Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

Date: 22 July, 2026

To,
The Manager,
BSE Limited
Corporate Compliance Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001.

Scrip Code: 977519

Sub: Submission of Outcome of Board Meeting of Pune Kharadi Tower Private Limited held on Wednesday, 22 July 2026.

Dear Sir/ Madam,

Pursuant to Regulations 51 and other applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**Listing Regulations**") as amended from time to time, we wish to inform you that the Board of Directors of Pune Kharadi Tower Private Limited ("**Company**") at their meeting held on Wednesday, 22 July, 2026, approved the following:

1. Scheme of Amalgamation (Merger by Absorption) of Silverio Developers Private Limited with Pune Kharadi Tower Private Limited ("Company").
2. Change in the designation of Mr. Abhijit Kamalakar Kukade (DIN: 07978648) from Whole-Time Director to Non-Executive Director of the Company.
3. Board's Report along with its annexures for the Financial Year ended 31 March, 2026.
4. To note the resignation of M/s. Price Waterhouse Chartered Accountants LLP, Statutory Auditors of the Company pursuant to their resignation letter effective from 2 July, 2026.
5. Appointment of M/s SMSR & Co LLP as the Statutory Auditor to fill the casual vacancy caused due to resignation of M/s Price Waterhouse Chartered Accountants LLP.
6. Notice for convening the 3rd (Third) Annual General Meeting of the Company.

The Meeting of Board of Directors was commenced at 11.30 AM (IST) and concluded at 06.00 PM (IST).

This is for your information and record.

Thanking you.

For **Pune Kharadi Tower Private Limited**

Gaikwad

Pune Kharadi Tower Private Limited

Shailesh Gaikwad
Company Secretary
Membership No.: A62036

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

To,
The Manager,
BSE Limited
Corporate Compliance Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001.

Date: 22 July, 2026

Scrip Code: 977519

Subject: Disclosure under Regulation 51(2) read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")

Dear Sir/ Madam,

Pursuant to Regulation 51(2) read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015, as amended from time to time, we wish to inform you that the Board of Directors in its meeting held on today i.e. 22 July, 2026 , approved the Scheme of Amalgamation ("Scheme") between Silverio Developers Private Limited ("Transferor Company") and Pune Kharadi Tower Private Limited ("Transferee Company") pursuant to Section 230 to 232 and other applicable provisions, if any, of the Companies Act, 2013, read with the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016 (including any statutory modification or re-enactment or amendment thereof). The Transferor Company is wholly owned subsidiary of the Transferee Company.

The Scheme is subject to necessary statutory and regulatory approvals including the approval of National Company Law Tribunal (NCLT), Mumbai, shareholders and creditors of both the Companies.

The Scheme as approved by the Board would be available on the website of the Company after it has been submitted to the Stock Exchanges.

Furthermore, the disclosures required under Regulation 51(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are enclosed as **Annexure A.**

Kindly take the above on your record.

Thanking you.

For **Pune Kharadi Tower Private Limited**

Gaikwad

Shailesh Gaikwad
Company Secretary
Membership No.: A62036

Pune Kharadi Tower Private Limited

Encl.: as above

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

ANNEXURE A

Disclosure pursuant to Regulation 51(2) read with Schedule III of the Listing Regulations

<table>
<tr><th>Sl. No.</th><th>Particulars</th><th>Description</th></tr>
<tr><td>1</td><td>Name of the entity(ies) forming part of the amalgamation/ merger, details in brief such as size, turnover, etc</td><td>Silverio Developers Private Limited ("Transferor Company")
<table><tr><th>Particulars</th><th>Amt. (in crs.) (as on 31st March 2026)</th></tr><tr><td>Paid up Capital</td><td>0.05</td></tr><tr><td>Net Worth</td><td>-66.42</td></tr><tr><td>Turnover</td><td>Nil</td></tr></table>Pune Kharadi Tower Private Limited ("Transferee Company")
<table><tr><th>Particulars</th><th>Amt. (in crs.) (as on 31st March 2026)</th></tr><tr><td>Paid up Capital</td><td>18.69</td></tr><tr><td>Net Worth</td><td>55.71</td></tr><tr><td>Turnover</td><td>Nil</td></tr></table></td></tr>
<tr><td>2</td><td>Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"</td><td>Transferor Company is Wholly Owned Subsidiary of the Transferee Company and accordingly are related to each other.

