

13th November, 2025

To,

BSE Limited

Phiroze Jeejeebhoy Tower,

Dalal Street, Mumbai – 400 001

Scrip Code: 974589

Sub. : Outcome of Board Meeting

Ref. : Regulation 51, 52 and 54 (read with Part B of Schedule III) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”)

Dear Sir,

Pursuant to Regulation 51, 52, and 54 read with Part B of Schedule III of the Listing Regulations, we hereby inform you that the Board of Directors of the Company, at its meeting held today i.e. Thursday 13th day of November, 2025 has, *inter alia*, considered and approved the Unaudited Financial Results of the Company for the second quarter and half year ended 30th September, 2025 (“Financial Results”). Pursuant to the Listing Regulations, we enclose the following:

1. Unaudited Financial Results and disclosures in compliance with regulations 52(4);
2. Limited Review Report issued on the Unaudited Financial Results; and
3. Security Cover Certificate in respect of the Listed Non-Convertible Securities of the Company, for the second quarter and half year ended 30th September, 2025 issued by MSKA & Associates, Statutory Auditors of the Company pursuant to Regulation 54(3) of the Listing Regulations;

Sr. No.	ISIN	Amount in INR	Nature and Extent of Security created and maintained
1.	INE0LLO07012	65,00,00,000	Listed Non-Convertible Debentures are secured and maintaining security as per terms conditions of debenture trust deed (please refer annexure enclosed along with security cover certificate.

The Board meeting commenced at 6:00 p.m. and concluded at 8:30 p.m. The above information shall be hosted on the Company’s website <https://psspl.co/>

You are requested to take the above information on record.

Thanking you,

Yours faithfully,

For *Paranjape Spaces and Services Private Limited*

Mahesh Singhi

Company Secretary and Compliance Officer

Membership No.: F7066

Encls a/a.

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2025

(₹ In Millions)

Sr. No	Particulars	Quarter ended			Half Year ended		Year ended
		September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	March 31, 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
	Revenue from operations	43.63	55.31	31.05	98.94	63.77	90.15
2	Other income	2.17	2.77	3.36	4.94	6.47	14.49
3	Total Income (1+2)	45.80	58.08	34.41	103.88	70.24	104.64
4	Expenses						
	Cost of construction and development	302.71	522.36	256.37	825.07	438.24	1,006.41
	Changes in inventories of work-in-progress	(261.45)	(473.86)	(234.18)	(735.30)	(380.84)	(901.72)
	Employee benefits expense	8.56	7.29	3.97	15.85	5.48	16.25
	Finance costs	32.14	31.90	5.87	64.04	0.12	215.85
	Depreciation and amortization expense	0.50	0.37	0.49	0.87	0.96	2.06
	Other expenses	26.79	45.14	28.43	71.93	53.87	137.76
	Total expenses	109.25	133.21	60.94	242.46	117.83	476.61
5	(Loss)/Profit before exceptional items and tax (3-4)	(63.45)	(75.13)	(26.53)	(138.58)	(47.59)	(371.97)
6	Exceptional items	-	-	-	-	-	-
7	(Loss)/Profit before tax (5-6)	(63.45)	(75.13)	(26.53)	(138.58)	(47.59)	(371.97)
8	Tax expenses:						
	Current tax	-	-	-	-	-	0
	Deferred tax (credit)/charged	-	-	-	-	-	-
9	Net (loss)/profit for the period / year (7-8)	(63.45)	(75.13)	(26.53)	(138.58)	(47.59)	(371.98)
10	Other comprehensive loss for the year, net of tax						
	(a) Items that will not be reclassified subsequently to profit or loss						
	Remeasurements of the Defined Benefit Liabilities - loss	(0.39)	0.16	0.34	(0.24)	0.15	0.62
	(b) Items that will be reclassified subsequently to profit or loss	-	-	-	-	-	-
	Other Comprehensive loss	(0.39)	0.16	0.34	(0.24)	0.15	0.62
11	Total comprehensive (loss)/profit for the period / year (9+10)	(63.84)	(74.97)	(26.19)	(138.82)	(47.44)	(371.35)
12	Paid-up equity share capital (10,000 equity shares, par value of ₹ 10 each)	0.10	0.10	0.10	0.10	0.10	0.10
13	Paid-up debt capital	1,627.68	1,633.68	1,658.20	1,627.68	1,658.20	1,627.88
14	Other equity*	(689.16)	(625.32)	-	(689.16)	-	(550.35)
15	Earnings per equity share						
	(a) Basic earnings per share (₹)	(6,344.83)	(7,512.72)	(2,652.75)	(13,857.56)	(4,759.00)	(37,197.53)
	(b) Diluted earnings per share (₹)	(6,344.83)	(7,512.72)	(2,652.75)	(13,857.56)	(4,759.00)	(37,197.53)
16	Debt equity ratio	(2.36)	(2.61)	(7.33)	(2.36)	(7.33)	(2.96)



STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2025

(₹ In Millions)

Sr. No	Particulars	Quarter ended			Half Year ended		Year ended
		September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	March 31, 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
17	Debt service coverage ratio	(0.27)	(0.38)	(0.38)	(0.33)	(0.38)	(0.32)
18	Interest service coverage ratio	(0.27)	(0.38)	(0.43)	(0.33)	(0.39)	(1.24)
19	Outstanding redeemable preference shares (quantity and value)**	-	-	-	-	-	-
20	Capital redemption reserve/debenture redemption reserve**	-	-	-	-	-	-
21	Net worth	(689.06)	(625.32)	(226.34)	(689.06)	(226.34)	(550.25)
22	Net loss after tax	(63.45)	(75.13)	(26.54)	(138.58)	(47.59)	(371.98)
23	Debenture redemption reserve **	-	-	-	-	-	-
24	Current ratio	0.94	1.18	1.43	0.94	1.43	1.24
25	Long term debt to working capital ratio (No. of times)	-	1.30	0.89	-	0.89	1.15
26	Bad debts to accounts receivables**	-	-	-	-	-	-
27	Current liability ratio (No. of times)	0.92	0.74	0.65	0.92	0.65	0.70
28	Total debts to total assets ratio (No. of times)	0.35	0.36	0.49	0.35	0.49	0.40
29	Debtors turnover ratio (No. of times)**	-	-	-	-	-	-
30	Inventory turnover ratio (No. of times)	0.01	0.01	0.02	0.02	0.02	0.03
31	Operating margin (%)	(75.59)	(82.49)	(94.00)	(79.45)	(83.00)	(186.97)
32	Net profit margin (%)	(145.42)	(135.83)	(85.00)	(140.06)	(75.00)	(412.62)

* This represents Retained Earning and Capital re-organisation adjustment reserve.

** These ratios/ information are not applicable to the Company.

Amount represents below rounding off threshold limit

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UNAUDITED STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2025

		(₹ In Millions)	
Sr No	Particulars	September 30, 2025	March 31, 2025
		Unaudited	Audited
A)	ASSETS :		
1	Non-current assets		
	(a) Property, Plant and Equipment	3.38	2.78
	(b) Financial Assets		
	- Other financial assets	17.20	20.02
	(c) Deferred tax assets (net)	-	-
	(d) Other non-current assets	26.61	14.63
	Total non-current assets	47.19	37.43
2	Current assets		
	(a) Inventories	4,326.24	3,590.93
	(b) Financial Assets		
	- Cash and cash equivalents	198.34	156.98
	- Bank balances other than cash and cash equivalents	12.68	185.40
	- Loans	3.37	3.37
	- Other financial assets	10.64	44.52
	(c) Other current assets	86.38	39.08
	Total current assets	4,637.65	4,020.28
	Total Assets	4,684.84	4,057.71
B)	EQUITY AND LIABILITIES :		
1	Equity		
	(a) Equity share capital	0.10	0.10
	(b) Other equity	(689.16)	(550.35)
	Total equity	(689.06)	(550.25)
2	Liabilities		
	Non-current liabilities		
	(a) Financial liabilities		
	- Borrowings	-	905.44
	- 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	24.34	24.34
	- Other financial liabilities	407.81	425.07
	(b) Provisions	17.10	18.31
	Total non-current liabilities	449.25	1,373.16
	Current Liabilities		
	(a) Financial liabilities		
	- Short term borrowings	1,627.68	722.44
	- Trade payables		
	a) Total outstanding dues of micro enterprises and small enterprises	20.18	12.63
	b) Total outstanding dues of creditors other than micro enterprises and small enterprises	509.73	553.26
	- Other financial liabilities	43.09	73.25
	(b) Other current liabilities	2,719.96	1,869.34
	(c) Provisions	4.01	3.88
	Total current liabilities	4,924.65	3,234.80
	Total liabilities	5,373.90	4,607.96
	Total Equity and Liabilities	4,684.84	4,057.71

