

VARDHITA PROPERTIES PVT. LTD.

A Joint Venture between Birla Estates Pvt. Ltd. and MJR Investment Pte. Ltd.

Date: April 23, 2026

To
BSE Limited ("BSE")
Department of Corporate Services
P. J. Towers, Dalal Street,
Mumbai - 400001.

Scrip Code: 976433

Dear Sir/ Madam,

Sub: Outcome of Board meeting dated Thursday, April 23, 2026,

Pursuant to the provisions of Chapter V, Regulation 51 (2) read with Schedule III Part B of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform that the Board of Directors of Vardhita Properties Private Limited ("the Company") at their meeting held today i.e., Thursday, April 23, 2026, have inter alia, transacted the following businesses:

1. Approved the quarter and year end financial results and Annual Financial Statements for the year ended March 31, 2026.
2. Reviewed the Code of practices and disclosures for Fair Disclosures of Unpublished Price Sensitive Information pursuant to SEBI (Prohibition of Insider Trading) Regulations, 2015.

In relation to the above, we are pleased to enclose herewith the following:

- I. Audited financial results for quarter and year ended March 31, 2026.
- II. Statement of Assets and Liabilities for half year ended March 31, 2026.
- III. Statement of Cash Flows for half year ended March 31, 2026.
- IV. Disclosure as per Regulation 52(4) of the SEBI LODR Regulations.
- V. A statement indicating the utilisation of the issue proceeds of Non-Convertible Debentures as per Regulation 52(7) and 52(7A) of the Listing Regulations for the quarter ended March 31, 2026.
- VI. Declaration under Regulation 52(3)(a) of SEBI LODR Regulations.
- VII. Code of practices and disclosures for Fair Disclosures of Unpublished Price Sensitive Information pursuant to SEBI (Prohibition of Insider Trading) Regulations, 2015.

This disclosure is also available on the website of the Company at <https://vardhitaproperties.com/>

VARDHITA PROPERTIES PVT. LTD.

A Joint Venture between Birla Estates Pvt. Ltd. and MJR Investment Pte. Ltd.

Further, the Board has also considered and approved the following:

- i. Took note of Statement of Investor Grievance for the quarter ended March 31, 2026, in compliance with Regulation 13(3) of SEBI (LODR) Regulations.

The Board Meeting commenced at 02:07 P.M. (IST) and concluded at 02:26 P.M. (IST).

Request you to kindly take note of the above and oblige

Thanking you.

For Vardhita Properties Private Limited

Kamal
Ramani

Digitally signed
by Kamal
Ramani
Date: 2026.04.23
14:46:01 +05'30'

Kamal Ramani
Company Secretary and Compliance Officer
Membership No.: A59242
Address: Century Bhavan, Dr. Besant Road,
Worli, Mumbai – 400025.

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
Vardhita Properties Private Limited
(Formerly known as Birla Century Exports 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 Vardhita Properties Private Limited (Formerly known as Birla Century Exports 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 other comprehensive loss and other financial information of the Company for the quarter ended March 31, 2026 and 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.

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 loss 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.



S R B C & COLL P

Chartered Accountants

**Vardhita Properties Private Limited
(Formerly known as Birla Century Export Private Limited)**

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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.

Other Matter

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 S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003



per Ravi Bansal

Partner

Membership No.: 049365



UDIN: 26049365QHKZKI6986

Mumbai

April 23, 2026

Vardhita Properties Private Limited (formerly known as Birla Century Exports Private Limited)
AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2026
CIN : U68100MH2018PTC317024 , Phone : +91 22 2495 7000,
Website : www.vardhitaproperties.com Email : info@vardhitaproperties.com

