

May 26, 2026

To,  
**BSE Ltd**  
P.J. Towers, Dalal Street Fort  
Mumbai 400001

**Scrip Code: 977283**

**Sub: Compliance of Regulation 54(2) of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015**

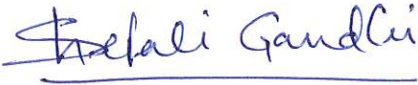
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Dear Madam/Sir,

Pursuant to the provisions of Regulation 54(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Auditors Certificate along with statement containing details of Security Cover and Financial Covenants for Listed NCDs of the Company as on March 31, 2026.

Request to kindly take the same on record.  
Thanking You.

**Yours Faithfully,**  
**For Avigna Housing Private Limited**



**Shefali Gandhi**  
**Company Secretary & Compliance Officer**  
Encl. As above



**CC: VISTRA ITCL (INDIA) LIMITED**

To  
The Board of Directors,  
Avigna Housing Private Limited

**Independent auditor's report on the Statement of Information required by the Debenture Trustees as at  
31 March 2026**

1. We have been requested by the management of Avigna Housing Private Limited (hereinafter the 'Company') to examine the accompanying statement containing the details of security cover for the listed non-convertible debentures, as per terms of debenture trust deed (as mentioned in Annexure I to XII of the accompanying statement) which has been prepared by the Company from the audited financial results, books of account and other relevant records and documents maintained by the Company for the year ended 31 March 2026 pursuant to the requirements of the Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (hereinafter "the SEBI Regulations"), and SEBI Master Circular SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated 13 August 2025 ("the SEBI Circular"). The Statement has been prepared by the management of the Company ('the Management') and signed by us for identification purpose only.

This Report is required by the Company for the purpose of submission to Vistra ITCL (India) Limited (hereinafter the "Debenture Trustee") to ensure compliance with the SEBI Regulations in respect of its listed non-convertible debt securities having face value of Rupees 325 Crores ('Debentures'). The Company has entered into agreements with the Debenture Trustee in respect of such debentures. The amount outstanding as at 31 March 2026 is Rupees 325 Crores.

**Management's responsibility**

2. The preparation of the Statement is the responsibility of the Management, including the creation and maintenance of all accounting and other relevant records and documents supporting its contents.
3. The Management is responsible for ensuring, that the Company complies with all the relevant requirements of the SEBI Regulations and the SEBI Circular, for providing all relevant information to the debenture trustees and for complying with all the covenants as prescribed in the Debenture Trust Deed entered between the Company and the Debenture Trustees ("Trust Deed") with respect to the non-convertible debentures issued by the Company.
4. The Management is further responsible for the designing, implementing and maintaining internal controls relevant to the preparation and presentation of the Statement, applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances.

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**Auditor's responsibility**

5. Pursuant to the requirements of the SEBI Regulations and the Circular, it is our responsibility to provide a limited assurance as to whether
- a) the book values of assets as mentioned in column C in Annexure I of the Statement have been accurately extracted from the underlying audited financial statements, books of account and other relevant records and documents maintained by the Company for the year ended 31 March 2026;
  - b) the book values of assets as mentioned in column C in Annexure II of the Statement have been accurately extracted from the audited financial statements of Avigna Bhaaskara Private Limited, for the year ended 31 March 2026;
  - c) the book values of assets as mentioned in column C in Annexure III of the Statement have been accurately extracted from the audited financial statements of Avigna Nivasa Private Limited, for the year ended 31 March 2026;
  - d) the book values of assets as mentioned in column C in Annexure IV of the Statement have been accurately extracted from the audited financial statements of Avigna Prithvi Private Limited, for the year ended 31 March 2026;
  - e) the book values of assets as mentioned in column C in Annexure V of the Statement have been accurately extracted from the audited financial statements of Avigna Sukrti Private Limited, for the year ended 31 March 2026;
  - f) the book values of assets as mentioned in column C in Annexure VI of the Statement have been accurately extracted from the audited financial statements of Avigna Siddhi Private Limited, for the year ended 31 March 2026;
  - g) the book values of assets as mentioned in column C in Annexure VII of the Statement have been accurately extracted from the audited financial statements of Avigna Sundhara Private Limited, for the year ended 31 March 2026;
  - h) the book values of assets as mentioned in column C in Annexure VIII of the Statement have been accurately extracted from the audited financial statements of Avigna Vaibhava Private Limited, for the year ended 31 March 2026;
  - i) the book values of assets as mentioned in column C in Annexure IX of the Statement have been accurately extracted from the audited financial statements of Avigna Amaira Private Limited, as provided by the management for the year ended 31 March 2026;
  - j) the book values of assets as mentioned in column C in Annexure X of the Statement have been accurately extracted from the audited financial statements of Avigna Jeya Private Limited, as provided by the management for the year ended 31 March 2026;
  - k) the book values of assets as mentioned in column C in Annexure XI of the Statement have been accurately extracted from the audited financial statements of Avigna Parks Private Limited, as provided by the management for the year ended 31 March 2026;
  - l) The aggregation of Annexure I to Annexure XI given in Annexure XII is arithmetically correct.

