OPEN ELITE
DEVELOPERS LIMITED

**OPEN ELITE DEVELOPERS LIMITED**
**(Formerly Known as Reliance Commercial Finance Limited)**
**CIN**: U68200MH2000PLC128301

Julu 16, 2026

**BSE Limited**
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai 400 001

Script Code: 957090

Dear Sir(s),

**Sub: Unaudited (Standalone) Financial Results for the quarter ended June 30, 2026**

In compliance with Regulations 51 & 52 of the 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 i.e. July 16, 2026 has *inter-alia* approved the Un-Audited (Standalone) Financial Results of the Company for the quarter ended on June 30, 2026.

In this regard, please find enclosed the following documents:

1. Limited Review Report of the Statutory Auditors in respect of the aforesaid Financial Results;
2. Unaudited (Standalone) Financial Results for the quarter ended on June 30, 2026;
3. Security Cover Certificate for the quarter ended June 30, 2026 under Regulation 54(3) of the Listing Regulation read with SEBI Circular dated May 19, 2022;

The meeting of the Board of Directors of the Company commenced at 12:51 p.m. and concluded at 1.15 p.m.

Thank you.

Yours faithfully,
For **Open Elite Developers Limited**
**(Formerly known as Reliance Commercial Finance Limited)**

Dipyanti Ajaykumar Jaiswar
Digitally signed by Dipyanti Ajaykumar Jaiswar
Date: 2026.07.16 13:33:07 +05'30'

**Dipyanti Jaiswar**
**Company Secretary**

Encl.: a/a

**Registered Address**: The Ruby, 11th Floor, North- West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West), Mumbai- 400 028 **Email ID**: rcfl.secretarial@authum.com
**Website**: https://www.openelitedevelopers.com/
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# M/S Sohil Kapasi & Associates

Chartered Accountant

2305, Login Building, Kandivali Link Road, Kandivali West, Mumbai-400067

Contact: +91- 9987530543

Email- sohil@caskapasi.com


**Independent Audtior's Limited Review Report on the unaudited financial results for the quarter ended June 30, 2026 of Open Elite Developers Limited (Formerly known as Reliance Commercial Finance Limited) Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To the Board of Directors of
Open Elite Developers Limited
(Formerly known as Reliance Commercial Finance Limited)

1. We have reviewed the accompanying statement of unaudited financial results of Open Elite Developers Limited (Formerly known as Reliance Commercial Finance Limited) ("the Company") for the quarter ended June 30, 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').

2. These unaudited financial results have been prepared on the basis of the interim financial statements, which are the responsibility of the Company's management and has been approved by the Board of Directors. These unaudited financial results has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement based on our review.

3. We conducted our review of the unaudited financial results 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 (ICAI). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statements is free of material misstatement. A review is limited primarily to inquiries of the Company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

**Emphasis of Matter**

4. In respect of the matters reported in ADT-4 under Section 143(12) of the Companies Act in June 2019 by the then auditors, the matter is still pending with the Ministry of Corporate Affairs (MCA) and we are unable to comment upon the outcome of the matter and its impact.

5. We drew attention to Note no. 4 of the unaudited financial results which sets out the fact that, during the quarter ended, the Company has accumulated losses of Rs. 902.66 crores as on June 30, 2026 resulting its net negative net owned fund. These financial conditions cast significant doubt on the company's ability to continue as a going concern. However, in view of the comfort provided by the Holding company to meet all future obligations of the company, these unaudited financial results of the Company for the quarter ended June 30, 2025 have been prepared on a going concern basis.

6. We draw attention to Note No 6 of the unaudited financial results wherein SEBI vide its order dated August 22, 2024 has levied a penalty amounting to Rs 25 crores on the Company and further restrained the Company from accessing the securities market and prohibited RCFL from buying, selling or otherwise dealing in securities directly or indirectly for a period of 5 years from the date of the Order. In this regards the Company

M/s SOHIL KAPASI & ASSOCIATES · CHARTERED ACCOUNTANTS

M/S Sohil Kapasi & Associates
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has filed an appeal in Hon'ble Securities Appellate Tribunal (SAT) and has got a stay in the matter with condition that Company has to deposit 50% of the penalty imposed before SAT. Company has deposited this amount on 09 December 2024. Adjournment was sought by the appellants and the next date of hearing is on 22 September 2026

Our opinion is not modified in respect of above matters.

7. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying unaudited financial results, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains and material misstatement.

**For M/s Sohil Kapasi & Associates**
**Chartered Accountants**
Firm Registration Number : 156083W

SKapasi

**Sohil Kappsi**
Proprietor
Membership No. 163378
Date: July 16, 2026
Place: Mumbai
UDIN : 26163378XFSKMU6462

M/s SOHIL KAPASI & ASSOCIATES CHARTERED ACCOUNTANTS

OPEN ELITE
DEVELOPERS LIMITED

# OPEN ELITE DEVELOPERS LIMITED
## (Formerly Known as Reliance Commercial Finance Limited)
CIN: U68200MH2000PLC128301

**Open Elite Developers Limited (Formerly known as Reliance Commercial Finance Limited )**

**Statement of Unaudited Financial Results for the Quarter Ended June 30, 2026**

(Rs. in crore except per share data)

| Sr. No. | Particulars | Quarter Ended | | | Year Ended |
|---|---|---|---|---|---|
| | | Jun-26 | Mar-26 | Jun-25 | Mar-26 |
| | | Unaudited | Audited | Unaudited | Audited |
| 1 | **Income** | | | | |
| | Revenue from operations | 2.84 | 1.51 | 2.46 | 9.03 |
| 2 | **Other Income** | 1.69 | 1.68 | 2.16 | 7.16 |
| 3 | **Total Income (1+2)** | **4.53** | **3.19** | **4.62** | **16.19** |
| 4 | **Expenses** | | | | |
| | (a) Cost of Sales | | | | |
| | (b) Employee benefits expenses | 0.06 | 0.06 | 0.17 | 0.35 |
| | (c) Finance costs | 1.45 | 1.35 | 1.64 | 6.25 |
| | (d) Depreciation and amortisation | 0.83 | 0.81 | 0.83 | 3.31 |
| | (e) Impairment losses | 0.20 | - | - | - |
| | (f) Other expenses | 0.21 | 7.96 | 0.21 | 9.71 |
| | **Total Expenses** | **2.74** | **10.18** | **2.84** | **19.62** |
| 5 | Profit before tax & exceptional item (3-4) | 1.79 | (6.99) | 1.78 | (3.43) |
| 6 | Exceptional Items | - | - | - | - |
| 7 | Profit after exceptional item (5+6) | **1.79** | **(6.99)** | **1.78** | **(3.43)** |
| 8 | Tax expense | | | | |
| | - Current Tax | 0.98 | 1.78 | 0.28 | 2.88 |
| | - Deferred Tax | (0.17) | (0.11) | (0.11) | (0.45) |
| 9 | **Net Profit for the period (7-8)** | **0.99** | **(8.66)** | **1.61** | **(5.86)** |
| 10 | **Other comprehensive income** | | | | |
| | (i) Items that will not be reclassified to profit or loss | | | | |
| | - Remeasurements of POST-employment benefit obligations | - | - | - | - |
| | - Equity instruments through Other Comprehensive Income | - | - | - | - |
| | - Capital reserves on Business Combination | - | - | - | - |
| | (ii) Income tax relating to items that will not be reclassified to profit or loss | - | - | - | - |
| | **Other comprehensive income ((i)+(ii)+(iii)+(iv))** | - | - | - | - |
| 11 | **Total comprehensive income for the period (9+10)** | **0.99** | **(8.66)** | **1.61** | **(5.86)** |
| 12 | **Paid up Equity Share Capital (Face value Re.10/- per share)** | **135.47** | **135.47** | **135.47** | **135.47** |
| 13 | **Other equity (excluding revaluation reserves)** | - | - | - | **(903.64)** |
| 14 | **Earnings per equity share face value of Rs.10 each fully paid up (not annualised)** | | | | |
| | (a) Basic (Rs.) * | 0.07 | (0.64) | 0.12 | (0.43) |
| | (b) Diluted (Rs.) * | 0.07 | (0.64) | 0.12 | (0.43) |

OPEN ELITE DEVELOPERS LIMITED

M/s SOHIL KAPASI & ASSOCIATES CHARTERED ACCOUNTANTS

**Registered Address:** The Ruby, 11th Floor, North- West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West), Mumbai- 400 028 **Email ID:** rcfl.secretarial@authum.com
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OPEN ELITE
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# OPEN ELITE DEVELOPERS LIMITED
## (Formerly Known as Reliance Commercial Finance Limited)
## CIN: U68200MH2000PLC128301

**Notes :**

1 Open Elite Developers Limited (Formerly known as Reliance Commercial Finance Limited) has prepared its Statement of Standalone financial results for the Quarter Ended June 30, 2026 in accordance with Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act, 2013 ('the Act') read with the relevant rules issued thereunder and other accounting principles generally accepted in India.