	Particulars	(Rs. in lacs)				
		Quarter Ended			Year Ended	
		31.03.2026 (Audited) (Refer Note 2)	31.12.2025 Unaudited)	31.03.2025 (Audited)	31.03.2026 (Audited) (Refer Note 2)	31.03.2025 (Audited)
1	Income from Operations					
	Revenue from Operations	-	-	-	-	-
2	Other Income	-	4.05	-	12.48	0.50
3	Total Income (1 + 2)	-	4.05	-	12.48	0.50
4	Expenses					
a	Employee benefit expense	72.13	71.37	-	276.87	-
b	Depreciation and amortisation expense	30.29	27.66	-	85.76	-
c	Other expenses	503.01	65.19	622.83	1,098.00	623.96
	Total expenses (a to c)	605.43	164.22	622.83	1,460.63	623.96
5	(Loss) before exceptional item and tax (3 - 4)	(605.43)	(160.17)	(622.83)	(1,448.15)	(623.46)
6	Exceptional Item					
	Impact of Labour Codes (Refer to note 5)	-	14.07	-	14.07	-
7	(Loss) before Tax (5-6)	(605.43)	(174.24)	(622.83)	(1,462.22)	(623.46)
8	Tax expenses					
	Current Tax	-	-	-	-	-
	Deferred Tax	-	-	-	-	-
9	Net (Loss) for the period (7 - 8)	(605.43)	(174.24)	(622.83)	(1,462.22)	(623.46)
10	Other comprehensive income					
	(i) Items that will not be reclassified to profit or loss	-	-	-	-	-
	(ii) Income tax on above	-	-	-	-	-
	(iii) Items that will be reclassified to profit or loss	-	-	-	-	-
	(iv) Income tax on above	-	-	-	-	-
	Total Other Comprehensive (Loss) / Profit for the period	-	-	-	-	-
11	Total Comprehensive (Loss) for the period (9 + 10)	(605.43)	(174.24)	(622.83)	(1,462.22)	(623.46)
12	Paid-up equity share capital	100.00	100.00	100.00	100.00	100.00
	(Face Value : Rs. 10/- per share)					
13	Other Equity				(2,125.86)	(663.64)
	Earnings Per Share in Rs. (not annualised)					
	Basic earnings per share	(60.54)	(17.42)	(115.40)	(146.22)	(115.51)
	Diluted earnings per share	(60.54)	(17.42)	(115.40)	(146.22)	(115.51)

Notes :

- The above audited financial results for the quarter and year ended March 31, 2026 have been reviewed and approved by the Board at its meeting held on April 23, 2026.
- The figures for quarter ended 31 March 2026 and 31 March 2025 are balancing figures between audited figures in respect of full financial years and unaudited published year to date figures upto 31st December of the respective years which were subject to limited review.
- The Distribution committee has not recommended any interest on the Compulsory Convertible Debentures and Optionally Convertible Debentures. Accordingly, no interest has been accrued on the instrument from the date of issuance till year ended March 31, 2026.
- The chief operating Decision Maker reviews the operations of the Company as real estate development and related activities, which is considered to be the only reportable segment by the management. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to single reportable segment, other than those already provided in these financial results. The Company is domiciled in India.
- The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Codes viz. the Code on Wages, 2019, the Code on Social Security, 2020, the Note - Industrial Relations Code, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "New Labour Codes"). These Codes have been made effective from 21st November, 2025. The corresponding supporting rules under these Codes are yet to be notified. The labour codes, amongst other things, introduce changes including a uniform definition of wages and enhanced benefits relating to leave.
The Company has assessed the financial implications of these changes, resulting in an increase in gratuity and leave liability by Rs 14.07 lakhs. Considering that the impact arising out of enactment of the new legislation is an event of a non-recurring nature, the Company has presented this incremental amount as "Impact of Labour Codes" under "Exceptional Items" in the statement of profit and loss for the quarter ended 31st December 2025 and year ended March 31, 2026.

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Statement of Assets and Liabilities