S&T

6. We have audited the financial statements of the Company and the following obligors for the year ended 31 March 2026 prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards, prescribed under Section 133 of the Companies Act, 2013, as amended ('the Act'), read with relevant rules issued thereunder and other recognized accounting practices and policies generally accepted in India and issued unmodified opinion on those financial statements vide our audit report as follows.

<b>Company / Obligor</b>	<b>Date of audit report</b>
Avigna Housing Private Limited	26 May 2026
Avigna Bhaaskara Private Limited	22 May 2026
Avigna Nivasa Private Limited	22 May 2026
Avigna Prithvi Private Limited	22 May 2026
Avigna Sukrti Private Limited	22 May 2026
Avigna Siddhi Private Limited	22 May 2026
Avigna Sundhara Private Limited	22 May 2026
Avigna Vaibava Private Limited	22 May 2026

Our audits of these financial statements were conducted in accordance with the Standards on Auditing, as specified in section 143(10) of the Companies Act, 2013 and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India ('ICAI'). Those Standards require that we plan and perform the audit to obtain reasonable assurance as to whether the financial statements are free of material misstatements.

7. The financial statements of the following obligors were audited by other auditors whose reports on those financial statements have been provided to us by the management.

<b>Company / Obligor</b>	<b>Date of audit report</b>
Avigna Amaira Private Limited	25 May 2026
Avigna Jeya Private Limited	25 May 2026
Avigna Parks Private Limited	25 May 2026

8. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, as mentioned in para 5 above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed, Accordingly, we have performed the following procedures, in relation to the Statement:

- Traced and agreed the amount of the listed non-convertible debt securities outstanding as at 31 March 2026 from the Statement to the audited financial statements and books of account of the Company.
- Traced the book value of assets and other liabilities from the Annexure I of the Statement to the audited financial statements and books of account of the Company as at 31 March 2026.
- Traced the book value of assets and other liabilities from Annexure II to XI of the Statement to the audited financial statements as at 31 March 2026 of the respective companies.

- d) Verified the arithmetic accuracy of the aggregation of the book value of assets from Annexure I to XI reported in Annexure XII.
  - e) Made necessary inquiries with the Management and obtained necessary representations.
9. We have conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI ("Guidance Note"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
10. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC), 'Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements'.

### **Conclusion**

11. Based on the nature and extent of procedures carried out by us as mentioned in para 8 above, and the information and explanations given to us by the Management, read together with the notes thereto, nothing has come to our attention that causes us to believe:
- (a) the book values of assets as mentioned in column C in Annexure I of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements, books of account and other relevant records and documents maintained by the Company as at and for the year ended 31 March 2026;
  - (b) the book values of assets as mentioned in column C in Annexure II of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements of Avigna Bhaaskara Private Limited as at and for the year ended 31 March 2026;
  - (c) the book values of assets as mentioned in column C in Annexure III of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements of Avigna Nivasa Private Limited as at and for the year ended 31 March 2026;
  - (d) the book values of assets as mentioned in column C in Annexure IV of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements of Avigna Prithvi Private Limited as at and for the year ended 31 March 2026;
  - (e) the book values of assets as mentioned in column C in Annexure V of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements of Avigna Sukrti Private Limited as at and for the year ended 31 March 2026;
  - (f) the book values of assets as mentioned in column C in Annexure VI of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements of Avigna Siddhi Private Limited as at and for the year ended 31 March 2026;
  - (g) the book values of assets as mentioned in column C in Annexure VII of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements of Avigna Sundhara Private Limited as at and for the year ended 31 March 2026;
  - (h) the book values of assets as mentioned in column C in Annexure VIII of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements of Avigna Vaibava Private Limited as at and for the year ended 31 March 2026;
  - (i) the book values of assets as mentioned in column C in Annexure IX of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements of Avigna Amaira Private Limited as at and for the year ended 31 March 2026;

- (j) the book values of assets as mentioned in column C in Annexure X of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements of Avigna Jeya Private Limited as at and for the year ended 31 March 2026;
- (k) the book values of assets as mentioned in column C in Annexure XI of the Statement, read with the notes therein, have not been accurately extracted from the audited financial statements of Avigna Parks Private Limited as at and for the year ended 31 March 2026;
- (l) the aggregation of the book value of assets from Annexure I to Annexure XI presented in Annexure XII is not arithmetically correct.

