhs) except number of shares and per share data, unless otherwise stated)

**Statement of financial results**

Sl.No	Particulars	Quarter ended 30.09.2024  [Unaudited]	Preceding Quarter ended 30.06.2024  [Unaudited]	Corresponding Quarter ended 30.09.2023  [Unaudited]	Year to date figures for the current period ended 30.09.2024 [Unaudited]	Year to date figures for the preceeding period ended 30.09.2023 [Unaudited]	Previous Year ended 31.03.2024  [Audited]
<b>1</b>	<b>Income</b>						
	(a) Revenue from operations	-	-	-	-	-	-
	(b) Other income	9.45	7.50	2.02	16.96	2.02	32.16
	<b>Total income</b>	<b>9.45</b>	<b>7.50</b>	<b>2.02</b>	<b>16.96</b>	<b>2.02</b>	<b>32.16</b>
<b>2</b>	<b>Expenses</b>						
	(b) Land purchase cost	-	357.53	-	357.53	-	-
	(c) (Increase)/ decrease in inventories of land stock and work-in-progress	-	(357.53)	(18.67)	(357.53)	(49.68)	-
	(d) Finance cost	83.34	81.36	18.67	164.70	49.70	204.50
	(e) Other expenses	1.19	2.99	0.81	4.19	1.00	13.80
	<b>Total expenses</b>	<b>84.53</b>	<b>84.35</b>	<b>0.81</b>	<b>168.88</b>	<b>1.02</b>	<b>218.30</b>
<b>3</b>	<b>Profit/(loss) before tax (1-2)</b>	<b>(75.08)</b>	<b>(76.85)</b>	<b>1.21</b>	<b>(151.92)</b>	<b>1.00</b>	<b>(186.14)</b>
<b>4</b>	<b>Tax expense</b>						
	(i) Current tax charge	-	-	-	-	-	-
	(ii) Deferred tax charge/(credit)	(19.52)	(19.34)	-	(38.86)	-	(50.67)
	<b>Total</b>	<b>(19.52)</b>	<b>(19.34)</b>	<b>-</b>	<b>(38.86)</b>	<b>-</b>	<b>(50.67)</b>
<b>5</b>	<b>Net profit/(loss) for the period (3-4)</b>	<b>(55.56)</b>	<b>(57.51)</b>	<b>1.21</b>	<b>(113.06)</b>	<b>1.00</b>	<b>(135.47)</b>
<b>6</b>	<b>Other comprehensive income</b>						
	(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	-	-	-	-	-	-
	<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>7</b>	<b>Total Comprehensive Income for the period [Comprising Net profit/(loss) for the period and Other Comprehensive Income (5+6)]</b>	<b>(55.56)</b>	<b>(57.51)</b>	<b>1.21</b>	<b>(113.06)</b>	<b>1.00</b>	<b>(135.47)</b>
<b>8</b>	<b>Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.100)</b>						
	a) Basic	(5,555.75)	(5,750.74)	120.79	(11,306.49)	99.79	(13,547.32)
	b) Diluted	(5,555.75)	(5,750.74)	120.79	(11,306.49)	99.79	(13,547.32)
<b>9</b>	<b>Paid-up equity share capital (Face value per share - Rs. 100)</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>
<b>10</b>	<b>Paid up debt capital (refer note 2)</b>	<b>2,857.95</b>	<b>2,774.63</b>	<b>2,549.68</b>	<b>2,857.95</b>	<b>2,549.68</b>	<b>2,694.47</b>
<b>11</b>	<b>Other equity</b>	<b>(263.94)</b>	<b>(208.38)</b>	<b>(14.40)</b>	<b>(263.94)</b>	<b>(14.40)</b>	<b>(150.87)</b>
<b>12</b>	<b>Networth (refer Note 2 below)</b>	<b>(262.94)</b>	<b>(207.38)</b>	<b>(13.40)</b>	<b>(262.94)</b>	<b>(13.40)</b>	<b>(149.87)</b>
<b>13</b>	<b>Capital Redemption reserve (CRR)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>14</b>	<b>Debenture redemption reserve (DRR)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>15</b>	<b>Ratios (refer Note 3 below)</b>						
	a) Debt equity ratio	(10.98)	(13.52)	(191.55)	(10.98)	(191.55)	(18.17)
	b) Debt service coverage ratio (DSCR)	0.10	0.06	0.06	0.08	0.02	0.09
	c) Interest service coverage ratio (ISCR)	0.10	0.06	0.06	0.08	0.02	0.09
	d) CRR/DRR	-	-	-	-	-	-
	e) Current ratio	89.12	81.88	87.95	89.12	87.95	76.41
	f) Long term debt to working capital	1.14	1.11	1.01	1.14	1.01	1.08
	g) Bad debts to account receivable ratio	-	-	-	-	-	-
	h) Current liability ratio	0.01	0.01	0.01	0.01	0.01	0.01
	i) Total debts to total assets	1.10	1.08	1.00	1.10	1.00	1.06
	j) Debtors turnover	-	-	-	-	-	-
	k) Inventory turnover	-	-	-	-	-	-
	l) Operating margin %	-	-	-	-	-	-
	m) Net profit margin %	-	-	-	-	-	-