However, the said transaction shall not attract compliance with the requirements of Section 188 of the Companies Act, 2013 pursuant to the clarification by the Ministry of Corporate Affairs, vide its General Circular No. 30/2014 dated 17th July 2014.

Further, related party transaction provisions under Listing Regulations are not applicable to the said Scheme given the specific exemption under Regulation 23(5)(b) of the Listing Regulations i.e. the transaction is between the holding company and its wholly owned subsidiary.</td></tr>
<tr><td>3</td><td>Area of business of the entities</td><td>The Transferee Company is engaged in the business of real estate activities with owned or leased property.

Transferor Company is engaged in the business of builders, developers, promoters, contractors, estate owners, and to own, hold, give on lease or rent, trade, deal, invest in, develop, construct, or acquire on lease or by outright purchase basis, land, agricultural land, buildings, immovable properties, for development and to engage in real estate business by constructing, Re-constructing, altering, improving, buildings, houses, bungalows, row houses, apartments, commercial and housing projects, townships, holiday resorts, hotels, motels, offices, flats, factories, warehouses, workshops, shops, farm houses, works and conveniences, infrastructure facilities and amenities</td></tr>
<tr><td>4</td><td>Rationale for amalgamation/ merger</td><td>The Transferee Company is a joint venture between Prime Offices Fund (PRIME) and Paraiba Pte. Ltd. Prime Offices Fund (PRIME) is a scheme of the Real Estate Strategies Trust, a Category II Alternative Investment Fund registered with Securities and Exchange Board of India with registration no. IN/AIF2/23-24/1432, managed by Nuvama and Cushman & Wakefield Management Private Limited, focusing on commercial real estate investments. As a part of the investment strategy of the joint venture, it was envisaged that the businesses of the Transferor Company be carried out by the Transferee Company and hence with the ultimate objective of acquiring the ongoing business carried on by the Transferor</td></tr>
</table>

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

		Company, the Transferee Company entered into a Share Purchase Agreement dated 11 January 2023 (along with subsequent amendments dated 24 March 2023, 4 July 2023, 23 December 2023 and 20 August 2025) with the erstwhile shareholders of Transferor Company to acquire 100% of the equity shares of the Transferor Company. This acquisition was completed by the Transferee Company on 22 August 2025 as a stepping-stone towards acquisition of the business undertaken by the Transferor Company. Pursuant to the above referred acquisition, the Transferor Company became a wholly owned subsidiary of the Transferee Company with effect from 22 August 2025. Thus, with a view to achieve the above-mentioned objective as well as the consolidation of business carried on by the Transferor Company and in order to maintain a simple corporate structure and eliminate duplicate corporate procedures, it is desirable to amalgamate Transferor Company into the Transferee Company. The amalgamation of Transferor Company into the Transferee Company shall also enable effective management and would substantially reduce duplication of administrative costs and responsibilities and multiplicity of records and legal and regulatory compliances.
5	In case of cash consideration – amount or otherwise share exchange ratio	Not Applicable since the Transferor Company is a wholly owned subsidiary of the Transferee Company. Accordingly, upon the Scheme becoming effective, no shares of the Transferee Company shall be allotted, nor any other consideration be paid in lieu or exchange of the holding of the Transferee Company in Transferor Company.
6	Brief details of change in shareholding pattern (if any) of listed entity	Not Applicable since there will be no change in the shareholding pattern of the Transferee Company pursuant to the Scheme as the Transferor Company is a wholly owned subsidiary of the Transferee Company and accordingly there shall not be any share issuance by the Transferee Company.