**Restriction on use and distribution**

- 12. Our work was performed solely to assist you in meeting your responsibilities in relation to submission of the report to Debenture Trustee and Stock Exchange. Our obligations in respect of this report are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have as statutory auditors of the Company or otherwise. Nothing in this report, nor anything said or done in the course of or in connection with the services that are the subject of this report, will extend any duty of care we may have in our capacity as statutory auditors of the Company.
- 13. This report is addressed to and provided to the Board of Directors of the Company solely for the purpose mentioned in paragraph 1 and for submission to Debenture Trustees. Our report should not be used for any other purpose. Accordingly, we do not accept or assume any liability or duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

for **SHARP & TANNAN**  
Chartered Accountants  
(Firm's Registration No 0037925)



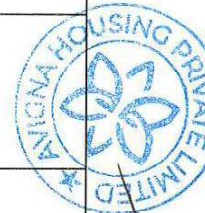
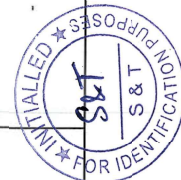
P. Rajesh Kumar  
Partner

Membership No. 225366  
UDIN: 26225366GNSOYF8337

Certificate No: C/AHPL/18020  
Place: Chennai  
Date: 26 May 2026

Avigna Housing Private Limited  
Annexure I - Statement of Security Cover of Avigna Housing Private Limited as at March 31, 2026  
Rupees in Lakh

Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	Column J (Total C to H)	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 and Debt not backed by any asset offered as security	Elimination (amount in negative)	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, DSRA market value is not applicable)	Market Value for Pari passu charge Assets viii	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value=(K+L+M+ N)	
		Book Value	Book Value	Book Value	Book Value	Book Value								Relating to Column F
ASSETS														
Property, Plant and Equipment		-		No			10.98		10.98					
Capital Work-in-Progress		-		No			-		-					
Right of Use Assets		-		No			-		-					
Goodwill		-		No			-		-					
Intangible Assets		-		No			-		-					
Intangible Assets under Development		-		No			-		-					
Investments		-		No			6.99		6.99					
Deferred tax asset (Net)		-		No			417.09		417.09					
Loans		-		No			25,145.15		25,145.15					
Inventories (Note 3)	Land	3,633.75		No			587.59		4,221.33	16,452.42				16,452.42
Trade Receivables		-		No			-		-					
Cash and Cash Equivalents (Note 4)		4,833.29		No			97.32		4,930.61		4,833.00			4,833.00
Bank Balances other than Cash and Cash Equivalents		-		No			-		-					



*Handwritten signature*

Avigna Housing Private Limited

Annexure I - Statement of Security Cover of Avigna Housing Private Limited as at March 31, 2026

Others	-	-	No	-	334.92	334.92	334.92	334.92	
<b>Total (A1)</b>	<b>8,467.04</b>	<b>-</b>	<b>No</b>	<b>-</b>	<b>26,600.04</b>	<b>-</b>	<b>35,067.08</b>	<b>35,067.08</b>	<b>21,285.42</b>
<b>LIABILITIES</b>									
Debt securities to which this certificate pertains	32,500.00		No		1,975.28		34,475.28		
Other debt sharing pari-passu charge with above debt	-		No		-		-		
Other Debt	-		No		550.23		550.23		
Subordinated debt	-		No		-		-		
Borrowings	-		No		-		-		
Bank	-		No		-		-		
Debt Securities	-		No		-		-		
Others	-		No		-		-		
Trade payables	-		No		105.62		105.62		
Lease Liabilities	-		No		-		-		
Provisions	-		No		-		-		
Others	-		No		35.43		35.43		
<b>Total (A2)</b>	<b>32,500.00</b>	<b>-</b>	<b>No</b>	<b>-</b>	<b>2,666.56</b>	<b>-</b>	<b>35,166.56</b>	<b>35,166.56</b>	
Cover on Book Value	0.26								
Cover on Market Value	0.65								

Notes

- Assets cover is calculated only on debts for which this certificate is being issued.
- Apart from the assets specified in Annexure I - XI, the Issuer and the Obligor have pledged the shares held by them in seven subsidiaries of the Issuer and share held by the personal guarantor in Issuer and Security provider, in favour of the Security Trustee.
- Out of the total inventories of the Company, only the project assets are reported in Column C.
- Cash and Cash equivalents reported in Column C represent the balances in Axis Bank General Escrow Account and the unutilized funds kept in Fixed Deposits with Axis Bank. These are considered as project movable properties as defined in the Debenture Deed.

