

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

April 29, 2026

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: Declaration for non-applicability of Corporate Governance as per Section II-B of the SEBI Master Circular reference No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024

Ref: SEBI Master Circular reference No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, read with Regulation 15(1) & (2) and Regulation 27(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”).

We write to inform you that, in pursuance of the aforesaid provisions, the Paid up Share Capital and the Networth of the Company for the financial year ended on 31st March, 2026 is less than the threshold limit specified under Regulation 15(2) of SEBI Listing Regulations and further the Company is not an ‘High Value Debt Listed Entity’ as per Regulation 15(1) of SEBI Listing Regulations, since the outstanding value of the listed non-convertible debt securities are less than the threshold limit as specified.

Therefore, the compliance with regard to Corporate Governance provisions as specified in Regulation 27(2) of the SEBI Listing Regulations are not applicable to the Company. A certificate from Practicing Company Secretary certifying the non-applicability of the Corporate governance provision is enclosed herewith for your perusal.

This is for your information and record.

Thank you,
Yours sincerely,

For Varishtha Property Developers Private Limited

Preetha M K
Company Secretary and Compliance Officer,
M. No.: A69255



JKS & Co.

Company Secretaries

E-003, Victoria Haven Patel Ram Reddy Road

Domlur 1st Stage Bangalore-560071

GSTIN/UIN: 29AALFJ1836A1ZI

To,

The Board of directors,

Varishtha Property Developers Private Limited,

(CIN: U45208TG2015PTC101839)

Regd. Office: Puravankara Projects Limited, Survey No. 8,

Opp.Mahindra Satyam, Sideline of Godrej,

Green Bldg, Hyderabad, Kondapura, Telangana - 500033

Dear Sir(s),

Certificate of non-applicability of corporate governance provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”)

We, JKS & Co., Company Secretaries, have received a request from **Varishtha Property Developers Private Limited** (“the Company”) in terms of SEBI’s Master Circular No. SEBI/HO/CFD/PoD2/ CIR/P/0155 dated November 11, 2024, to certify that the provisions of the corporate governance are not applicable to the Company.

The Company’s Non-Convertible Debentures (“NCDs”) are listed on the BSE with the following details:

- ISIN of NCD: INE0PO508018
- Script code: 974848
- Amount of NCD Issued: ₹ 51 Crores

The Company is not a ‘High Value Debt Listed’ Company as defined under Reg. 15 of the SEBI LODR Regulations and as such, the Corporate Governance provisions as stipulated in Chapter IV of the Regulations are not applicable to the Company.

We confirm that we hold a valid peer review certificate as on the date of this certificate.

For **JKS & Co.**

Company Secretaries

Karthick
Varadarajan

Digitally signed by
Karthick Varadarajan
Date: 2026.04.27
21:20:45 +05'30'

Karthick V.

Partner

Membership No. ACS – 11910

C.P. No. – 4680

Firm Unique No. P2015KR040800

PR – 7797/2026

Place : Bengaluru

Date : April 27, 2026

UDIN : A011910H000208403