

27<sup>th</sup> April 2026

National Stock Exchange of India Ltd.,  
Exchange Plaza, 5<sup>th</sup> Floor,  
Bandra-Kurla Complex,  
Bandra (E), Mumbai 400 051  
**Scrip Code : 7EHPP46**

Dear Sir/ Madam,

**Sub: Outcome of the Board Meeting - Compliance under Regulation 51(2) and 52 read with Part B of Schedule III of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for the year ended 31<sup>st</sup> March 2026**

**Ref: Our intimation dated 21<sup>st</sup> April 2026**

In terms of the provisions of Regulations 51(2) and 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the Board of Directors of the Company at its meeting held today, has inter-alia, approved the Annual Standalone Audited Financial Statements of the Company for the year ended 31<sup>st</sup> March 2026.

In this regard, the following documents are enclosed:

- a. Audited Standalone Financial Results as per Regulation 52 of the Listing Regulations;
- b. Auditors' report for Audited Standalone Financial Results pursuant to Regulation 52 of the Listing Regulations;
- c. Ratios in terms of Regulation 52(4) of the Listing Regulations;
- d. Security Cover Certificate in terms of Regulation 54 of the Listing Regulations; and
- e. Statement indicating utilisation of issue proceeds in terms of Regulations 52(7) and 52(7A) of the Listing Regulations.

Further, we wish to inform that:

1. In accordance with the proviso to Regulation 52(3)(a) of the Listing Regulations, the Statutory Auditors of the Company viz. M/s. SRSV & Associates, Chartered Accountants having Firm Registration No. 015041S, have issued their audit report on Standalone Financial Statements of the Company for the year ended 31<sup>st</sup> March 2026 with an unmodified opinion; and

**Emerald Haven Properties Private Limited**

**Registered Office** : Ispahani Centre, 4<sup>th</sup> Floor, No. 123, 124, Nungambakkam High Road, Nungambakkam, Chennai – 600 034, **T** : (91) 44- 2436 1261, **E-** [corpsec@tvsemerald.com](mailto:corpsec@tvsemerald.com), **W** : [www.tvsemerald.com](http://www.tvsemerald.com),  
**CIN** : U68100TN2024PTC166589

2. The Company is not a Large Corporate entity as per SEBI Master Circular No: SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated 15<sup>th</sup> October 2025 and hence the information required to be submitted by Large Corporates have not been enclosed along with the results.

The meeting commenced at 5:10 P.M. and concluded at 5:30 P.M.

We request you to kindly take the above on record.

Thanking You

For **EMERALD HAVEN PROPERTIES PRIVATE LIMITED**

**S Sudarshan**  
**Company Secretary**

**Emerald Haven Properties Private Limited**

**Registered Office** : Ispahani Centre, 4<sup>th</sup> Floor, No. 123, 124, Nungambakkam High Road, Nungambakkam, Chennai – 600 034, **T** : (91) 44- 2436 1261, **E-** [corpsec@tvsemerald.com](mailto:corpsec@tvsemerald.com), **W** : [www.tvsemerald.com](http://www.tvsemerald.com),  
**CIN** : U68100TN2024PTC166589



# SRSV & ASSOCIATES

CHARTERED ACCOUNTANTS

'Madura', No.66, Bazullah Road,  
T.Nagar, Chennai - 600 017.  
Tel : 044 - 2834 4742

P. SANTHANAM  
B.Com, FCA, FCS  
R. SUBBURAMAN  
B.Sc, FCA,  
V. RAJESWARAN  
B.Com, FCA,  
G. CHELLA KRISHNA  
M.Com, FCA, PGPM

## Independent Auditor's Report on the Audited Standalone Quarterly and Annual Financial Results of the Emerald Haven Properties Private Limited pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

TO

The Board of Directors of  
Emerald Haven Properties Private Limited

Report on the audit of the Standalone Financial Results

### Opinion

We have audited the accompanying statement of the standalone financial results of M/s. Emerald Haven Properties Private Limited ("the Company") for the quarter ended and year ended 31<sup>st</sup> March, 2026, 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 ("Listing Regulations") and Paragraph 7 of SEBI Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper (SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137) dated October 15, 2025.