For and on behalf of Board of Directors of Avigna Housing Private Limited

*[Signature]*

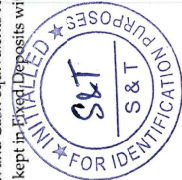
Rajasekaran Naveen Manimarran

Director

DIN : 08802932

Place : Chennai

Date : 26 May 2026



Avigna Housing Private Limited  
 Annexure II - Statement of Security Cover of Avigna Bhushara Private Limited as at March 31, 2026  
 Rupees in Lakh

Column A	Column B	Column C.I	Column D.II	Column E.III	Column F.IV	Column G.V	Column H.VI	Column I.VII	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	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate issued & other debt with pari-passu charge)	Other assets in which there is pari-passu charge (excluding items covered in column F)	Assets not offered as security	Elimination amount in (debit amount considered more than once (due to exclusive plus pari passu charge)	(Total C to H)	Market Value for Assets charged on Exclusive basis	Carrying/book value for market value is not ascertainable or applicable (for Eg. Bank Balance, DSRM market value's not applicable)	Market Value for pari passu charge Assets (viii)	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRM market value is not applicable)	Total Value (K+L+M+N)
<b>ASSETS</b>		Book Value	Book Value	Yes/No	Book Value	Book Value								
Property, Plant and Equipment				Nc										
Capital Work-in-Progress				Nc										
Right of Use Assets				Nc										
Goodwill				Nc										
Intangible Assets				Nc										
Intangible Assets under Development				Nc										
Investments				Nc										
Deferred tax asset (Net)				Nc										
Loans				Nc										
Inventories		4,156.50		Nc					4,156.50					12,526.35
Trade Receivables				Nc					0.14					
Cash and Cash Equivalents				Nc										
Bank Balances other than Cash and Cash Equivalents				Nc										
Cash Equivalents				Nc										
Others				Nc										
<b>Total</b>		4,156.50							4,156.64					12,526.35
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains	Listed NCD			Nc										
Other debt sharing pari-passu charge with above debt				Nc										
Other Debt				Nc										
Subordinated debt				Nc										
Borrowings				Nc										
Bank				Nc			4,157.89		4,157.89					
Debt Securities				Nc										
Others				Nc										
Trade payables				Nc										
Lease liabilities				Nc			1.00		1.00					
Provisions				Nc										
Others				Nc										
<b>Total</b>							4,158.89		4,158.89					
<b>Coveron Book Value*</b>														
<b>Coveron Market Value</b>														

For and on behalf of Board of Directors of Avigna Housing Private Limited



*[Signature]*  
 Rajasekaran Naveen Manimannan  
 Director  
 DIN: 008502532

Place: Chennai  
 Date: 26 May 2026



Avigna Housing Private Limited  
Annexure III – Statement of Security Cover of Avigna Nhasan Private Limited as at March 31, 2026

Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	Column J (Total C to J)	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate is being issued	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Other assets on which there is pari-passu charge (excluding items covered in column F)	Assets not offered as Security and Debt not backed by any asset offered as security	Elimination (amount in negative)	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, DSKA market value & 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 (For Eg. Bank Balance, DSKA market value is not applicable)	Total Value (K+L+M+N)	
		Book Value	Book Value	Yes/No	Book Value	Book Value				Relating to Column F				
<b>ASSETS</b>														
Property, Plant and Equipment				No										
Capital Works-in-Progress				No										
Right of Use Assets				No										
Goodwill				No										
Intangible Assets				No										
Intangible Assets under Development				No										
Investments				No										
Deferred tax asset (Net)				No										
Loans				No										
Inventories		1,852.12		No					1,852.12					
Trade Receivables				No										
Cash and Cash Equivalents				No			0.14		0.14					
Bank balances other than Cash and Cash Equivalents				No										
Others				No										
<b>Total</b>		1,852.12					0.14		1,852.26				3,337.69	
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains	Listed NCD			No										
Other debt sharing pari-passu charge with above debt				No										
Other Debt				No										
Subordinated debt				No										
Borrowings				No										
Bank				No										
Debt Securities				No			1,853.93		1,853.93					
Others				No										
Trade payables				No										
Lease Liabilities				No										
Provisions				No										
Others				No										
<b>Total</b>							1,853.93		1,853.93					
<b>Cover on Book Value *</b>														
<b>Cover on Market Value</b>														



