



Independent Auditor's certificate on the Statement of computation of Security Cover for the Quarter and half year ended September 30, 2025 for Non-convertible Debentures issued by the Company

To the Board of Directors

SURUCHI PROPERTIES PRIVATE LIMITED

CIN: U45201KA2003PTC064723

Dear Sir/Madam,

1. This certificate is issued in accordance with the terms of our engagement letter.
2. We Praveen & Madan, Chartered Accountants (Firm Registration Number 011350S), are the statutory auditors of Suruchi Properties Private Limited (herein after referred to as "the Company") and have been requested by the Company to examine the accompanying Statements showing 'Security Cover as per the terms of information memorandum and/or debenture trust deed and compliance with covenants' for its non- convertible debt securities as at September 30, 2025 (hereinafter the "Statement") which has been prepared by the Company from the unaudited standalone Ind AS financial results and other relevant records and documents maintained by the Company as at and for the Quarter and half year ended September 30, 2025 pursuant to the requirements of the Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (hereinafter the "SEBI Regulations") and annexed to this report.

The Statement is stamped and initialled by us for identification purpose only.

Management's Responsibility

3. The preparation of the Statement from the unaudited books of accounts and other relevant records and documents, and compliance with covenants as per the respective debenture trust deeds and with relevant regulations issued by Securities and Exchange Board of India, in respect of the debentures, are the responsibilities of the Management of the Company. This responsibility includes preparation and maintenance of the books of account and the records of the Company, and 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 also responsible for the adherence with the Regulation, including, amongst others, ensuring compliance with all the covenants as per respective Debenture Trust Deeds, in respect of non-convertible debt securities.

Auditor's Responsibility

5. Pursuant to the requirements of the Regulation, our responsibility is to provide an assurance as to whether the particulars contained in the Statement are in agreement with the unaudited books of accounts and other relevant records and documents maintained by the Company and whether Security Cover is correctly computed as per the terms of the Debenture Trust Deeds.
6. The unaudited standalone financial results, referred to in paragraph 5 above, have been reviewed by us, on which we have issued an unmodified conclusion vide our review report dated 14th November 2025 pursuant to Regulation 52 of SEBI (Listing obligations and Disclosures Requirements) Regulations, 2015. Our review of these unaudited standalone financial results was conducted in accordance with the Standards on Review Engagement (SRE) 2410, Review of Interim Financial Information performed by the Independent Auditor of the Company issued by the Institute of Chartered Accountants of India ('the ICAI'). This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial information is free of material misstatement.
7. The procedures performed with respect to the Statement is a limited assurance engagement which vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgement, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation the accompanying Statement:
 - a. Traced the principal and interest outstanding amount of the secured non-convertible debenture to the unaudited standalone financial results underlying books of account and other relevant records and documents maintained by the Company for the Quarter and half year ended September 30, 2025.



- b. Verified the details of ISIN, series and Security cover details from the respective Information memorandum and/or debenture trust deed.
 - c. Traced the value of secured assets forming part of the Security cover details of the secured non-convertible debenture from the valuation report issued by independent valuer engaged by the management.
 - d. Obtained confirmation from Management that there is no significant event or transaction to impact the market value as stated in (c) above.
 - e. Verified that the computation of security cover is in accordance with the basis of computation given in the Statement and the amounts used in such computation have been accurately extracted from the information obtained above and the calculation thereof is arithmetically accurate.
 - f. Verified whether the Company has maintained two hundred percent security cover or security cover as per the terms of debenture trust deed.
8. Nothing contained in this Certificate, nor anything said or done in the course of, or in connection with the services that are subject to this Certificate, will extend any duty of care that we may have in our capacity of the statutory auditors of any financial statements of the Company.
9. 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.
10. 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

11. On the basis of aforementioned procedures and according to the information and explanations furnished to us by the Management of the Company, we certify that the financial and other information contained in the Statement read with the notes thereon are in agreement with the unaudited books of account and relevant records and documents of the Company and the Security Cover is correctly computed.



