VARDHITA PROPERTIES PVT. LTD.

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

June 20, 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 utilization of the issue proceeds and a Statement disclosing material deviation or variation, if any in the use of proceeds of listed non-convertible securities pursuant to Regulation 52(7) and Regulation 52(7A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ['Listing Regulations') read with SEBI Master Circular dated May 21, 2024 ("SEBI Master Circular") (as amended from time to time), for the quarter and year ended March 31, 2025.

This is with reference to the captioned subject and in terms of Regulation 52(7) of the Listing Regulations read with SEBI Master Circular dated May 21, 2024, a statement indicating the utilization of issue proceeds of non-convertible securities is enclosed as **Annexure A.**

Further, in terms of Regulation 52(7A) of the Listing Regulations, a statement confirming **NIL deviation or variation,** in the format prescribed, in the use of proceeds of issue of listed non-convertible securities, from the objects of the issue, is provided as **Annexure B.**

Request you to kindly take the same on record and oblige.

For Vardhita Properties Private Limited

YUKTI JAI PRAKASH TANEJA

Digitally signed by YUKTI JAI PRAKASH TANEJA
Date: 2025.06.20 12:08:56 +05'30'

Yukti Taneja
Company Secretary and Compliance Officer
A24870

Enclosed: Annexure A and Annexure B

Annexure A:

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Vardhita Properties Private Limited	INE1DF208035	Private Placement	Non-convertible debentures	20 February, 2025	280,22,00,000	280,22,00,000	Nil	N.A.	N.A

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks
Name of listed entity	Vardhita Properties Private Limited
Mode of fund raising	Private placement
Type of instrument	Non-convertible Securities
Date of raising funds	20 February, 2025
Amount raised	Rs. 280,22,00,000
Report filed for quarter ended	31st March, 2025
Is there a deviation/ variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	Not Applicable
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	Not Applicable
Comments of the auditors, if any	Not Applicable
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:	

Original object	Modified object, if any	Original Allocation	Modified Allocation, if any	Funds utilized	Amount of deviation/variation for the half year according to the applicable object (INR crores and in %)	Remarks, if any
Not Applicable						

Deviation could mean:

a. Deviation in the objects or purposes for which the funds have been raised.
b. Deviation in the amount of funds actually utilized as against what was originally disclosed.

YUKTI JAI PRAKASH TANEJA

Digitally signed by YUKTI JAI PRAKASH TANEJA
Date: 2025.06.20 12:09:16 +05'30'

Name of signatory: Yukti Taneja

Designation: Company Secretary and Compliance Officer

A24870

Date: 20-06-2025