For and on behalf of Board of Directors of Avigna Housing Private Limited

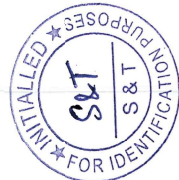
*[Signature]*  
Rajasekharan Naveen Mahimaran  
Director  
DIN : 08602932


Place : Chennai  
Date : 26 May 2026



Avigna Housing Private Limited  
Annexure V - Statement of Security Cover of Avigna Suketi Private Limited as at March 31, 2026

Column A	Column B	Column C I	Column D II	Column E III	Column F IV	Column G V	Column H VI	Column I VII	Column J (Total C to H)	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge Deb	Debt in 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)	Assets not offered as security	Elimination (amount in negative)		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, DSKA 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 (For Eg. Bank Balance, DSKA market value is not applicable)	Total Value (M+N)
		Book Value	Book Value	Yes/No	Book Value	Book Value					Relating to Column F			
<b>ASSETS</b>														
Property, Plant and Equipment				No										
Capital Work-in-Progress				No										
Right of Use Assets				No										
Goodwill				No										
Intangible Assets				No										
Intangible Assets under Development				No										
Investments				No										
Deferred tax asset (Net)				No										
Loans				No										
Inventories		1,399.51		No					1,349.51	2,599.09				2,599.09
Trade Receivables				No										
Cash and Cash Equivalents				No			0.14		0.14					
Bank Balances other than Cash and Cash Equivalents				No										
Others				No										
<b>Total</b>		1,399.51					0.14		1,349.65					2,599.09
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains	Listed			No										
Other debt sharing pari-passu charge with above debt	NCD			No										
Other Debt				No										
Subordinated debt				No										
Borrowings				No			1,351.36		1,351.36					
Bank				No										
Debt Securities				No										
Others				No										
Trade payables				No			1.00		1.00					
Lease Liabilities				No										
Provisions				No										
Others				No										
<b>Total</b>							1,352.36		1,352.36					
<b>Cover on Book Value *</b>														
<b>Cover on Market Value</b>														

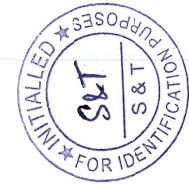


For and on behalf of Board of Directors of Avigna Housing Private Limited  
  
 Rajasekaran Naveen Manimaran  
 Director  
 DIN : 08369932

Place: Chennai  
 Date : 26 Mar 2026

Avigna Housing Private Limited  
Annexure VI - Statement of Security Cover of Avigna Siddhi Private Limited as at March 31, 2026

Column A	Column B	Column C I	Column D II	Column E III	Column F IV	Column G V	Column H VI	Column I VII	Column J (Total C to H)	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder for which this certificate is issued & other debt with pari passu charge)	Other assets or Passu charge (excluding items covered in column F)	Assets not offered as Security and Debt not backed by any asset offered as security	Elimination (amount in negative)		Market Value or Assets charges on Exclusive basis	Carrying book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSKA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for part passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSKA market value is not applicable)	Total Value (K+L+M+N)
		Book Value	Book Value	Yes/No	Book Value	Book Value							Relating to Column F	
<b>ASSETS</b>														
Property, Plant and Equipment				No										
Capital Work-in-Progress				No										
Right of Use Assets				No										
Goodwill				No										
<b>Intangible Assets</b>														
Intangible Assets under Development				No										
Investments				No										
Deferred tax asset (Net)				No										
Loans				No										
Inventories		1,937.45		No					1,937.45	3,217.92				3,217.92
Trade Receivables				No										
Cash and Cash Equivalents				No			0.14		0.14					
Bank Balances other than Cash and Cash Equivalents				No										
Others		1,937.45		No			0.14		1,937.59					3,217.92
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains	Listed NCD													
Other debt sharing pari-passu charge with above debt				No										
Other Debt				No										
Subordinated debt				No										
Borrowings				No										
Bank				No			1,939.16		1,939.16					
Debt Securities				No										
Others				No										
Trade payables				No										
Lease Liabilities				No			1.00		1.00					
Provisions				No										
Others				No										
<b>Total</b>							1,940.16		1,940.16					
<b>Cover on Book Value*</b>														
<b>Cover on Market Value</b>														