In our opinion and to the best of our information and according to the explanations given to us these standalone financial results:

- i. is presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") and other accounting principles generally accepted in India, of the net profit/loss and other comprehensive income and other financial information for the quarter ended and year ended 31<sup>st</sup> March, 2026 and the statement of cash flow for the year ended on that date.

### 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 (the Act). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone 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 results under the provisions of the Companies Act, 2013 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 we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Board of Director's responsibilities for the Standalone Financial Results**

These Standalone Financial Results have been compiled from the annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of the Standalone Financial Results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards specified 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 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 standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial results, 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 Standalone Financial Results**

Our objectives are to obtain reasonable assurance about whether the standalone financial results as a whole are 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 these standalone financial results.



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 standalone financial results, 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, if applicable, based on facts and circumstances of the engagement 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 in place with reference to financial statements 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 standalone financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

Obtain sufficient appropriate audit evidence regarding the financial results of the Company to express an opinion on the same

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.

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 matters**

The Statement includes the results for the quarter ended March 31, 2026, which were neither subject to limited review nor audited by us, being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the unaudited year to date figures up to the third quarter of the current financial year.

Our opinion is not modified in respect of these matters

<p>Place: Chennai Date: 27<sup>th</sup> April, 2026</p>	<p>For SRSV &amp; Associates Chartered Accountants FRN: 015041S  Chella Krishna Partner Membership No: 210474 Udin: 26210474OLMTJF6857</p>
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**EMERALD HAVEN PROPERTIES PRIVATE LIMITED**

Regd office. Ispahan Centre 4th Floor, No 123, 124, Nungambakkam High Road, Nungambakkam, Chennai 600 034

Tel : 044-24301261

Website : www.tvsemerald.com Email : corpsec@tvsemerald.com CIN : U68100TN2024PTC166589

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026



(Rs in Lakhs)

Particulars	Quarter ended			Year ended	
	March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
	(Unaudited) (Refer No 5)	(Unaudited)	(Unaudited) (Refer No 5)	(Audited)	(Audited)
<b>Income</b>					
Revenue From Operations	-	-	-	-	-
Other Income	12.11	4.55	3.64	28.35	3.64
<b>Total Income</b>	<b>12.11</b>	<b>4.55</b>	<b>3.64</b>	<b>28.35</b>	<b>3.64</b>
<b>Expenses</b>					
Operating Expenses	-	-	-	-	-
Other Expenses	34.71	6.52	11.14	65.62	12.79
<b>Total Expenses</b>	<b>34.71</b>	<b>6.52</b>	<b>11.14</b>	<b>65.62</b>	<b>12.79</b>
<b>Profit/(Loss) Before Tax</b>	<b>(22.61)</b>	<b>(1.97)</b>	<b>(7.50)</b>	<b>(37.28)</b>	<b>(9.15)</b>
<b>Income Tax Expense/ (Benefit)</b>					
Current tax	-	-	-	-	-
Deferred tax	(5.69)	(1.34)	(2.33)	(9.38)	(2.33)
<b>Profit/(Loss) for the year</b>	<b>(16.91)</b>	<b>(0.63)</b>	<b>(5.17)</b>	<b>(27.89)</b>	<b>(6.82)</b>
<b>Other comprehensive income</b>	-	-	-	-	-
(i) Item that will not be reclassified to Profit & Loss	-	-	-	-	-
(ii) Item that will be reclassified to Profit & Loss	-	-	-	-	-
<b>Total comprehensive Income/(loss) for the year</b>	<b>(16.91)</b>	<b>(0.63)</b>	<b>(5.17)</b>	<b>(27.89)</b>	<b>(6.82)</b>
<b>Paid-up equity share capital (Face value of Rs.10/- each)</b>	0.50	0.50	0.50	0.50	0.50
<b>Other equity*</b>	-	-	-	(34.82)	(6.92)
<b>Earnings Per Equity Share</b>					
<b>Basic &amp; Diluted Earnings per Share (Rs.)</b>	<b>(338.28)</b>	<b>(12.60)</b>	<b>(103.45)</b>	<b>(557.88)</b>	<b>(136.45)</b>

