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: 12 August 2026.

To,

The Manager,

BSE Limited

Corporate Compliance Department

Phiroze Jeejeebhoy Towers, Dalal Street,

Mumbai - 400 001

BSE Scrip Code: 977519

Subject: Submission of Unaudited Standalone Financial Results along with Limited Review Report issued by Statutory Auditor's of the Company for the quarter ended 30 June 2026 along with the disclosures required under Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

In continuation to our letter dated 7 August 2026 and pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby enclose the following:

i. Unaudited Standalone Financial Results of the Company for the quarter ended 30 June 2026 together with the Independent Auditor's Review Report duly approved by the Board of Directors at its meeting held on 12 August 2026;

ii. Information required under Regulation 52(4) of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015.

The Unaudited Standalone Financial Results of the Company for the quarter ended 30 June 2026 have been duly approved by the Board of Directors at their meeting held today i.e. 12 August 2026.

Kindly take the same on record.

For and on behalf of
Pune Kharadi Tower Private Limited

Shailesh Gaikwad
Company Secretary and Compliance Officer
Membership No.: A62036

Pune Kharadi Tower Private Limited

S M S R & Co LLP
Chartered Accountants

Registered Office
A- 005, Ground Floor, Western Edge-II,
Off Western Express Highway,
Borivali East, Mumbai-400 066
Board Line: +91 22 6516 8298 / 4121 4125

Independent Auditor's Limited Review Report on the Unaudited Financial Results for the quarter ended June 30, 2026

To
The Board of Directors
Pune Kharadi Tower Private Limited

1. We have reviewed the accompanying statement of unaudited financial results of **Pune Kharadi Tower Private Limited** (the "Company"), for the quarter ended June 30, 2026 (the "Statement") and year to date from April 1, 2026 to June 30, 2026 (the statement) attached herewith, being submitted by the company pursuant to regulation 33 of the securities and exchange board of India (listing obligations and Disclosure requirements) Regulations, 2015.

2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared 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. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review 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. We have not performed an audit and 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.

5. The standalone financial results include the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the full financial year and the unpublished unaudited year to date figures up to the third quarter of the previous financial year, which have been approved by the Company's Board of Directors but have not been subject to limited review/ audit.



6. The financial information for the quarter April 2025 to June 2025 has not been subjected to audit or limited review by us or any other auditor. The said financial information has been prepared and provided by the management and has been considered by us solely based on the information, explanations and representations provided by the management. Accordingly, no independent assurance is expressed in respect of such financial information.

For S M S R & Co LLP
Chartered Accountants
ICAI Firm Registration Number: 110592W/W100094

SUDARSHAN JHA

Digitally signed by SUDARSHAN JHA
Date: 2026.08.12 18:48:43 +05'30'

Sudarshan Jha
Partner
Membership No:049369

UDIN: 26049369FZTGAY4800
Place: Mumbai
Date: August 12, 2026

Pune Kharadi Tower Private Limited

CIN: U70109PN2023PTC217580

Regd Office: Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014

Email Id: secretarial@tensteps.co.in Website: www.tensteps.co.in

Statement of Standalone Unaudited Financial Results for the quarter ended 30 June 2026

Rs. In Thousands

Sl. No.	Particulars	Quarter ended			Year ended
		30-Jun-26 (Unudited)	31-Mar-26 (Unudited) Refer note 7	30-Jun-25 (Unudited) Refer note 7	31-Mar-26 (Audited)
1	**Income**				
	Revenue from operations	-	-	-	-
	Other income	86,192	43,822	33,854	1,51,394
	Total income	**86,192**	**43,822**	**33,854**	**1,51,394**
2	**Expenses**				
	Finance costs	83,541	1,07,409	22,732	2,92,818
	Depreciation and amortization expense	10	10	10	42
	Employee benefits expenses	133	-	-	-
	Other expenses	17,013	1,439	3,213	21,123
	Total expenses	**1,00,697**	**1,08,858**	**25,955**	**3,13,983**
3	**Profit/(Loss) before tax (1-2)**	**(14,505)**	**(65,036)**	**7,899**	**(1,62,589)**
4	Exceptional items		-	-	-
4	**Profit/(Loss) before tax (3+4)**	**(14,505)**	**(65,036)**	**7,899**	**(1,62,589)**
4	**Tax expense (net)**				
	Current tax		-	-	-
	Deferred tax charge/ (credit)		-	-	-
		-	-	-	-
5	**Profit/ (Loss) for the period/ year (3-4)**	**(14,505)**	**(65,036)**	**7,899**	**(1,62,589)**
6	Other Comprehensive income/ (loss)		-	-	-
7	**Total Comprehensive (Loss) for the period/ year (5+6)**	**(14,505)**	**(65,036)**	**7,899**	**(1,62,589)**
8	Paid-up equity share capital (Face Value of the Share INR 10/- each)	1,86,955	1,86,955	53,830	1,86,955
9	**Earnings Per Share***				
	a) Basic & Diluted	(0.78)	(4.63)	1.47	(21.63)

(* Not annualised for the quarters end)

Pune Kharadi Tower Private Limited
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Email Id: secretarial@tensteps.co.in Website: www.tensteps.co.in

NOTES:

1 The standalone financial results (the 'Statement') have been prepared in accordance with and comply in all material aspects with Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and the other accounting principles generally accepted in India and in compliance with the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Listing Regulations').