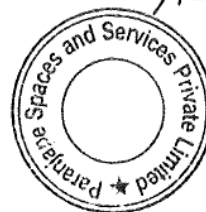
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UNAUDITED STATEMENT OF CASH FLOWS FOR THE HALF YEAR ENDED SEPTEMBER 30, 2025

(₹ In Millions)

Particulars	Period Ended September 30, 2025	Period Ended September 30, 2024
	Unaudited	Unaudited
A. Cash flow from operating activities:		
Net (loss)/profit before tax	(138.58)	(47.59)
Adjustments for:		
Finance costs	64.04	121.58
Depreciation and amortization expense	0.87	0.96
Remeasurements of the Defined Benefit Liabilities	(0.24)	0.15
Interest income	(4.84)	(6.30)
Operating profit before working capital changes	(78.75)	68.80
Movements in working capital:		
- (Increase) in Inventories	(735.30)	(380.84)
- Decrease / (Increase) in other financial & current assets	(10.60)	(32.84)
- Increase in trade payables	(35.98)	(36.40)
- Increase in Other Financial Liabilities - Non current	(17.26)	1.75
- Increase/ (Decrease) in Other Financial Liabilities - current	(30.16)	5.90
- Increase in Other current liabilities	850.62	330.71
- Increase in Provisions	(1.08)	13.38
Operating loss after working capital changes	(58.51)	(29.54)
- Direct taxes paid	(11.98)	(2.12)
Net cash used in operating activities (A)	(70.49)	(31.66)
B. Cash flow from investing activities:		
Interest received on deposits	4.84	6.30
Investment in fixed deposits	172.72	-
Purchase of Property, Plant and Equipment	(1.47)	(0.29)
Net cash generated from / (used in) investing activities (B)	176.09	6.01
C. Cash flow from financing activities:		
Proceeds from short term borrowings	-	50.38
Repayment of short term borrowings	(0.20)	-
Finance costs paid	(64.04)	(30.12)
Net cash generated from financing activities (C)	(64.24)	20.26
Net (decrease) / Increase in cash and cash equivalents (A+B+C)	41.36	(5.39)
Cash and cash equivalents at the beginning of the year	156.98	100.57
Cash and cash equivalents at end of the year	198.34	95.18
Cash and cash equivalents comprises of the following:		
Cash on hand	0.14	0.16
Balances with banks	198.20	95.02
- current accounts	198.34	95.18



Notes:

- 1 These financial results have been reviewed and approved by the Board of Directors at its meeting held on November 13th, 2025. The results for the second quarter and half year ended September 30th, 2025 have been subject to limited review by the Statutory Auditors of the Company.
- 2 These statements have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act, 2013 and is in compliance with presentation and disclosure requirements of Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and amended time to time.
- 3 The figures for the quarter ended September 30, 2025 represent the balancing figures between six month ended September 30, 2025 and quarter ended June 30, 2025 and the unaudited year-to-date figures upto the second quarter of the relevant financial year, which were subjected to limited review by statutory auditors.
- 4 The Company is engaged in a single operating segment i.e., development or redevelopment of residential real estate projects. The Company's chief operating decision maker monitors and reviews the operating result of the Company as a whole. Further, the Company operates only in India. Therefore, there are no reportable segments for the Company as per requirements of Ind AS 108 'Operating Segments'.
- 5 Pursuant to Rule 18(7) of the Companies (Share Capital and Debentures) Rules, 2014 read with the Companies (Share Capital and Debentures) Amendment Rules, 2019, for listed companies, Debenture Redemption Reserve (DRR) is not required in case of public issue of debentures or private placement of debentures. Since, the Company has issued listed and unlisted debentures through private placement, the Company is not required to create and maintain DRR.
- 6 The Company, on 8 September 2022, issued a financial guarantee in favour of Vistara ITCL (India) Limited ("Debenture Trustee") for the non-convertible debentures of Paranjape Realty Spaces Private Limited ("PRSPL" or the "fellow subsidiary") and optionally convertible debentures of the Holding Company, Paranjape Schemes (Construction) Limited ("PSCL" or the "Holding Company") (PRSPL and PSCL together hereinafter referred to as "the Borrowers") amounting to amounting to INR 644.30 million and INR 387.49 million, respectively along with interest accrued thereon. Pursuant to Debenture Trust Deeds entered between the Borrowers, Debenture Trustees and Ask Real Estate Special Opportunities Fund II and III ("Debenture-holders"), the maturity date of the said debentures were set on 29 September 2023. However, the Borrowers made a default in the repayment of principal amount along with interest accrued thereon on the due date. Pursuant to the default made by the Borrowers, the Company hasn't received any notice from the Debenture Trustee to invoke the financial guarantee furnished by the Company.

Subsequently, the Borrowers in discussions with the Debenture holders revised the terms and conditions of the Debenture Trust Deed including an extension of the due date of the repayment of amount payable to the Debenture holders. As a result, the repayment due date has been extended to 31 March 2026. The Company's management has estimated the fair value of financial guarantee to be ₹ Nil as at 30 September 2025. This is based on the assessment of the Company's share in the total expected credit loss in the cross Company guarantee arrangement with the understanding that the Borrowers would be able to meet their obligations under the Debenture Trust Deed basis other securities/properties pledged against the borrowings by the Borrowers. Accordingly, no liability is likely to arise on the Company.

- 7 Formulae for computation of ratios are as follows:

Description of ratio	Formulae for computation of ratio
(a) Debt equity ratio	Total debt/equity
(b) Debt service coverage ratio	Earnings before interest, depreciation and tax / (Interest Expenses as per statement of results + Long Term Debt Maturing in the next twelve months)
(c) Interest service coverage ratio	Earnings before interest, depreciation and tax/Interest Expenses as per statement of results
(d) Net worth	Equity share capital + Other equity
(e) Current ratio	Current assets/Current liabilities
(f) Long term debt to working capital Ratio	Long term borrowings/(current assets- current liabilities)
(g) Current liability ratio	Current liability/total liabilities
(h) Total debts to total assets ratio	Total debts/total assets
(i) Debtors turnover ratio	Revenue from operations(annualised) /Average account receivable
(j) Inventory turnover ratio	Cost of goods sold (annualised)/average inventory
(k) Operating margin (%)	Earnings before interest and tax from operations /revenue from operations * 100
(l) Net profit margin (%)	Profit/(loss) for the period from operations /Revenue from operations* 100

- 8 Previous year's figures have been regrouped where necessary to conform with the current year's classification. The impact of such regrouping is not material to financial statements.

For and on behalf of the Board of Directors
Paranjape Spaces and Services Private Limited



Sachin B. Hirap
Director
DIN No: 00132493




Uttam S. Redkar
Director
DIN No: 00132500

Place: Pune
Date: November 13, 2025

Independent Auditor's Review Report on unaudited financial results of Paranjape Spaces And Services Private Limited for the quarter and year to date pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To The Board of Directors of Paranjape Spaces And Services Private Limited