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon
Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

To,
The Manager,
BSE Limited
Corporate Compliance Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001.

Date: 22 July, 2026

Scrip Code: 977519

Sub: Disclosure under Regulation 51 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 along with Part B of Schedule III regarding Change in the Statutory Auditors of Pune Kharadi Tower Private Limited ("Company").

Dear Sir/Madam,

Pursuant to Regulation 51 read with Part B of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time, we wish to inform you that M/s. Price Waterhouse Chartered Accountants LLP (Firm Registration No: 01275N/ N500016), Statutory Auditors of the Company vide their letter dated 14 May, 2026, tendered their intention to resign from the office of Statutory Auditors of the Company in accordance with the Securities and Exchange Board of India ('SEBI') Circular CIR/CFD/CMD1/114/2019 dated 18 October, 2019 (the 'SEBI Circular') pertaining to 'Resignation of statutory auditors from listed entities and their material subsidiaries' after fulfilling their obligation and completing the audit for the financial year ended 31 March, 2026. Accordingly, the same was taken on record at the Board Meeting of the Company held on Friday, 29 May, 2026.

As stated in their letter expressing their intention to resign, M/s. Price Waterhouse Chartered Accountants LLP completed the statutory audit of the Company's financial statements for the financial year ended 31 March 2026 and issued their Independent Auditor's Report on 29 May 2026. Subsequent to the realization of their outstanding statutory audit fees on 24 June 2026 by the Company, M/s. Price Waterhouse Chartered Accountants LLP resigned from the office as Statutory Auditor vide their resignation letter dated 2 July, 2026 and accordingly filed Form ADT-3 with the Registrar of Companies, Pune informing about their resignation.

Consequently, pursuant to Section 139(8) and other applicable provisions of the Companies Act, 2013, and subject to approval of shareholders at the ensuing General meeting of the Company, to fill the casual vacancy caused due to the resignation of M/s. Price Waterhouse Chartered Accountants LLP (Firm Registration No: 01275N/ N500016) with effect from 22 July, 2026 the Board of Directors at its meeting held on today i.e. 22 July, 2026, has approved the appointment of M/s. SMSR & Co LLP., Chartered Accountants, Mumbai (Firm Registration Number 110592W/W100094) as the Statutory Auditors of the Company to hold office until the conclusion of the Annual General Meeting to be held for the financial year 2026-27.

Disclosure with respect to resignation and change in Auditors of the Company pursuant to SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 and SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 read with Schedule III of the SEBI LODR Regulations, 2015, as amended from time to time are annexed herewith as an **Annexure - B.**

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon
Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

Copy of the resignation letter is annexed herewith as an **Annexure - C**.

Clarification letter of the Company regarding Resignation of Statutory Auditors of the company is annexed herewith as an **Annexure - D**.

Copy of consent to be appointed as Statutory Auditor of the Company is annexed herewith as an **Annexure- E.**

Please take the above information on your records.

Thanking you.

Yours sincerely,

For **Pune Kharadi Tower Private Limited**

Gaikwad

Shailesh Gaikwad
Company Secretary
Membership No.: A62036

Pune Kharadi Tower Private Limited

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

ANNEXURE-B

Disclosure with respect to resignation and change in Auditors of the Company pursuant to SEBI Listing Regulations and SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 read with Schedule III of the SEBI Listing Regulations (as amended from time to time) are as follows:

Resignation of Statutory Auditors

Sr. No.	Particulars	Details
1.	Name of the Company	Pune Kharadi Tower Private Limited
2.	Name of the Auditor	M/s. Price Waterhouse Chartered Accountants LLP
3.	Reason for Change viz. ~~appointment/~~ resignation~~, removal, death or otherwise.~~	Resignation of the Statutory Auditor dated 2 July, 2026.
4.	Effective Date of resignation	2 July, 2026
5.	Brief profile	Not Applicable
6.	Disclosure of relationships between directors	None

