

VARDHITA PROPERTIES PVT. LTD.

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

Date: July 22, 2025

To
Sr. General Manager
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai – 400001
Scrip Code: 976433

Dear Sir/ Madam,

Sub: Outcome of Board Meeting dated Tuesday, July 22, 2025

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. Tuesday, July 22, 2025 have inter alia, considered and approved the Unaudited financial results of the Company for the quarter ended June 30, 2025.

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

- a. Unaudited financial results of the Company for the quarter ended June 30, 2025, along with the limited review report submitted by M/s. S R B C & Co. LLP, Statutory Auditors of the Company, pursuant to Regulation 52 of SEBI LODR Regulations. The Limited Review report issued with unmodified opinion(s) (free from any qualifications) is submitted as **Enclosure 1**.
- b. Disclosure as per Regulation 52(4) of the SEBI LODR Regulations as **Enclosure 1**.
- c. 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 June 30, 2025 as **Enclosure 2**.

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

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

- i. approved the project finance up to ₹500 Crores (Rupees Five Hundred Crores only) from banks and/or financial institutions; and to create charge/mortgage/hypothecation on the Company's movable and immovable properties, both present and future, in favour of the lenders, for securing the said borrowing, subject to approval of the shareholders
- ii. approved the change in the constitution of the Distributions Committee by appointment of Mr. Gaurav Jain as a member of the Committee in place of Mr. Naveen N Murthy (on account of his resignation).

The Board Meeting commenced at 09.30 A.M. (IST) and concluded at 9:52 A.M. (IST).

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

**Thanking you,
For Vardhita Properties Private Limited**

Yukti Jai Prakash Taneja
Company Secretary and Compliance Officer
Membership No.: A24870

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

**Review Report to
The Board of Directors
Vardhita Properties Private Limited
(formerly known as Birla Century Exports Private Limited)**

1. We have reviewed the accompanying statement of unaudited financial results of Vardhita Properties Private Limited (formerly known as Birla Century Exports Private Limited) (the "Company") for the quarter ended June 30, 2025 (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").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles 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 and in compliance with Regulation 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the 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.
4. 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 the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003



per Ravi Bansal
Partner
Membership No.: 049365



UDIN: 250493653MOAXT7908

Mumbai
July 22, 2025

Vardhita Properties Private Limited (formerly known as Birla Century Exports Private Limited)
UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2025
CIN : U68100MH2018PTC317024 , Phone : +91 22 2495 7000,
Website : www.vardhitaproperties.com Email : info@vardhitaproperties.com

				(Rs. in lacs)	
	Particulars	Quarter Ended			Year Ended
		30.06.2025	31.03.2025	30.06.2024	31.03.2025
		(Unaudited)	(Audited) (Refer Note 2)	(Unaudited)	(Audited)
1	Income from Operations				
	Revenue from Operations	-	-	-	-
2	Other Income	-	-	0.50	0.50
3	Total Income (1 + 2)	-	-	0.50	0.50
4	Expenses				
	Employee benefit expense	57.79	-	-	-
	Other expenses	216.41	622.83	-	623.96
	Total expenses	274.20	622.83	-	623.96
5	(Loss) / Profit before tax (3 - 4)	(274.20)	(622.83)	0.50	(623.46)
6	Tax expenses				
	Current Tax	-	-	-	-
	Deferred Tax	-	-	-	-
7	Net (Loss) / Profit for the period (5 - 6)	(274.20)	(622.83)	0.50	(623.46)
8	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	-	-	-	-
9	Total Comprehensive (Loss) / Profit for the period (7 + 8)	(274.20)	(622.83)	0.50	(623.46)
10	Paid-up equity share capital (Face Value : Rs. 10/- per share)	100.00	100.00	50.00	100.00
11	Other Equity				(663.64)
	Earnings Per Share in Rs. (not annualised)				
	Basic earnings per share	(27.42)	(115.40)	0.10	(115.51)
	Diluted earnings per share	(27.42)	(115.40)	0.10	(115.51)

Notes :

- 1 The above un-audited financial results have been reviewed and approved by the Board at its meeting held on July 22, 2025.
- 2 The figures of the quarter ended March 31, 2025 are the balancing figures between audited figures in respect of the full financial year and the un-audited year-to-date figures upto December 31, 2024.
- 3 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.

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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 ended 30th June, 2025

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2025	31.03.2025	30.06.2024	31.03.2025
		(Unaudited)	(Audited) (Refer Note 2)	(Unaudited)	(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)	(837.85)	(563.64)	9.82	(563.64)
(f)	Net profit after tax (Rs. in Lacs)	(274.20)	(622.83)	0.50	(623.46)
(g)	Basic earnings per share	(27.42)	(115.40)	0.10	(115.51)
(h)	Diluted earnings per share	(27.42)	(115.40)	0.10	(115.51)
(i)	Current Ratio (in times) Current Assets / Current Liabilities	4.32	7.79	5.64	7.79
(j)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities)) / (Current Assets - Current Liabilities)	1.02	1.01	-	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	0.23	0.13	1.00	0.13
(p)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings) / Total Assets	0.78	1.01	-	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 Secured Redeemable Non Convertible debentures (NCDs) (in times) (Assets pledged for secured NCDs / Outstanding balance of secured NCDs)	-	-	-	-



Place : Mumbai
Date : 22.07.2025

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


Keyur Shah
Director and CFO
DIN No: 00332145



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.

July 22, 2025

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

Dear Sir/Madam,

Scrip Code: 976433

Subject: Statement indicating deviation or variation in the use of proceeds of issue of listed non-convertible debt securities 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 June 30, 2025.

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 June 30, 2025; 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,

Yours faithfully,

For Vardhita Properties Private Limited

Yukti Taneja
Company Secretary & Compliance Officer
A24870