Restriction in Use

12. 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 Trustees and is not to be used or referred to for any other person. 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. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For M/s. Praveen & Madan
Chartered Accountants
Firm Registration No. 011350S



Praveen Kumar N
Partner [M.No.225884]
UDIN: 25225884BBIKNN2670



Place: Bengaluru
Date: 14-Nov-2025

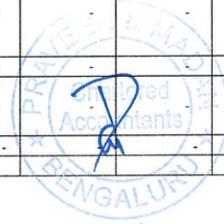
Annexure I- Format of Security Cover - Part A

To,
Stock Exchange (s)
Based on examination of books of accounts and other relevant records/documents, we hereby certify that:

a)The listed entity has vide its Board Resolution dated 19-May-2025 and information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities:

ISIN	Private Placement	Public Issue	Secured/ Unsecured	Sanctioned Amount
INE217T07027	Private Placement	-	Secured	Rs.450,00,00,000

										Amount in Rs. Lakhs					
Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate related	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)	Debt Not backed by any assets offered as security	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, DSRA market value is not applicable)		Market Value for Pari passu charge Assets viii	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)		
		Book Value	Book Value	Yes/ 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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
- Century Joint Developments Pvt Ltd	9,500 Equity Shares at Rs.10/- each of Suruchi Properties Pvt Ltd*	0.95	-	-	-	-	-	-	0.95	-	-	-	-	0.95	
- P Ravindra Pai (Nominee of Century Joint Developments Pvt Ltd)	500 Equity Shares at Rs.10/- each of Suruchi Properties Pvt. Ltd.*	0.05	-	-	-	-	-	-	0.05	-	-	-	-	0.05	
Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inventories	Immovable Property of Suruchi Properties Pvt. Ltd.	4,281.98	-	-	-	-	-	-	4,281.98	1,00,640.00	-	-	-	1,00,640.00	
Trade Receivable s	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cash and Cash Equivalents	Cash and Cash Equivalents of Suruchi Properties Pvt. Ltd (Century Regalia)	16,338.07	-	-	-	-	-	-	16,338.07	16,338.07	-	-	-	16,338.07	
	Cash and Cash Equivalents of Century Northside (Century Wintersun Phase -2 -Plotted development)	2,419.04	-	-	-	-	-	-	2,419.04	2,419.04	-	-	-	2,419.04	
	Cash and Cash Equivalents of Century Prime properties Pvt Ltd (Century Wintersun Phase -2 -Villa construction)	856.02	-	-	-	-	-	-	856.02	856.02	-	-	-	856.02	
Bank Balances other than Cash and Cash Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Others	Sale of Villa Construction of Century Prime Properties Pvt. Ltd.	-	-	-	-	-	-	-	-	1,220.00	-	-	-	1,220.00	
Total		23,896.11							23,896.11	1,21,474.13				1,21,474.13	



LIABILITIES															
Debt securities to which this certificate pertains	-	46,380.82	-	-	-	-	-	-	-	46,380.82	-	-	-	-	-
Other debt sharing pari-passu charge with above debt	-	not to be filled	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Debt	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Subordinated debt	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Bank	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Securities	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Trade payables	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Lease Liabilities	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Provisions	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	46,380.82	-	-	-	-	-	-	-	46,380.82	-	-	-	-	-
Cover on Book Value	-	0.52	-	-	-	-	-	-	-	-	-	-	-	-	-
Cover on Market Value	-	2.62	-	-	-	-	-	-	-	-	-	-	-	-	-
		Exclusive Security Cover Ratio													
								Pari-Passu Security Cover Ratio							

*Market value has been assumed to be equal to the book value in the absence of an independent valuation.

For M/s. Praveen & Madan
Chartered Accountants
Firm Registration No.0113505

Praveen Kumar N

Partner [M.No.225884]

UDIN: 252258848M1KNN2670

Place: Bangalore

Date: 4/11/2025



Annexure I- Format of Security Cover - Part A

To,
Stock Exchange (s)
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		Book Value	Book Value	Yes/ No	Book Value	Book Value									
ASSETS															
Property, Plant and Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Work-in-Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Right of Use Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Goodwill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets under Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inventories	Immovable Property of Suruchi Properties Pvt. Ltd.	4,281.98	-	-	-	-	-	-	4,281.98	-	1,00,640.00	-	-	1,00,640.00	
Trade Receivable s	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cash and Cash Equivalents	Cash and Cash Equivalents of Suruchi Properties Pvt. Ltd (Century Regalia)	16,338.07	-	-	-	-	-	-	16,338.07	-	16,338.07	-	-	16,338.07	
Bank Balances other than Cash and Cash Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	20,620.05	-	-	-	-	-	-	20,620.05	-	1,16,978.07	-	-	1,16,978.07	