Appointment of Statutory Auditors to fill the casual vacancy:

Sr. No.	Particulars	Details
1.	Name of the Auditor	M/s. SMSR & Co LLP
2.	Reason for Change viz. appointment ~~/resignation, removal, death or otherwise.~~	Appointment of the Statutory Auditor to fill the casual vacancy caused due to resignation of M/s. Price Waterhouse Chartered Accountants LLP
3.	Effective Date of Appointment	Appointment of M/s SMSR & Co. LLP, Chartered Accountants (Firm Registration Number: 110592W/ W100094) as the Statutory Auditors of the Company with effect from 22 July, 2026 and shall hold office upto the conclusion of the Annual General Meeting of the Company to be conducted in FY 2027-28.
4.	Brief profile	M/s SMSR & Co. LLP is a reputed Chartered Accountants firm with over 30+ years of professional experience, empaneled with multiple regulatory bodies across India. Led by a team of 10 partners and supported by a large pool of professionals, SMSR & Co. LLP provides comprehensive services in Audit & Assurance, Tax Advisory, Governance Risk & Compliance, and Transaction Advisory. The firm has extensive experience across diverse sectors including BFSI, manufacturing, infrastructure, and services, and is recognized for its integrity, innovation, and excellence in client engagements. The firm's leadership comprises seasoned professionals with decades of expertise in statutory audits, risk management, taxation, corporate restructuring, and compliance advisory.

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon
Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

6.	Disclosure of relationships between directors	None

Please take the above information on your records.

Thanking you.

For **Pune Kharadi Tower Private Limited**

Gaikwad

Shailesh Gaikwad
Company Secretary
Membership No.: A62036

Pune Kharadi Tower Private Limited

Price Waterhouse Chartered Accountants LLP

July 2, 2026

The Board of Directors
Pune Kharadi Tower Private Limited
Survey No. AP81, 83, N Main Road, Mundhva,
Pune, Maharashtra - 411036

Kind attn.: Mr. Ashok Patidar - Finance Committee Member

Dear Sir,

Sub: Resignation as statutory auditor of Pune Kharadi Tower Private Limited

We refer to your email dated February 12, 2026 and our response vide our intention to resign letter dated May 14, 2026 filed by the Company with the stock exchanges.

We had stated in our aforementioned letter of our intention to resign as statutory auditor of the Company after completing the audit for the financial year ended March 31, 2026 after fulfilling our obligations under the law. We wish to inform you that we have completed our obligations as mentioned above on May 29, 2026 having issued our audit reports dated May 29, 2026 on the financial statements for the year ended March 31, 2026. We have also been informed that the Board of Directors has accepted our intention to resign on May 29,2026. Subsequently, the statutory audit fee was realised on June 24, 2026 and hence we tender our resignation as statutory auditor of the Company.

We thank the management and Board of Directors of the Company for the cooperation extended to us during our tenure as the statutory auditor.

As per the requirements of the Companies Act, 2013, we shall be filing the Form ADT-3 with the Registrar of Companies in due course.

Yours faithfully,

For Price Waterhouse Chartered Accountants LLP
Firm Registration Number 01275N/N500016

RITESH MAHENDRA DEDHIA
Digitally signed by RITESH MAHENDRA DEDHIA
Date: 2026.07.02 16:52:14 +05'30'

Ritesh Dedhia
Partner
Membership no. 117607

Place: Mumbai

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

ANNEXURE- D

To,
The Manager,
BSE Limited
Corporate Compliance Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001.

Date: 22 July, 2026

Scrip Code: 977519

Subject: Clarification regarding Resignation of Statutory Auditor of Pune Kharadi Tower Private Limited.

Dear Sir/Madam,
As per the above captioned subject matter, we hereby declare and clarify the details regarding resignation of Statutory Auditors of Pune Kharadi Tower Private Limited.