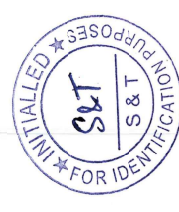
Place: Chennai  
Date: 26 May 2026

For and on behalf of Board of Directors of Avigna Housing Private Limited

*[Signature]*  
Rajasekaran Naveen Manimaran  
Director  
DIN: 08582922



Column A	Column B	Column C I	Column D II	Column E III	Column F IV	Column G V	Column H VI	Column I VII	Column J (Total C to H)	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclus ve Charge	Part- Passu Charge	Assets shared by pari passu debt holder/ includes debt for which this certificate is issued & other debt with pari- passu charge)	Part- Passu Charge	Other assets on which there is pari Passu charge (excluding items covered in column F)	Assets not offered as Security and Debt not backed by any asset offered as security	Elimination (amount in negative)	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, DSKA 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 (for Eg. Bank Balance, DSKA market value is not applicable)	Total Value (M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value	Book Value				Relating to Column F			
<b>ASSETS</b>														
Property, Plant and Equipment				No										
Capital Work-in-Progress				No										
Right of Use Assets				No										
Goodwill				No										
Intangible Assets				No										
Intangible Assets under Development				No										
Investments				No										
Deferred tax asset (Net)				No										
Loans				No										
Inventories		1,223.54		No					1,223.54	2,237.43				2,237.43
Trade Receivables				No										
Cash and Cash Equivalents				No				0.14						
Bank Balances other than Cash and Cash Equivalents				No										
Others				No										
<b>Total</b>		1,223.54	-	-	-	-	-	0.14	1,223.68	2,237.43				2,237.43
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains	Listed NCD			No										
Other debt sharing pari-passu charge with above debt				No										
Other Debt				No										
Subordinated debt				No										
Borrowings				No										
Bank				No					1,225.25					
Debt Securities				No										
Others				No										
Trade payables				No										
Lease Liabilities				No					1.00					
Provisions				No										
Others				No										
<b>Total</b>		-	-	-	-	-	-	-	1,226.25					-
<b>Cover on Book Value*</b>														
<b>Cover on Market Value</b>														



For and on behalf of Board of Directors of Avigna Housing Private Limited  
*Chait*  
 Rajasekaran Naveen Manimaran  
 Director  
 DIN : 08502932

Place : Chennai  
 Date : 26 May 2026

Avigna Housing Private Limited  
Annexure VIII - Statement of Security Cover of Avigna Vaibhava Private Limited as at March 31, 2026

Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	Column J (Total C to H)	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	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)	Assets not offered as Security and Debt not backed by any asset offered as security	Elimination (amount in negative)	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, DSKA market value is not applicable)	Market Value for Pari passu charge Assets (For Eg. Bank Balance, DSKA market value is not applicable)	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSKA market value is not applicable)	Total Value (C+L+M+N)	
		Book Value	Book Value	Yes/No	Book Value	Book Value	Book Value	Book Value						
<b>ASSETS</b>														
Property, Plant and Equipment				No										
Capital Work-in-Progress				No										
Right of Use Assets				No										
Goodwill				No										
Intangible Assets				No										
Intangible Assets under Development				No										
Investments				No										
Deferred tax asset (Net)				No										
Loans				No										
Inventories		1,855.65		No					1,855.65	3,276.37				3,276.37
Trade Receivables				No										
Cash and Cash Equivalents				No			0.14		0.14					
Bank Balances other than Cash and Cash Equivalents				No										
Others				No										
<b>Total</b>		1,855.65					0.14		1,857.79					3,276.37
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains	Listed NCD			No										
Other debt sharing pari-passu charge with above debt				No										
Other Debt				No										
Subordinated debt				No										
Borrowings				No										
Bank				No		1,855.36			1,855.36					
Debt Securities				No										
Others				No										
Trade payables				No										
Lease Liabilities				No		1.00			1.00					
Provisions				No										
Others				No										
<b>Total</b>									1,856.36					
<b>Cover on Book Value *</b>														
<b>Cover on Market Value</b>														



For and on behalf of Board of Directors of Avigna Housing Private Limited  
 Rajasekharan Naveen Manimaran  
 Director  
 DIN : 0826952