**b. Statement of assets and liabilities** **(Rs in Lakhs)**

Sl.No	Particulars	As at 30.09.2024 [Unaudited]	As at 31.03.2024 [Audited]
A	<b>ASSETS</b>		
1	Non-Current Assets		
	(a) Deferred tax assets (net)	89.53	50.67
	(b) Assets for current tax (net)	5.52	-
	<b>Sub-total - Non Current Assets</b>	<b>95.05</b>	<b>50.67</b>
1	Current Assets		
	(a) Inventories	357.53	-
	(b) Financial assets		
	(i) Cash and cash equivalents	2,169.48	2,522.62
	(c) Other current assets	1.31	4.39
	<b>Sub-total - Current Assets</b>	<b>2,528.33</b>	<b>2,527.00</b>
	<b>TOTAL ASSETS</b>	<b>2,623.38</b>	<b>2,577.67</b>
B	<b>EQUITY</b>		
	(a) Equity share capital	1.00	1.00
	(b) Other equity	(263.94)	(150.87)
	<b>Sub-total - Equity</b>	<b>(262.94)</b>	<b>(149.87)</b>
C	<b>LIABILITIES</b>		
1	Non-Current Liabilities		
	(a) Financial liabilities		
	Borrowings	2,857.95	2,694.47
	<b>Sub-total - Non Current Liabilities</b>	<b>2,857.95</b>	<b>2,694.47</b>
2	Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	28.69	29.31
	(ii) Trade payables		
	a) total outstanding dues of micro enterprises and small enterprises		
	b) total outstanding dues of creditors other than micro enterprises and small enterprises	-0.32	3.45
	(iii) Other financial liabilities		
	(b) Other current liabilities	-	0.32
	<b>Sub-total - Current Liabilities</b>	<b>28.37</b>	<b>33.07</b>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<b>2,623.38</b>	<b>2,577.67</b>

**c. Statement of cash flows** **(Rs in Lakhs)**

Sl.No	Particulars	As at 30.09.2024 [Unaudited]	As at 30.09.2023 [Unaudited]
A.	<b>Cash flow from operating activities</b>		
	Profit/(Loss) before tax	(151.92)	1.00
	Adjustments to reconcile profit after tax to net cash flows:		
	Finance cost	164.70	49.69
	Interest income	(16.96)	-
	<b>Operating profit before working capital changes</b>	<b>(4.18)</b>	<b>50.69</b>
	Working capital adjustments:		
	(Increase)/decrease in trade receivables		
	(Increase)/ decrease in inventories	(357.53)	(49.68)
	(Increase)/ decrease in other assets	(1.54)	(10.72)
	Increase/ (decrease) in trade payables	(3.76)	(2.15)
	Increase/ (decrease) in other liabilities	(0.32)	(0.19)
	Increase/ (decrease) in provisions		
	<b>Cash (used in)/ received from operations</b>	<b>(367.34)</b>	<b>(12.05)</b>
	Income tax paid (net)	-	-
	<b>Net cash flows (used in)/from operating activities</b>	<b>(367.34)</b>	<b>(12.05)</b>
B.	<b>Cash flows from investing activities</b>		
	<b>Net cash flows from / (used in) investing activities</b>	<b>-</b>	<b>-</b>
C.	<b>Cash flows from financing activities</b>		
	Proceeds from issue of debentures	-	2,500.00
	Loans taken from holding company	(0.62)	12.65
	Finance cost paid	(2.13)	(0.01)
	Finance income	16.96	-
	<b>Net cash (used in)/from financing activities</b>	<b>14.21</b>	<b>2,512.64</b>
	<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(353.13)</b>	<b>2,500.59</b>
	Cash and cash equivalents at the beginning of the period	2,522.62	1.06
	<b>Cash and cash equivalents at the end of the period</b>	<b>2,169.49</b>	<b>2,501.65</b>