Sr. No.	Particulars	(Rs. in Lacs)	
		As at 31.03.2026 (Audited)	As at 31.03.2025 (Audited)
I	ASSETS		
	Non-current assets		
	(a) Property, plant and equipments	532.65	-
	(b) Capital work-in-progress	20.15	215.32
	(c) Financial assets		
	(i) Other financial asset	0.70	3.08
	(d) Advance tax	315.80	0.71
	Subtotal	869.30	219.11
	Current assets		
	(a) Inventories	58,551.96	51,745.30
	(b) Financial assets		
	(i) Cash and cash equivalents	14,662.86	6,416.49
	(ii) Other financial assets	58.76	-
	(c) Other current assets	15,632.82	5,235.81
	Subtotal	88,906.40	63,397.60
	TOTAL	89,775.70	63,616.71
II	EQUITY AND LIABILITIES		
	Equity		
	(a) Equity share capital	100.00	100.00
	(b) Other equity	(2,125.86)	(663.64)
	Subtotal	(2,025.86)	(563.64)
	Non-current liabilities		
	Financial liabilities		
	(i) Borrowings	56,143.48	56,043.48
	(ii) Provision	7.52	-
	Subtotal	56,151.00	56,043.48
	Current liabilities		
	Financial liabilities		
	(a) Trade payables		
	(i) total outstanding dues of micro enterprises and small enterprises	5.19	-
	(ii) total outstanding dues of trade payables other than micro and small enterprises	1,791.49	2,365.17
	(b) Other financial liabilities	2,269.34	1,035.63
	(c) Provisions	9.68	-
	Other current liabilities	31,574.86	4,736.07
	Subtotal	35,650.56	8,136.87
	TOTAL	89,775.70	63,616.71



SIGNED FOR IDENTIFICATION
BY

S R B C & CO LLP
MUMBAI

Cash flow statement for the year ended 31st March 2026

Sr. No.	Particulars	(Rs. in Lacs)	
		Year Ended 31.03.2026 (Audited)	31.03.2025 (Audited)
A.	CASH FLOW FROM OPERATING ACTIVITIES		
	NET LOSS BEFORE TAX	(1,462.22)	(623.46)
	Add / (Less) : Depreciation	85.76	
		(1,376.46)	(623.46)
	Working capital adjustments :		
	Increase in inventories	(5,056.12)	(51,745.30)
	Increase in other assets	(10,348.30)	(5,235.81)
	Increase in other financial asset	(44.65)	-
	Increase / (Decrease) in trade payables	(568.50)	2,363.60
	Increase in other current liabilities	26,838.78	4,736.07
	Increase / (Decrease) in other financial liabilities	(798.86)	1,035.63
	Increase in provisions	17.20	
		10,039.55	(48,845.81)
	Cash generated from operations	8,663.09	(49,469.27)
	Less: Income tax paid (Net tax refund received)	315.09	(10.63)
	NET CASH GENERATED/(USED) IN OPERATING ACTIVITIES	8,348.00	(49,458.64)
B.	CASH FLOW FROM INVESTING ACTIVITIES		
	Purchase of Property, plant and equipment (including capital work in progress)	(471.95)	(215.32)
	Investment in Fixed Deposit	-	(3.08)
	Interest Received	570.75	-
	NET CASH FLOWS GENERATED /(USED) IN INVESTING ACTIVITIES	98.80	(218.40)
C.	CASH FLOW FROM FINANCING ACTIVITIES		
	Proceeds from issue of equity share capital	-	50.00
	Proceeds from issue of Non Convertible Debentures	-	28,022.00
	Proceeds from issue of Optionally Convertible Debentures	-	14,290.96
	Proceeds from issue of Compulsory Convertible Debentures	-	13,730.54
	Proceeds from Term Loan	100.00	-
	Interest paid	(300.43)	-
	NET CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES	(200.43)	56,093.50
	NET INCREASE IN CASH AND CASH EQUIVALENTS	8,246.37	6,416.44
	Cash and cash equivalents at the beginning of the year	6,416.49	0.05
	Cash and cash equivalents at the end of the year (refer reconciliation below)	14,662.86	6,416.49
	Reconciliation of cash and cash equivalents as per the cash flow statement		
	Cash and cash equivalents as per the above comprise of the following		
	Cash and cash equivalents	14,662.86	6,416.49
	Balance as per cash flow statement	14,662.86	6,416.49



Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter and year ended 31st March 2026