\* Annualised Basis

For Emerald Haven Properties Private Limited



Sriram Subramanian Iyer  
Director  
DIN - 06967858

Place: Chennai  
Date: 27th April, 2026





**STATEMENT OF ASSETS AND LIABILITIES AS AT MARCH 31, 2026**

(Rs In Lakhs)

Particulars	As at	As at
	March 31, 2026	March 31, 2025
	(Audited)	(Audited)
<b>Assets</b>		
<b>Non-current assets</b>		
Deferred Tax Assets (Net)	11.71	2.33
<b>Total non-current assets</b>	<b>11.71</b>	<b>2.33</b>
<b>Current Assets</b>		
Inventories	54,137.22	45,668.31
Financial Assets		
i. Cash and Cash Equivalents	301.85	1,334.33
Other Current Assets	393.29	8.49
<b>Total Current Assets</b>	<b>54,832.36</b>	<b>47,011.13</b>
<b>Total Assets</b>	<b>54,844.06</b>	<b>47,013.46</b>
<b>Equity and Liabilities</b>		
<b>Equity</b>		
Equity Share Capital	0.50	0.50
Other Equity	(34.82)	(6.92)
<b>Total Equity</b>	<b>(34.32)</b>	<b>(6.42)</b>
<b>Liabilities</b>		
<b>Non Current Liabilities</b>		
Financial Liabilities		
i) Borrowings	10,197.41	-
<b>Total Non Current Liabilities</b>	<b>10,197.41</b>	<b>-</b>
<b>Current Liabilities</b>		
Financial Liabilities		
i) Borrowings	41,771.42	46,461.66
ii) Trade Payables		
(a) Total outstanding dues of micro and small enterprises (MSME)	62.53	-
(b) Total outstanding dues of creditors other than MSME	2,733.49	456.22
iii) Other Financial Liabilities	113.53	102.00
Other Current Liabilities		
<b>Total Current Liabilities</b>	<b>44,680.96</b>	<b>47,019.88</b>
<b>Total Liabilities</b>	<b>54,878.38</b>	<b>47,019.88</b>
<b>Total Equity and Liabilities</b>	<b>54,844.06</b>	<b>47,013.46</b>

For Emerald Haven Properties Private Limited

Place: Chennai  
 Date: 27th April, 2026



Sriram Subramanian Iyer  
 Director  
 DIN -06967858

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<b>STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2026</b>		
(Rs In Lakhs)		
Particulars	Year Ended March 31, 2026 (Audited)	Year Ended March 31, 2025 (Audited)
<b>Cash flow from operating activities:</b>		
Net Profit/(Loss) Before tax	(37.28)	(9.15)
<b>Adjustments for:</b>		
Interest Income	28.33	3.64
<b>Operating Profit / (Loss) before Working Capital Changes</b>	<b>(8.95)</b>	<b>(5.51)</b>
<b>Adjustments for working capital</b>		
Inventories- (Increase) / Decrease	(8,468.91)	(45,668.31)
Other current assets- (Increase) / Decrease	(413.13)	(12.12)
Trade receivables- (Increase) / Decrease	-	-
Trade payables- Increase / (Decrease)	62.53	-
Other financial liabilities- Increase / (Decrease)	2,277.27	456.21
Other current liabilities- Increase / (Decrease)	11.53	101.90
<b>Cash Generated from Operations</b>	<b>(6,539.65)</b>	<b>(45,122.32)</b>
Income taxes refund / (paid) - Net	-	-
<b>Net Cash from / (Used) Operating Activities (A)</b>	<b>(6,539.65)</b>	<b>(45,122.32)</b>
<b>Cash Flow from Investing Activities:</b>	-	-
<b>Net cash from / (used in) investing activities (B)</b>	-	-
<b>Cash flow from financing activities :</b>		
Borrowings from Holding Company	2,988.34	20,461.66
Proceeds from Issue of NCD	10,300.00	-
Borrowings from Other Parties	-	26,000.00
Loans from /(repayment to) Banks - Net	(7,500.00)	-
Processing Charges Incurred	(281.17)	-
<b>Net cash from / (used in) financing activities (C)</b>	<b>5,507.17</b>	<b>46,461.66</b>
<b>(Net Increase / (Decrease) in Cash and Cash Equivalents) (A+B+C)</b>	<b>(1,032.48)</b>	<b>1,333.83</b>
Cash and cash equivalents at the beginning of the year	1,334.33	0.50
Cash and cash equivalents at the end of the year	301.85	1,334.33
<b>(Net Increase/(decrease) in Cash and Cash Equivalents)</b>	<b>(1,032.48)</b>	<b>1,333.83</b>
The above Statement of Cash flow is prepared using indirect method		
For Emerald Haven Properties Private Limited		
Place : Chennai Date: 27th April 2026	Sriram Subramanian Iyer Director DIN-06967858	