**Components of cash and cash equivalents:**

Particulars	As at 30.09.2024 [Unaudited]	As at 30.09.2023 [Unaudited]
Balance with banks		
- on current accounts	13.16	1,525.24
- in deposit accounts with original maturity of less than 3 months	2,156.33	976.41
<b>As reported in Balance Sheet</b>	<b>2,169.49</b>	<b>2,501.65</b>

**Notes:**

- 1 The above unaudited financial results of the Company for the quarter ended September 30, 2024 have been reviewed and taken on record at the meeting of the Board of Directors of the Company held on November 05, 2024.
- 2 a) Paid up debt capital represents outstanding debt portion non convertible debentures issued by the Company and interest outstanding thereon.  
b) Net worth represents total equity, i.e., sum of equity share capital and other equity.
- 3 (a) 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].  
(b) 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.  
(c) 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).  
(d) CRR/DRR represents Capital Redemption Reserve (CRR) / Debenture redemption reserve (DRR).  
(e) Current ratio represents total current assets / total current liabilities.  
(f) Long term debt to working capital represents non-current borrowings / working capital [current assets-current liabilities].  
(g) Bad debts to account receivable ratio represents Bad debts incurred during the period / Average of opening and closing balances of Trade Receivables.  
(h) Current liability ratio represents current liabilities / total liabilities.  
(i) Total debts to total assets represents total debts [long-term borrowings, short-term borrowings and interest accrued (included in other financial liabilities)] / total assets.  
(j) Debtors turnover represents Revenue from operations / Average of opening and closing balances of Trade Receivables.  
(k) 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.  
(l) Operating margin % represents Operating profit [Loss before exceptional items and tax - Other income + Finance cost] / Revenue from operations.  
(m) Net profit margin % represents Profit for the year/Revenue from operations.
- 4 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.
- 5 The Company has raised funds through the issue of debentures for purchase of land for proposed project development. The Debenture holders are not entitled to any fixed interest and are eligible for a certain revenue share from the proceeds of the sale of the saleable area of the project. The funds shall be used for the purpose for which the same has been raised. As there were delays in the acquisition of the land for which the proposed funds were raised, the funds were temporarily parked in interest-bearing fixed deposits with the bank. However, the interest has been accrued as per IND AS and charged to the statement of profit and loss during the year and has not been capitalised to the project cost since the project is yet to begin.

**For and on behalf of the Board of Directors of  
Varishtha Property Developers Private Limited**

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Shivasangappa  
Patil

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Name: D S Patil  
Designation: Director  
DIN: 01599400

Place: Bengaluru, India  
Date: November 05, 2024

**For V D S R & CO LLP  
Chartered Accountants**

Firm registration number: 001626S/S200085

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Venkatesh Kamath S V  
Partner  
Membership No 202626

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**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Financial Results of the Company pursuant to Regulations 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To Board of Directors of

Varishtha Property Developers Private Limited

**Introduction**

We have reviewed the accompanying statement of unaudited financial results of Varishtha Property Developers Private Limited (the "Company") for the quarter ended September 30, 2024 and year to date from April 1, 2024 to September 30, 2024 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

This statement, which is the responsibility of the Company management and approved by the Company's board of directors, had been prepared in accordance with the recognition and measurement principals laid down in Indian Accounting Standard 34, (IND AS 34) "interim Financial Reporting" prescribed under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the statement based on our review.

***Scope of review***

We conducted our review in accordance with 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. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## ***Conclusion***

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 applicable Indian Accounting Standards specified under section 133 of the Companies Act, 2013 and other recognised accounting practices does not give a true and fair view.

for V D S R & Co LLP

Chartered Accountants

FRN No.: 001626S/S200085

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Venkatesh Kamath S V

Partner

Membership No: 202626

Place: Bengaluru

Date: 05.11.2024

(This document is certified using the UDIN facility of ICAI and can be verified at [www.udin.icai.org](http://www.udin.icai.org) with reference no. 24202626BKBNRD9424)

**Statutory Auditor's Certificate on Security Cover and Compliance with all Covenants as at the quarter ended September 30, 2024 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 IDBI Trusteeship Services Limited (the 'Debenture Trustee')**

**To**

The Board of Directors  
Varishtha Property Developers 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 unsecured listed non-convertible debt securities as at the quarter ended September 30, 2024.

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 ended September 30, 2024.

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 ended September 30, 2024.
- 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 ended September 30, 2024.