Sr. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
		(Audited) (Refer Note 2)	(Unaudited)	(Audited)	(Audited) (Refer Note 2)	(Audited)
(a)	Debt-Equity ratio (in times) Debt/Net Worth [Debt is Long Term Borrowing (current and non-current portion)]	-	-	-	-	-
(b)	Debt Service Coverage Ratio (in times) Earnings before interest, Depreciation and Tax (EBITDA) / Interest Expense on long term & short term borrowings for the period + Scheduled Principal repayment of long term borrowings	-	-	-	-	-
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	-	-	-	-	-
(d)	Debenture redemption reserve (Rs. in Lacs) *	-	-	-	-	-
(e)	Net Worth (Rs. in Lacs)	(2,025.86)	(1,420.43)	(563.64)	(2,025.86)	(563.64)
(f)	Net profit after tax (Rs. in Lacs)	(605.43)	(174.24)	(622.83)	(1,462.22)	(623.46)
(g)	Basic earnings per share	(60.54)	(17.42)	(115.40)	(146.22)	(115.51)
(h)	Diluted earnings per share	(60.54)	(17.42)	(115.40)	(146.22)	(115.51)
(i)	Current Ratio (in times) Current Assets / Current Liabilities	2.49	2.80	7.79	2.49	7.79
(j)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities) / (Current Assets - Current Liabilities)	1.05	1.04	1.01	1.05	1.01
(k)	Inventory turnover (in times) (not annualized) Cost of goods sold / Average Inventory	-	-	-	-	-
(l)	Capital redemption reserve (Rs. in Lacs)	-	-	-	-	-
(m)	Outstanding Redemable Preference Share	-	-	-	-	-
(n)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	-	-	-	-	-
(o)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.39	0.35	0.13	0.39	0.13
(p)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings) / Total Assets	0.63	0.66	1.01	0.63	1.01
(q)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	-	-	-	-	-
(r)	Operating Margin (%) - Operating Profit / Revenue	-	-	-	-	-
(s)	Net Profit Margin (%) - Net Profit / Revenue	-	-	-	-	-
(t)	Asset coverage ratio on Redeemable Non Convertible debentures (NCDs) (in times) (Assets pledged for NCDs / Outstanding balance of NCDs)	-	-	-	-	-

*Company has incurred loss during the quarter and year ended 31 March 2026 and has accumulated losses as on 31 March 2026, hence Debenture redemption reserve is not created

**SIGNED FOR IDENTIFICATION
BY**

**S R B C & CO LLP
MUMBAI**

**For and on behalf of Board of Directors of
Vardhita Properties Private Limited
(formerly known as Birla Century Exports Private Limited)**


Keyur Shah
Director

DIN No: 00332145



Place : Mumbai
Date : 23.04.2026

The financial results of the Company would be available for perusal on the Company's website viz. www.vardhitaproperties.com and also on websites of BSE Ltd. viz. www.bseindia.com.

VARDHITA PROPERTIES PVT. LTD.

A Joint Venture between Birla Estates Pvt. Ltd. and MJR Investment Pte. Ltd.

Date: April 23, 2026

To
BSE Limited ("BSE")
Department of Corporate Services
P. J. Towers, Dalal Street,
Mumbai - 400001.

Scrip Code: 976433

Dear Sir/ Madam,

Subject: Statement indicating deviation or variation in the use of proceeds of issue of listed Non-Convertible Debt securities ("NCDs") pursuant to Regulation 52(7) and Regulation 52(7A) read with SEBI Master Circular dated May 21, 2024 ("SEBI Master Circular") (as amended from time to time), for the quarter ended March 31, 2026.

In terms of Regulation 52(7) and Regulation 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, read along with the captioned SEBI Master Circular, this is to inform that there was no fresh issue of listed non-convertible debentures, and no funds were kept unutilized, during / for the quarter ended March 31, 2026; hence, the statement indicating utilization and deviation or variation in the use of proceeds of NCDs is not applicable to the Company for the said quarter.

Request you to kindly take note of the above facts and oblige.

Thanking you.

For Vardhita Properties Private Limited


Keyur Shah
Director
DIN: 00332145



Place: Mumbai
Date: 23.04.2026

VARDHITA PROPERTIES PVT. LTD.

A Joint Venture between Birla Estates Pvt. Ltd. and MJR Investment Pte. Ltd.

DECLARATION UNDER REGULATION 52(3)(a) OF SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

I, Keyur Shah, Director of the Company, pursuant to the provisions of Regulation 52(3)(a) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 hereby declare, that the Statutory Auditors of the Company, M/s SRBC & Co LLP (Firm Registration No: 324982E/E300003), Chartered Accountants, Mumbai, have submitted an Unmodified opinion on the Audited Financial Results of the Company for the year ended March 31, 2026.

For Vardhita Properties Private Limited



Keyur Shah
Director
DIN:00332145



Place: Mumbai
Date: 23.04.2026