Place : Chennai  
 Date : 26 May, 2026

Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	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	Part- Passu Charge	Part- Passu Charge	Part- Passu Charge	Assets not offered as Security and Debt not backed by any asset offered as security	Elimination amount in (negative)	Total C to H)	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 Part passu charge Assets	Carrying value/book value for part passu charge assets where market value is not ascertainable or applicable (for: eg. Bank balance, DSRM market value is not applicable)	Total Value (M+ N)
		Book Value	Book Value	yes/ No	Book Value	Book Value	Book Value							
<b>ASSETS</b>														
Property, Plant and Equipment		1,161.88		No					1,161.88	4,183.20				4,183.20
Capital Work-in-Progress				No					-					
Right of Use Assets				No					-					
Goodwill				No					-					
Intangible Assets				No					-					
Investments				No					-					
Deferred tax asset (Net)				No					-					
Loans				No					-					
Inventories				No					-					
Trade Receivables				No			12.60		12.60					
Cash and Cash Equivalents				No			0.53		0.53					
Bank Balances other than Cash and Cash Equivalents				No					-					
Others		1,161.88		No			221.71		221.71	4,183.20				4,183.20
<b>Total</b>							234.84		1,396.72					
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains	Listed NCD			No					-					
Other debt sharing part-passu charge with above debt				No					-					
Other Debt				No					-					
Subordinated debt				No					-					
Borrowings				No			1,374.14		1,374.14					
Bank				No					-					
Debt Securities				No					-					
Others				No					-					
Trade payables				No			2.97		2.97					
Lease Liabilities				No					-					
Provisions				No					-					
Others				No			9.50		9.50					
<b>Total</b>							1,386.61		1,386.61					
<b>Cover on Book Value *</b>														
<b>Cover on Market Value</b>														



For and on behalf of Board of Directors of Avigna Housing Private Limited



Rajasekaran Navreen Manimarran  
Director  
DIN: 04302932

Place: Chennai  
Date: 26 May 2026

Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	Column J (Total C to H)	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	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)	Assets not offered as Security and Debt backed by any asset offered as security	Elimination amount (negative)	(Total C to H)	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, DSRA 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 (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (K+L+M+N)
		Book Value	Book Value	Yes/No	Book Value	Book Value					Relating to Column F			
<b>ASSETS</b>														
Property, Plant and Equipment		8,196.22		No				8,196.22	11,190.00					11,190.00
Capital Work-in-Progress				No										
Right of Use Assets				No										
Goodwill				No										
Intangible Assets				No										
Intangible Assets under Development				No										
Investments				No			2,182.80	2,182.80						
Deferred tax asset (Net)				No										
Loans				No			1,241.89	1,241.89						
Inventories				No										
Trade Receivables				No			146.19	146.19						
Cash and Cash Equivalents				No			25.84	25.84						
Bank balances other than Cash and Cash Equivalents				No										
Others				No			412.60	412.60						
<b>Total</b>		8,196.22	-	-	-	-	4,009.53	12,205.55	-	-	-	-	-	11,190.00
<b>LIABILITIES</b>														
Debt securities in which this certificate pertains	Listed NCD			No										
Other debt sharing pari-passu charge with above debt				No										
Other Debt				No										
Subordinated debt				No										
Borrowings				No										
Bank				No			11,605.66	11,605.66						
Debt Securities				No										
Deferred tax Liability(Net)				No			118.19	118.19						
Trade payables				No			63.93	63.93						
Lease Liabilities				No										
Provisions				No										
Others				No			586.93	586.93						
<b>Total</b>		-	-	-	-	-	12,374.70	12,374.70						
<b>Cover on Book Value + Cover on Market Value</b>														



Place: Chennai  
Date : 26 May 2026

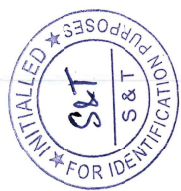
For and on behalf of Board of Directors of Avignna Housing Private Limited



Rajasekaran Naveen Mammarran  
Director  
DIN : 0502932

Avigna Housing Private Limited  
Annexure XI- Statement of Security Cover of Avigna Dark Private Limited as at Mar-31, 2026