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

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Venkatesh Kamath S V  
Partner  
Membership No: 202626

Place: Bengaluru  
Date: 05.11.2024

(This document is certified using the UDIN facility of ICAI and can be verified at [www.udin.icai.org](http://www.udin.icai.org) with reference no. 24202626BKBNRE4600)

## Annexure 1A- Computation of Security Cover on standalone basis

Annexure I: Compilation of Security Cover on Statutory Basis														Rs. In lakhs	
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	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 is 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, 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) (refer note I below)	
		Book Value	Book Value	No	Book Value	Book Value							Relating to Column F		
ASSETS															
Property, Plant and Equipment		-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Work-in-Progress		-	-	-	-	-	-	-	-	-	-	-	-	-	
Right of Use Assets		-	-	-	-	-	-	-	-	-	-	-	-	-	
Goodwill		-	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets under Development		-	-	-	-	-	-	-	-	-	-	-	-	-	
Leases		-	-	-	-	-	-	-	-	-	-	-	-	-	
Inventories		357.53	-	-	-	-	-	-	357.53	-	-	-	-	-	
Trade receivables		-	-	-	-	-	-	-	-	-	-	-	-	-	
Cash and cash equivalents		2,169.48	-	-	-	-	-	-	2,169.48	-	-	-	-	-	
Bank balances other than Cash and cash equivalents above		-	-	-	-	-	-	-	-	-	-	-	-	-	
Others		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferred tax assets (net)		-	-	-	-	-	89.53	-	89.53	-	-	-	-	-	
Assets for current tax (net)		-	-	-	-	-	5.52	-	5.52	-	-	-	-	-	
Other non-current assets		-	-	-	-	-	-	-	-	-	-	-	-	-	
Other current assets		-	-	-	-	-	1.63	-	1.63	-	-	-	-	-	
Total		2,527.02	-	-	-	-	96.68	-	2,623.70	-	-	-	-	-	
LIABILITIES															
Debt securities to which this certificate pertains	Listed non-convertible debt securities of Rs.2500 lakhs	2,500.00	-	-	-	-	-	-	2,500.00	-	-	-	-	-	
Other debt sharing pari-passu charge with above debt		-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Debt		-	-	-	-	-	28.69	-	28.69	-	-	-	-	-	
Subordinated debt		-	-	-	-	-	-	-	-	-	-	-	-	-	
Borrowings		-	-	-	-	-	-	-	-	-	-	-	-	-	
Bank		-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Securities		-	-	-	-	-	-	-	-	-	-	-	-	-	
Others		-	-	-	-	-	357.95	-	357.95	-	-	-	-	-	
Trade payables		-	-	-	-	-	-	-	-	-	-	-	-	-	
Lease liabilities		-	-	-	-	-	-	-	-	-	-	-	-	-	
Provisions		-	-	-	-	-	-	-	-	-	-	-	-	-	
Share capital		-	-	-	-	-	1.00	-	1.00	-	-	-	-	-	
Reserves and surplus		-	-	-	-	-	(263.94)	-	(263.94)	-	-	-	-	-	
Others		-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		2,500.00	-	-	-	-	123.70	-	2,623.70	-	-	-	-	-	
Cover on Book Value:															
Exclusive Security Cover Ratio		1.01	-	-	-	-	-	-	-	-	-	-	-	-	
Pari-Passu Security Cover Ratio		-	-	-	-	-	-	-	-	-	-	-	-	-	
Cover on Market Value:															
Exclusive Security Cover Ratio		-	-	-	-	-	-	-	-	-	-	-	-	-	
Pari-Passu Security Cover Ratio		-	-	-	-	-	-	-	-	-	-	-	-	-	

Note:  
Liabilities considered for asset coverage ratio, do not include notional Interest on Debentures accrued in the audited financial statements as per IND AS 32 and IND AS 109. Financial Instruments Classification, Recognition, and Measurement, as Debenture holders are not entitled to any fixed interest and are eligible for a certain revenue share of the entire amount realized from the sales of the salable area of the project.

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

VENKATESH S V  
KAMATH S V  
Venkatesh Kamath S V  
Partner  
Membership No 202626

Place: Bengaluru  
Date: 05-11-2024

UDIN: 24202626BKBKBNRE4600



**V D S R & CO LLP,**  
**CHARTERED ACCOUNTANTS**

Head Office: Flat No 3A, 3rd Floor, Amber  
Crest Apartment, no. 37 Pantheon Road,  
Egmore, Chennai – 600 008

**END USE CERTIFICATE**

**IDBI Trustship Services Limited**

Ground floor, Universal Insurance building,  
Sir Phirozshah Mehta Road, Fort,  
Mumbai, Maharashtra-400 001

Re:Certificate of utilisation of funds raised by Varishtha Property Developers Private Limited for the purpose of Land Acquisition through private placement of Unsecured, Listed, Redeemable, Cumulative, Non-convertible Debentures.