2 The above financial results of the Company for quarter ended June 30, 2026 have been reviewed and approved by the Board of Directors of the Company at their meeting held on August 12, 2026.

3 Non-Convertible Debentures issued are unsecured and there is no requirement regarding maintenance of security/ asset cover as at June 30, 2026.

4 **Segment information**
The Company operates in one business segment i.e. real estate and related support services within India. Consequently, the information presented in these financial results represent this segment and as such there are no separate reportable segments as per Ind AS 108 on Operating Segments.

5 **Ratios and Other Disclosure**

Particulars	Quarter ended			Year Ended
	30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
	(Unudited)	(Unudited) Refer note 7	(Unudited) Refer note 7	(Audited)
a) Debts	48,67,084	47,83,542	9,03,283	47,83,542
b) Net worth	5,42,641	5,57,145	2,94,618	5,57,145
c) Reserves excluding revaluation reserve	3,55,686	3,70,190	2,40,788	3,70,190
d) Debenture redemption reserve (DRR)	NA	NA	NA	NA
e) Debt equity ratio	8.97	8.59	3.07	8.59
f) Debt service coverage ratio*	0.83	0.04	1.35	0.11
g) Interest service coverage ratio*	0.83	0.39	1.35	0.44
h) Current ratio	107.50	332.37	153.39	332.37
i) Long term debt to working capital	2.05	2.01	0.75	2.01
j) Bad debts to accounts receivable ratio	NA	NA	NA	NA
k) Current liability ratio	0.49	0.00	0.01	0.00
l) Total debts to total assets	0.90	0.89	0.75	0.89
m) Debtors turnover	NA	NA	NA	NA
n) Inventory turnover	NA	NA	NA	NA
o) Operating margin %*	NA **	NA **	NA **	NA **
p) Net profit margin %*	NA **	NA **	NA **	NA **
q) Outstanding redeemable preference shares (Nos. and value)	NA	NA	NA	NA
r) Capital redemption reserve	NA	NA	NA	NA

(* Not annualised for the quarters end), (** Since no revenue for the period)

Notes
(a) Debt represents borrowings outstanding as at reporting date including current maturities of long term debt.
(b) Net worth: Equity share capital + Reserves [i.e. other equity excluding Revaluation Reserve]
(c) Debt Equity ratio: Debt / Net Worth.
(d) Debt service coverage ratio: Earnings before interest and tax (EBIT)/ [interest charged + interest capitalised + Principal repayments during the year/ period]
(e) Interest service coverage ratio: EBIT/ (interest charged + interest capitalised)
(f) Current ratio: Current Assets/ Current Liabilities
(g) Long term debt to working capital : Non Current Borrowings (Including Current Maturities of Long Term Debt)/ Current Assets Less Current Liabilities (Excluding Current Maturities of Non Current Borrowings)
(h) Bad debts to accounts receivable ratio: Bad Debts/ Average Trade Receivables
(i) Current liability ratio : Current Liabilities/ Total Liabilities
(j) Total debts to total assets : Total Debt/ Total Assets
(k) Debtors turnover ratio : Revenue from operations/ Average Trade Receivables*365/no. of days
(l) Inventory turnover ratio : Revenue from operations/ Average Inventory
(m) Operating margin (%) : (EBITDA-Other income)/ Revenue from operations
(n) Net profit margin (%) : Net profit for the (period/year) / Revenue from operations

6 The Company has incurred losses during the quarter. The Company based on its internal assessment is confident of its ability to meet the funds requirement in case of any shortfall in liquidity during the period of 12 months from the financial results date and to continue its business as a going concern and accordingly the financial results of the Company have been prepared on going concern

7 The Company's Non-Convertible Debentures were listed on the BSE India Limited effective February 05, 2026 during quarter ended 31 March 2026. Accordingly, these were the first standalone financial results being published by the Company pursuant to Regulation 52 of SEBI(LODR) regulations, 2015.