**Notes:**

- The above financial results have been reviewed and approved by the Board of Directors of the Company at their meeting held on April 27, 2026 and subjected to audit carried out by the statutory auditors, pursuant to Regulation 52 of the Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- The above financial results of the Company have been prepared in accordance with Indian Accounting Standards ("Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016, prescribed under section 133 of the Companies Act 2013 (the Act) read with relevant rules issued thereunder and other accounting principles generally accepted in India.
- There is no separate reportable segment as per Ind AS 108 on 'Operating Segments' for the Company since the Company is primarily engaged in the business of Real Estate.
- As on March 31, 2026, there is no security cover requirement since the company issued listed unsecured Non-Convertible Debentures. The security cover certificate as per regulation 54(3) of the Securities and Exchange Board of India ( Listing obligations and Disclosure Requirements ) Regulations 2015 is attached.
- The figures for the quarter ended March 31,2026 and March 31,2025 are the balancing figures between audited figures in respect of the full financial year and unaudited year to date figures upto the end of third quarter of the respective financial year.
- Figures of previous periods have been regrouped, wherever necessary, to make them comparable with the current period.
- Information as required by Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Sl. No.	Description	Quarter ended			Year ended	
		March 31, 2025	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
a	Net Worth (Rs. In lakhs)	(34.32)	(17.39)	(6.42)	(34.32)	(6.42)
b	Net Profit After Tax (Rs. In lakhs)	(16.91)	(0.63)	(5.17)	(27.89)	(6.82)
c	Basic Earnings Per Share* (In Rs.)	(338.28)	(12.60)	(103.45)	(557.88)	(136.45)
d	Diluted Earnings Per Share* (In Rs.)	(338.28)	(12.60)	(103.45)	(557.88)	(136.45)
e	Debt Equity Ratio	(1,514.39)	(2,800.84)	(7,234.11)	(1,514.39)	(7,234.11)
f	Total Debt to Total Assets	0.95	0.96	0.99	0.95	0.99
g	Debt service coverage ratio (DSCR)	(0.002)	(0.001)	(0.001)	(0.002)	(0.001)
h	Interest service coverage ratio (ISCR)	(0.016)	(0.001)	(0.008)	(0.007)	(0.010)
i	Outstanding redeemable preference shares:					
	i. Quantity	NA	NA	NA	NA	NA
	ii. Value	NA	NA	NA	NA	NA
j	Capital redemption reserve/debenture redemption reserve	NA	NA	NA	NA	NA
k	Long term debt to working capital	1.00	-	-	1.00	-
l	Bad debt to account receivable ratio	NA	NA	NA	NA	NA
m	Current ratio	1.23	1.00	1.00	1.23	1.00
n	Current liability ratio	0.81	1.00	1.00	0.81	1.00
o	Debtors turnover	NA	NA	NA	NA	NA
p	Inventory turnover	NA	NA	NA	NA	NA
q	Operating margin	NA	NA	NA	NA	NA
r	Net profit margin	NA	NA	NA	NA	NA

\* EPS is not annualised for interim period

Notes: Formula used for Calculation of Ratio and Financial Indicators are as below:

- Debt-Equity Ratio = (Current Borrowing+ Non-current Borrowing)/ Shareholder's Equity (Total Equity)
- DSCR= EBITDA / (Finance Cost + Principal Payment obligations that are due during the period within one year)
- ISCR= EBITDA / Finance Cost
- EBITDA= Profit/(loss) before tax+ Finance cost+ Depreciation and amortisation expense
- Current Ratio = Current Assets/ Current Liabilities
- Long Term Debt to Working Capital = Non-Current Borrowing/ (Current Assets- Current Liabilities)
- Bad Debts to Account Receivable Ratio= Bad Debts/ Average Trade Receivables
- Current Liability Ratio = Current Liabilities/ Total Liabilities
- Total Debts to Total Assets= (Current Borrowing+ Non-current Borrowing)/ Total Assets
- Debtors Turnover = Revenue from Operations/ Average Trade Receivables
- Inventory Turnover= (Cost of Material Consumed+ Changes in inventories of finished goods and construction work-in-progress)/ Average Inventory
- Operating Margin (%) = (Earning before interest, taxes, depreciation, amortisation expenses, Interest Included in cost of sales and other income) / Revenue from operations
- Net profit margin (%) = profit after tax/ net revenue from operation. The net profit ratio is not applicable since net revenue from operation for the period is NIL.

For Emerald Haven Properties Private Limited

Place: Chennai  
Date : 27th April 2026

Sriram Subramanian Iyer  
Director  
DIN-06967858



EMERALD HAVEN PROPERTIES PRIVATE LIMITED

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Annexure 1 : Security Cover Certificate As Per Regulation 54(3) of the Securities and Exchange Board Of India ( Listing Obligations and Disclosure Requirements),2015 as on March 31,2026													(Rs. in Lakhs)		
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					Total Value=(K+L+M+H)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)	Debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRM market value is not applicable)	Market value for pari passu charge assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable				
		Book Value	Book Value	Yes/No	Book Value	Book Value								Relating to Column F	
<b>ASSETS</b>															
Property Plant and Equipment															
Capital Work-in-Progress															
Right of Use Assets															
Goodwill															
Intangible Assets															
Intangible Assets under Development															
Investments															
Loans															
Inventories															
Trade Receivables															
Cash and Cash Equivalents															
Bank Balances other than Cash and Cash Equivalents															
Others															
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>LIABILITIES</b>															
Debt securities to which this certificate pertains															
Other debt sharing pari-passu charge with above debt															
Other Debt (ECB+Sec)															
Subordinated debt															
Borrowings															
Bank (TL)															
Debt Securities ( PDI)															
Others (CP)															
Trade payables															
Lease Liabilities															
Provisions (incl NPA)															
Others -Liabilities															
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	
Cover on Book Value															
Cover on Market Value															
		Exclusive Security Cover			Pari-Passu Security Cover Ratio										
For Emerald Haven Properties Private Limited															

Place : Chennai  
Date : 27th April 2026



Sriram Subramanian Iyer  
Director  
DIN - 06967858

A. Statement of utilization of issue proceeds:



1. Name of the Issuer - Emerald Haven Properties Private Limited

Name of the Issuer	ISIN	Mode of Fund Raising (Public Issues/ Private placement)	Type of Instrument	Date of raising funds	Amount Raised (Rs In Lakhs)	Funds utilized (Rs In Lakhs)	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
Emerald Haven Properties Private Limited	INE29PK08010	Private Placement	Non-Convertible Debentures	13th January 2026	10,300	10,300	No	NA	NA

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

Particulars	Remarks
Name of listed entity	Emerald Haven Properties Private Limited
Mode of fund raising	Private Placement
Date of raising funds	13th January 2026
Amount raised	Rs.10,300 Lakhs
Report filed for quarter ended	31st March 2026
Monitoring Agency	
Monitoring Agency Name, if applicable	
Is there a deviation/ variation in use of funds raised?	Not Applicable
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	
If yes, Date of shareholder Approval	
Explanation for the deviation/ variation	
Comments of the audit committee after review	
Comments of the auditors, if any	

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 quarter according to applicable object (in Rs. Lakhs and in %)	Remarks, if any
Not Applicable						

Deviation could mean:

- Deviation in the objects or purposes for which the funds have been raised.
- Deviation in the amount of funds actually utilized as against what was originally disclosed.
- Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc.

For Emerald Haven Properties Private Limited

Place : Chennai  
Date: 27th April 2026



P Vishal Anand  
Chief Financial Officer