We have verified the books of accounts and other relevant records of Varishtha Property Developers Private Limited having their office at Sy No No. 8, Opp. Mahindra Satyam, Sideline of Godrej Green building, Kondapura, Hyderabad - 500033 to ascertain the end use of funds raised through issue of debentures issued vide Debenture Trust Deed Dated 17th May 2023. 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 30-06-2024	Transactions during the quarter	Amount as on 30-09-2024
Funds raised through the issue of debentures	25,00,00,000	-	25,00,00,000
<b>Total</b>	<b>25,00,00,000</b>	<b>-</b>	<b>25,00,00,000</b>
<b>Utilisation</b>			
Amount incurred for the project including land cost and advance given/(reversed) for purchase of land(net)	5,24,30,610	(1,89,70,000)	3,34,60,610
Balance in current account and term deposits*(bal fig)	19,75,69,390		21,65,39,390

The company yet to utilize 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. Hence there are no variations as compared with the earlier certificate.

\* Cash and cash equivalents as per limited reviewed financials as on 30-09-2024 is Rs. 21,69,48,491 /-.

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

VENKATESH  
KAMATH S V

Digitally signed by VENKATESH  
KAMATH S V  
DN: cn=VENKATESH S V,  
c=IN, o=VDSR&CO LLP, ou=VDSR&CO LLP, email=venkatesh@vdsr.co.in

Venkatesh Kamath S V  
Partner  
Membership No: 202626

Place: Bangalore  
Date: 05 November 2024

UDIN: 24202626BKBNRF2726

**Branch: 70/5, 3rd floor Survana Towers Nagarbhavi main road, CHBCS layout, Vijayanagar 21st cross, Bangalore 560040.**  
**www.vdsr.co.in**

## Networth Certificate

This is to certify that Networth of Varishtha Property Developers Private Limited having its registered office address at Sy No No. 8, Opp. Mahindra Satyam, Sideline of Godrej Green building, Kondapura, Hyderabad – 500033 has been calculated as under:

Networth as on #: 30/09/2024

Particulars	Amount (in Rs.)
Paid up Capital	1,00,000
<b>Add:</b> Reserve & Surplus	(2,63,94,168)
<b>Less:</b> Accumulated losses, if any	NIL
<b>Less:</b> Miscellaneous Expenditure	NIL
<b>Total Networth</b>	<b>(2,62,94,168)</b>

<b>Book Value per share of Rs.100 each (in Rs.)</b>	
<i>Total Networth / Total number of outstanding shares</i>	<b>(26,294.17)</b>

# Networth to be calculated as per limited reviewed financials for the quarter ended as on 30-09-2024.

This is to certify that the above-mentioned information is true to the best of my knowledge and belief, according to the books and documents produced before me for verification.

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

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S V  
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Date: 2024.11.05  
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Venkatesh Kamath S V  
Partner  
Membership No: 202626

Place: Bengaluru  
Date: 05/11/2024

(This document is certified using the UDIN facility of ICAI and can be verified at [www.udin.icai.org](http://www.udin.icai.org) with reference no. 24202626BKBNRG7829)

**STATEMENT OF DEVIATION OR VARIATION IN THE USE OF PROCEEDS UNDER  
REGULATION 52(7) OF LISTING REGULATIONS, 2015.**

**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
Varishtha Property Developers Private Limited	INE0PO508018	Private Placement	Listed, Unsecured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures	17-05-2023 and 28-09-2023	Rs. 25,00,00,000/-	Rs. 3,34,60,610/-	No	Not Applicable	None

**B. Statement of deviation/ variation in use of Issue proceeds Under Regulation 52(7A)  
Of Listing Regulations, 2015:**

Particulars	Remarks
Name of listed entity	Varishtha Property Developers Private Limited
Mode of fund raising	Private Placement
Type of instrument	Listed, Unsecured, Rated, Redeemable, Zero Coupon, Non- Convertible Debentures
Date of raising funds	17.05.2023 and 28.09.2023
Amount raised	Rs. 25 crores
Report filed for quarter ended	September 30, 2024
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?	Yes/ No
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	Not Applicable
Comments of the auditors, if any	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 Varishtha Property Developers Private Limited**

Doddappagouda  
Shivasangappa  
Patil

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Shivasangappa Patil  
Date: 2024.11.05  
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**DS Patil**  
**Director**  
**DIN: 01599400**