Column A	Column B	Column C.i	Column D.ii	Column E.iii	Column F.iv	Column G.v	Column H.vi	Column I.vii	Column J (Total C to H)	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	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 E)	Assets not offered as Security and Debt not backed by any asset offered as security	Elimination (amount in negative)		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 (for Eg. Bank Balance, DSRM market value is not applicable)	Total Value-(K+L+M+N)
		Book Value	Book Value	Yes/No	Book Value	Book Value					Related to only those items covered by this certificate	Relating to Column F		
<b>ASSETS</b>														
Property, Plant and Equipment		3,520.54		No		4,830.00			3,520.34	4,830.00				4,830.00
Capital Work-in-Progress				No					-					
Right of Use Assets				No					-					
Goodwill				No					-					
Intangible Assets				No					-					
Immovable Assets under Development				No					-					
Investments				No					-					
Deferred tax asset (Net)				No					-					
Loans				No					-					
Inventories				No					-					
Trade Receivables				No					-					
Cash and Cash Equivalents				No			15.63		15.63					
Bank Balances other than Cash and Cash Equivalents				No					-					
Others				No					-					
<b>Total</b>		3,520.54	-	No	-	4,830.00	79.71	-	3,615.66	4,830.00	-	-	-	4,830.00
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains	Listed NCI			No					-					
Other debt sharing pari-passu charge with above debt				No					-					
Other Debt				No					-					
Subordinated debt				No					-					
Borrowings				No			3,521.19		3,521.19					
Bank				No					-					
Debt Securities				No					-					
Deferred tax Liability(Net)				No			70.21		70.21					
Trade payables				No			1.62		1.62					
Lease Liabilities				No					-					
Provisions				No					-					
Others				No			159.87		159.87					
<b>Total</b>				No			3,745.90		3,745.90					
<b>Cover on Book Value *</b>														
<b>Cover on Market Value</b>														



For and on behalf of Board of Directors of Avigna Housing Private Limited.  
 Rajasekaran Naveen Manimaran  
 Director  
 DIN : 08512422

Place : Chennai  
 Date : 26 May 2026

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 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)	Assets not offered as Security and Debt backed by any asset offered as security	Elimination (amount in negative)	(Total C to H)	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, DSA market value is not applicable)	Market Value for Pari passu charge Assets (For Eg. Bank Balances)	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balances, DSA market value is not applicable)	Total Value (K+L+M+N)
		Book Value	Book Value	Yes/No	Book Value	Book Value										
<b>ASSETS</b>																
Property, Plant and Equipment		12,878.44		No						12,878.44	20,203.20					20,203.20
Capital Work-in-Progress		-		No						-						
Right of Use Assets		-		No						-						
Goodwill		-		No						-						
Intangible Assets		-		No						-						
Intangible Assets under Development		-		No						-						
Investments		-		No			2,182.80			2,182.80						
Deferred tax asset (Net)		-		No			-			-						
Loans		-		No			-			-						
Inventories	Land	14,496.24		No			1,241.89			14,496.24	30,396.53					30,396.53
Trade Receivables		-		No			158.79			158.79						
Cash and Cash Equivalents		-		No			42.97			42.97						
Bank Balances other than Cash and Cash Equivalents		-		No			-			-						
Cash Equivalents		-		No			-			-						
Others		-		No			714.03			714.03						
<b>Total (B1)</b>		<b>27,374.68</b>					<b>4,340.49</b>			<b>31,715.16</b>	<b>50,599.73</b>					<b>50,599.73</b>
<b>LIABILITIES</b>																
Debt securities to which this certificate pertains		-		No			-			-						
Other debt sharing pari-passu charge with above debt		-		No			-			-						
Other Debt		-		No			-			-						
Subordinated debt		-		No			-			-						
Borrowings		-		No			31,009.63			31,009.63						
Bank		-		No			-			-						
Debt Securities		-		No			-			-						
Deferred tax Liability(Net)		-		No			188.40			188.40						
Trade payables		-		No			75.52			75.52						
Lease Liabilities		-		No			-			-						
Provisions		-		No			-			-						
Others		-		No			750.30			750.30						
<b>Total (B2)</b>		<b>-</b>					<b>32,023.86</b>			<b>32,023.86</b>						
<b>Grand Total</b>																
<b>Assets C = (A+B1)</b>		<b>35,841.72</b>					<b>30,940.52</b>			<b>66,782.24</b>	<b>50,599.73</b>					<b>71,885.15</b>
<b>Liabilities D = (A2+B2)</b>		<b>32,500.00</b>					<b>-</b>			<b>-</b>	<b>-</b>					<b>-</b>
<b>Cover on Book Value C/D (Note 1)</b>		<b>1.10</b>					<b>-</b>			<b>-</b>	<b>-</b>					<b>-</b>
<b>Cover on Market Value</b>		<b>2.21</b>					<b>-</b>			<b>-</b>	<b>-</b>					<b>-</b>

Notes  
1. Assets cover is calculated only on debts for which this certificate is being issued.

2. Assets covered by the issuer and the Obligor have pledged the shares held by them in seven subsidiaries of the Issuer and the Obligor by the Issuer and Security provider, in favour of the Security Trustee.



For and on behalf of Board of Directors of Avigna Housing Private Limited  
*Rajasekaran Naveen Manimaran*  
Rajasekaran Naveen Manimaran  
Director  
DIN : 08502942

Place : Chennai  
Date : 26 May 2026