M/s. Price Waterhouse Chartered Accountants LLP (Firm Registration No: 01275N/ N500016), vide their letter dated 14 May, 2026, tendered their intention to resign from the office of Statutory Auditors of the Company in accordance with the Securities and Exchange Board of India ('SEBI') Circular CIR/CFD/CMD1/114/2019 dated 18 October, 2019 (the 'SEBI Circular'), as amended from time to time, pertaining to 'Resignation of statutory auditors from listed entities and their material subsidiaries'. Pursuant to their intention to resign, the same was taken on records at the previous Board Meeting held on Friday, 29 May, 2026.

The aforementioned letter also stated their intention to resign as Statutory Auditor after fulfilling their obligation and completing the audit for the financial year ended 31 March, 2026. It is now to be noted that they had completed their obligations on May 29, 2026 having issued their Audit Report dated 29 May, 2026. However, due to non-payment of their audit fees, they did not tender their official resignation letter on 29 May, 2026. Subsequent to realization of their Statutory Audit Fees on June 24, 2026, M/s Price Waterhouse Chartered Accountants LLP have officially resigned from the office vide their resignation letter dated 2 July, 2026. Accordingly, the resignation of M/s. Price Waterhouse Chartered Accountants LLP became effective from 2 July, 2026 and accordingly the present clarification/intimation is being submitted.

Accordingly, while the Board had taken note of the auditor's intention to resign on 29 May, 2026, the actual resignation and consequent casual vacancy in the office of Statutory Auditor arose only upon receipt of the resignation letter dated 2 July, 2026.

Due to the above stated situation, the Company convened the requisite Board Meeting on today i.e. 22 July, 2026 for appointment of a new Statutory Auditor to fill the casual vacancy subject to approval of shareholders at the ensuing General meeting of the Company pursuant to Section 139(8) of the Companies Act, 2013 and rules made thereunder.

Kindly take the above clarification on your record.

Thanking you.

For **Pune Kharadi Tower Private Limited**

Gaikwad

Shailesh Gaikwad
Company Secretary
Membership No.: A62036

Pune Kharadi Tower Private Limited

S M S R & Co LLP
Chartered Accountants

Registred Office:
A -005, Ground Floor, Western Edge-II
Off Western Express Highway,
Borivali East, Mumbai-400 066
Board Line : +91 22 4098 5400

July 10, 2026

To,
The Board of Directors
Pune Kharadi Tower Private Limited
Survey No. AP81, 83,
N Main Road,
Near Hard Rock Cafe,
Mundhwa, Pune - 411036
Maharashtra, India.

Subject: Consent and eligibility letter u/s 139(1)/141 of the Companies act, 2013

Dear Sir,

This has reference regarding the appointment of our firm as the auditors of **Pune Kharadi Tower Private Limited** for FY 2026-2027.

We consent to being appointed as auditors of the company.

As requested by you, and in accordance with the requirements of Section 139(1) of the Companies Act 2013("the Act") read with Rule 4 of the Companies (Audit and Auditors) Rules, 2014, we certify that:

a) We are eligible for appointment as auditors of the Company under Section 139 of the Companies Act, 2013 ("the Act")
b) We confirm that we meet the criteria for appointment specified in Section 141 of the Act.
c) We are not disqualified from being appointed as auditors under the Act or the Chartered Accountants Act, 1949 and the rules or regulations made there under.
d) The proposed appointment will be as per the term provided in the Act.
e) If appointed, such appointment will be within the limits laid down by or under the authority of the Act.
f) There are no proceedings against the firm with respect to professional matters of conduct under the Chartered Accountants Act, 1949 and the rules and regulations made there under or before any competent authority or any court.
g) Details of our firm are as under:
Name: SMSR & Co LLP
Firms ICAI Registration Number: 110592W/W100094
PAN No: ACWFS8905L
Email ID: info@smsr.co.in

Thanks & Regards,

For SMSR & Co LLP
Chartered Accountants

SMSR & Co LLP MUMBAI Chartered Accountants

Sudarshan Jha
Partner