1. We have reviewed the accompanying statement of unaudited financial results of **Paranjape Spaces And Services Private Limited** (hereinafter referred to as 'the Company') for the quarter ended September 30, 2025 and the year to-date results for the period from April 1, 2025 to September 30, 2025 ('the Statement') attached herewith, 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 ('the Regulations').
2. This Statement, which is the responsibility of Company's Management and has been approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013('the Act') read with relevant rules issued thereunder ('Ind AS 34'), and other recognised accounting principles generally accepted in India and is in compliance with the Regulations. Our responsibility is to express a conclusion on the Statement based on our 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. 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 specified under section 143(10) of the Act 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.
4. Based on our review conducted as stated in paragraph 3 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 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The Statement of the Company for the quarter ended September 30, 2024 and the year to date results for the period April 01, 2024 to September 30, 2024 were reviewed by another auditor. They had modified their conclusion in the report dated November 14, 2024 with respect to financial guarantee in the favor of Vistara ITCL (India) Limited ('Debenture Trustee') in respect of the non-convertible debentures of Paranjape Realty Spaces Private Limited ('PRSPL' or 'the Fellow Subsidiary Company') and optionally convertible debentures of Paranjape Schemes (construction) Limited. The predecessor

V.1.2025



MSKA & Associates

Chartered Accountants

auditors qualification was due to insufficient audit evidence to support the management's assessment that no liability was likely to devolve on the Company, resulting in a loss allowance of Nil.

Our conclusion is not modified in respect of the above matter.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No.105047W



Nitin Manohar Juman
Partner
Membership No.:111700
UDIN: 25111700BMKSQE7770
Place: Pune
Date: November 13, 2025

V.1.2025

To
The Board of Directors
Paranjape Spaces and Services Private Limited
101, Somnath, CTS No 988,
Ram Mandir Road,
Vile Parle East,
Mumbai, 400057

Independent Auditor's Report on Statement of Security Cover, Compliance with all Covenants and book value of assets as at September 30, 2025 pursuant to Regulation 54 read with Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI Master Circular dated August 13, 2025

1. This Report is issued in accordance with mandate letter dated November 05, 2025 with Paranjape Spaces and Services Private Limited (hereinafter the "Company").
2. We have been requested by the Company to examine the accompanying Statement showing Security Cover as per the terms of Debenture Trust Deed, Compliance with Covenants and book value of assets for 650- ASK Real Estate Special Opportunities Fund IV- Debenture - Listed, Secured, Redeemable, Non- Convertible Debenture (NCD) as at September 30, 2025 (hereinafter the "Statement") which has been prepared by the Company from the unaudited financial results, underlying books of account and other relevant records and documents maintained by the Company as at and for the period ended September 30, 2025 pursuant to the requirements of the Regulation 54 read with Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and SEBI vide Master Circular no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025 (hereinafter together referred to as the "SEBI Regulations and SEBI Master Circular"), and has been initialed by us for identification purpose only.

This Report is required by the Company for the purpose of submission with Vistra ITCL (India) Limited (hereinafter the "Debenture Trustee") of the Company to ensure compliance with the SEBI Regulations and SEBI Master Circular in respect of its 650- ASK Real Estate Special Opportunities Fund IV- Debenture - Listed, Secured, Redeemable, Non- Convertible (NCD) having face value of Rs.1 million ('Debentures') The Company has entered into an agreement with the Debenture Trustee vide agreement dated April 30, 2022, which was modified as on February 24, 2023, and later amended as on September 19, 2024 in respect of such Debentures.



Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility 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.
4. The Management of the Company is responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and SEBI Master Circular including providing all relevant information to the Debenture Trustee and for complying with all the covenants as prescribed in the Debenture Trust Deed entered into between the Company and the Debenture Trustee in respect of its NCDs.

Auditor's Responsibility

5. Pursuant to the requirements of the SEBI Regulations and SEBI Master Circular, our responsibility is to provide Limited assurance in the form of a conclusion as to whether the:
 - (a) Book values of assets as included in the Statement are in agreement with the books of account underlying the unaudited financial results of the company as at September 30, 2025.
 - (b) Compliance status with respect to financial covenants of the listed debt securities is in agreement with unaudited books of account of the company as at September 30, 2025.
6. We have performed a limited review of the unaudited financial results of the Company for the half year ended September 30, 2025 prepared by the Company pursuant to the requirements of Regulation 52 read with regulation 63(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and issued an unmodified conclusion dated November 13, 2025. Our review of these financial results was conducted 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 ("ICAI").
7. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
8. 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.