The figures for the quarter ended March 31, 2026 are the balancing figures between figures in respect of the full financial year and the year-to-date figures up to the end of the third quarter of the previous financial years, which are calculated by the management of the Company and have been derived from the books of accounts maintained by the Company. Accordingly, the figures for the quarter ended March 31, 2026 have not been subject to limited review or audit by the statutory auditors of the Company.

Similarly, the figures for the quarter ended June 30, 2025 are calculated by the management of the Company and have been derived from the books of accounts maintained by the Company. Accordingly, the figures for the quarter ended June 30, 2025 have not been subject to limited review or audit by the statutory auditors of the Company.

8 The Board of Directors of the Company, at its meeting held on 22 July 2026, has approved the proposed Scheme of Amalgamation providing for the merger by absorption of Silverio Developers Private Limited (Transferor Company), a wholly owned subsidiary, with Pune Kharadi Tower Private Limited (Transferee Company). As on the date of approval of these quarterly financial results, the Company has not filed the Scheme of Amalgamation with the Hon'ble NCLT. Accordingly, the proposed amalgamation is at the preliminary approval stage and has no impact on the financial results for the quarter ended June 30, 2026.

9 Pursuant to Rule 18(7) of the Companies (Share Capital and Debentures) Rules, 2014 read with the Companies (Share Capital and Debentures) Amendment Rules, 2019, for listed companies, Debenture Redemption Reserve (DRR) is not required in case of public issue of debentures or private placement of debentures. Since, the Company has issued listed debentures through private placement, the Company is not required to create and maintain DRR.

For and on behalf of the Board of Directors of
Pune Kharadi Tower Private Limited

ABHIJIT KUKADE
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Date: 2026.08.12 17:47:59 +05'30'

Abhijit Kukade
Director
DIN: 07978648

Place: Pune
Date: 12 August 2026

Gaurav Puri
Digitally signed by Gaurav Puri
Date: 2026.08.12 17:59:41 +05'30'

Gaurav Puri
Director
DIN: 08150893

Place: Pune
Date: 12 August 2026

Pune Kharadi Tower Private Limited
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Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

Date: 12 August 2026

To,

The Manager,

BSE Limited

Corporate Compliance Department

Phiroze Jeejeebhoy Towers, Dalal Street,

Mumbai - 400 001

BSE Scrip Code: 977519

Subject: Disclosure under Regulation 52(7) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended 30 June 2026.

Dear Sir/Madam,

Pursuant to Regulation 52(7) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, we wish to inform you that the proceeds raised from the issue of Listed Non-Convertible Debentures (NCDs) have been utilized for the purposes as mentioned in the Offer Document and there were no material deviation in the use of issue proceeds.

Further, the statement indicating the utilization of issue proceeds of Non-Convertible Debentures is set out below in Table 1.

Table 1

Name of the Issuer	ISIN	Mode of fund raising (Public issues/ Private Placement)	Type of instrument	Date of raising funds	Amount raised (Rs. in Crores)	Fund utilized (Rs. in Crores)	Any deviation (Yes/ No)	If Point 8 is Yes, then specify the purpose of which the funds were utilized	Remarks (if any)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Pune Kharadi Tower Private Limited	INE0XUB08013	Private Placement	Unsecured, Redeemable, Rated Transferable Listed Non-Convertible Debentures (NCD)	02-02-2026	204.34	204.34	No	NA	NA

Pursuant to Regulation 52(7A) of the SEBI (Listing Obligations and Disclosure Requirements Regulations), 2015, as amended from time to time there were no material deviation in the use of issue proceeds of Non-Convertible Debentures from the objects of the issue.

Kindly take the same on record.

For and on behalf of
Pune Kharadi Tower Private Limited

Gaikwad

Shailesh Gaikwad
Company Secretary and Compliance Officer
Membership No.: A62036

Pune Kharadi Tower Private Limited

Pune Kharadi Tower Private Limited
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Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

Date: 12 August 2026

To,

The Manager,

BSE Limited

Corporate Compliance Department

Phiroze Jeejeebhoy Towers, Dalal Street,

Mumbai - 400 001

BSE Scrip Code: 977519

Subject: Declaration pursuant to Regulation 54 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended 30 June 2026.

Dear Sir/Madam,

With reference to the captioned subject, we hereby state that the securities listed with BSE Limited are **Unsecured, Redeemable, Rated, Transferable, Listed Non-Convertible Debentures (NCDs)** of the Company. Accordingly, no security has been created in respect of the said NCDs.

In view of the above, the requirement of maintaining asset cover and submission of a Security Cover Certificate under Regulation 54 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are not applicable to the Company.

Kindly take the same on record.

For and on behalf of
Pune Kharadi Tower Private Limited

Gaikwad

Shailesh Gaikwad
Company Secretary and Compliance Officer
Membership No.: A62036

Pune Kharadi Tower Private Limited