9. A limited assurance engagement involves performing procedures to obtain sufficient appropriate evidence on the applicable criteria mentioned in paragraph 5 above. The procedures selected depend on the auditor's judgement, including the assessment of the risks associated with the applicable criteria. Accordingly, our procedures included the following in relation to the Statement:
- a) Obtained and read the Debenture Trust Deed in respect of the NCDs and noted the security cover percentage required to be maintained by the company in respect of such NCDs.
 - b) Obtained the Board approved unaudited financial results of the Company for the period ended September 30, 2025.
 - c) Traced and agreed the principal amount and the interest thereon of the listed, secured, non-convertible debt security outstanding as at September 30, 2025 to the Board approved unaudited financial results of the Company and the underlying books of account maintained by the Company as at September 30, 2025.
 - d) Obtained and read the list of security cover in respect of listed, secured, non-convertible debt security outstanding as per the Statement. Traced the value of assets from the Statement to the unaudited financial results of the Company as at September 30, 2025 or books of accounts and records of the Company underlying the Board approved unaudited financial results as at September 30, 2025.
 - e) Obtained the list of security created in the register of charges maintained by the Company and 'Form No. CHG-1/CHG-9' filed with Ministry of Corporate Affairs ('MCA'). Traced the value of charge created against Assets to the Security Cover in the attached Statement.
 - f) Understood the nature of charge (viz exclusive charge or pari-passu charge) on the asset of the Company by obtaining the list and value of assets placed under lien or encumbrance for the purpose of obtaining any other loan and determined that such assets are not included in the calculation of Security Cover in respect of secured listed non-convertible debt security.
 - g) Examined and verified the arithmetical accuracy of the computation of security cover ratio (based on book values) mentioned in the accompanying the Statement.
 - h) Compared the Security Cover with the Security Cover required to be maintained as per Debenture Trust Deed.
 - i) Performed necessary inquiries with the management and obtained necessary representation.



Conclusion

10. Based on our examination and procedures performed by us as described in paragraph 9 above, and according to the information and explanations provided to us by the management of the company, nothing has come to our attention that causes us to believe that:

- a) Book values of assets as included in the Statement is not in agreement with the books of account underlying the unaudited financial results of the company as at September 30, 2025.
- b) The Company did breach any financial covenant.

Accordingly, the requirement to comment on the compliance status as at September 30, 2025 with respect to financial covenants is not applicable.

Restriction on Use

11. The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 2 above and to be submitted with the accompanying Statement to the Debenture Trustee(s) and is not to be used or referred to for any other person. This Report should not be used by any other person or for any other purpose. M S K A & Associates shall not be liable to the Company or to any other concerned for any claims, liabilities or expenses relating to this assignment, except to the extent of fees relating to this assignment. 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 Report is shown or into whose hands it may come without our prior consent in writing.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W



Nitin Manohar Juman
Partner
Membership No.: 111700
UDIN: 25111700BMKSQD7129
Date: November 13, 2025
Place: Pune

PARANJAPE SPACES AND SERVICES PRIVATE LIMITED

CIN : U70109MH2020PTC430156

Registered Address: 101, Somnath CTS No 988, 14 Ram Mandir Road, Vile Parle (E), Mumbai, Maharashtra, India - 400057

Tel: +91 22 26105350 / 26105165

E-Mail: cspsspl@pscl.in | **Website:** www.psspl.co



PARANJAPE

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SECURITY COVER CERTIFICATE

Computation of Security Cover Ratio as on 30th September 2025 and Notes for the same.

The working for the Security Cover Certificate is as per Appendix 1.

For Paranjape Spaces And Services Private Limited


Director



Appendix -1 (PSSPL)

Particulars (A)	Description of Asset for which this certificate relates (B)	Exclusive Charge (C)	Exclusive Charge (D)	Part Passu Charge (E)	Part Passu Charge (F)	Part Passu Charge (G)	Assets not offered as Security (H)	Elimination (I)	Total (J to H)	Market Value for Assets charged on exclusive basis (K)	Carrying/Book Value for Assets charged on exclusive basis (L)	Carrying/Book Value for Assets charged on exclusive basis (M)*	Total Value (N=K+L+M)
		Debt for which this certificate is being issued.	Secured Debt	Debt for which this certificate is being issued.	Assets shared by part passu debt holder (includes debt for which this certificate is issued & other debt with part passu charge)	Other Assets on which there is part passu charge (excluding items covered in F column)		Amount considered more than once (due to exclusive plus part passu charge)			Is not ascertainable or applicable (For Eg. Bank Balance, DSRM market value is not applicable) (N)	Carrying/Book Value for Assets charged on exclusive basis (M)*	
ASSETS													
Property Plant and Equipment	Property, Plant and Equip	Book Value	Book Value	Yes/No	Book Value	Book Value							
Other financial assets	Other financial assets	-	-	Yes	3.32	2.06							
Deferred tax Asset	-	-	-	Yes	17.20	-							
Other non-current assets	Other non-current assets	-	-	Yes	18.04	8.58							
Capital Work In Progress	-	-	-	-	-	-							
Right of Use Assets	-	-	-	-	-	-							
Goodwill	-	-	-	-	-	-							
Intangible Assets	-	-	-	-	-	-							
Intangible Assets under development	-	-	-	-	-	-							
Investments	-	-	-	-	-	-							
Loans	LINKER SHELTER PVT LTD	-	-	Yes	-	3.37							
Inventories	(a) Tashere's Colony	-	-	Yes	2,474.14	-							
Inventories	(b) R 47 and R 48	-	-	No	-	1,068.36							
Inventories	(c) R 7 - The Allot	-	-	No	-	788.74							
Trade Receivables	-	-	-	-	-	-							
Cash and Cash Equivalents	Cash and cash equivalents	-	-	Yes	70.55	75.37							
Balances with Bank	In deposit with maturity less than three months	-	-	Yes	52.42	-							
Bank Balances other than Cash and Cash equivalents	Other financial assets	-	-	Yes	12.68	-							
Other financial assets	Other financial assets	-	-	Yes	2.47	8.18							
Other current assets	Other current assets	-	-	Yes	35.58	52.70							
Total	-	-	-	-	2,482.49	2,002.35							
LIABILITIES													
Debt Securities to which is certificate pertains	Listed Debentures outside	-	-	Yes	938.04	-							
Other Debt	Other Debt sharing part-passu charge with all Unlisted Debentures outside	-	-	Yes	375.22	-							
Subordinated Debt	-	-	-	-	-	-							
Borrowings	Short term borrowings	-	-	No	-	-							
Bank	-	-	-	-	-	-							
Debt Securities	-	-	-	-	-	-							
Other financial liabilities	Other financial liabilities	-	-	No	-	-							
Trade Payables	Trade payables	-	-	No	-	-							
Other current liabilities	Other current liabilities	-	-	No	-	-							
Provisions	Provisions	-	-	No	-	-							
Others	-	-	-	-	-	-							
Total	-	-	-	-	1,313.26	-							
Cover on Book Value	-	-	-	-	2.04	-							
Cover on Market Value	-	-	-	-	-	-							

Notes to Statement

1. Paranjape Spaces and Services Private Limited (the "Company") has issued listed and unlisted non convertible debentures with principal outstanding of INR 650 Million and INR 260 Million respectively. These debentures are secured against "Teacher's Colony" Project at Bandra East, Mumbai and hypothecated assets of the company vide debenture trust deed dated 30/04/2022. Hypothecated assets includes Property, plant and equipment, Other financial assets, Cash and cash equivalents, Other bank balances and Other financial assets.

2. Debentures issued by Paranjape Realty Spaces Private Limited (PRSP) and Paranjape Schemes (Construction) Limited (PSC) amounting to INR 1479.00 Million and 883.65 Million, respectively are also secured by creating second ranking pari passu charge on assets mentioned in Note 1 vide amendment agreement to debenture trust deed dated 08/08/2022. These debentures are also secured by creating second ranking pari passu charge on two land parcels i.e. R47 and R48 admeasuring 7335.26 Sq.mtrs and 4397.40 Sq.mtrs respectively located at Bhugoon, Taluka Kushi, District Pune vide Indenture of Mortgage dated 04/10/2023.

3. Market Value of the assets offered as security is not ascertained by management. Hence the said amount is not mentioned in relevant columns.