2 The Standalone financial results of the Company for the Quarter Ended June 30, 2026 were reviewed by the Audit Committee and approved by Board of Directors at its meeting held on July 16, 2026 and subjected to limited review audit by the statutory auditors of the Company.

3 The Company is engaged in the rental business, with rental income constituting its primary source of revenue. Since all of the Company's operations are conducted within India, there is only one reportable business segment. Accordingly, separate segment reporting as required under Ind AS 108, Operating segments, read with the Companies (Accounts) Rules, 2014, is not applicable.

4 During the Quarter Ended June 30, 2026, the Company has a profit amounting to Rs. 0.99 crore and the accumulated loss of Rs. 902.66 crore, exceeds the paid up capital and net worth of the company stands fully eroded. The total liability of the company exceeds its total assets, however in view of the comfort provided by the holding company to meet all future obligaitions of the company the financial results of the company have been prepared on the going concern basis.

5 While giving effect to the scheme of arrangement in audited financials for the year ended 31st March 2024 the adjustments mentioned in the reconciliation below were inadvertenly not accounted which has been restated in the earliest comparative period presented i.e., 01 April 2025. Reconciliation of the net profit/other equity reported in accordance with the previous audited financials for the year ended 31st March 2025 is given below.

| Particulars | Profit Reconciliation<br>Standalone<br>Year Ended 31.03.2026 | Reserve Reconciliation<br>Standalone<br>As at 31.03.2026 |
|---|---|---|
| PAT / Reserves as per Audited Accounts as on 01.04.2025 | (5.86) | (892.12) |
| Adjustment of Deferred Tax Liability on WDV | - | (5.66) |
| Profit/Loss during the year | - | (5.86) |
| Loss / Reserves As per Restated accounts | (5.86) | (903.64) |

6 SEBI has passed an order dated August 22, 2024 in the matter of Reliance Home Finance Limited where one of the noticee is Reliance Commercial Finance Limited, a wholly owned subsidiary of Authum Investment and Infrastructure Limited (Authum). In its Order, SEBI has imposed a penalty of Rs. 25 Crores on RCFL and further restrained RCFL from accessing the securities market and prohibited RCFL from buying, selling or otherwise dealing in securities, directly or indirectly, for a period of 5 years, from the date of coming into force of the Order. The Company has filed an appeal in Hon'ble Securities Appellate Tribunal (SAT) against the aforesaid order.RCFL had appealed in Hon'ble SAT against penalty imposed and has got a stay in the matter with the condition that RCFL has to deposit 50% of the penalty imposed before SAT as security and the same has been paid by OEDL(Formerly known as Reliance Commericial Finance Limited) vide bank transfer dated on 09th december 2024. Adjournment was sought by the appellants and the next date of hearing is 22nd September 2026.

7 NABARD being one of the participating creditor in Inter Creditors Agreement (ICA) has given its conditional "no dues and release letter" to the company for accepting the liquidation value amount set aside with the lead banker of Rs.114.04 crores in terms of the Resolution Plan. The liquidation value, kept aside with Lead ICA banker, is continued to be shown as liability.

8 Rated, Listed, Secured, Redeemable, Non-convertible Debentures ("Secured NCDs") amounting to Rs. 63.80 crore are secured by way of a first charge & mortgage over the Company's Immovable Property and first pari-passu charge on all present and future book debts , business receivables, current assets, investments and all other assets of the Company .

9 The Company has classified the PPE remaining after demerger as Investment property in accordance with Ind As 40.

10 The Enforcement Directorate, CBI and SFIO has initiated inquiry for certain erstwhile transactions of Reliance Commercial Finance Limited. Pursuant to the Scheme of Arrangement the entire Lending Business (Demerged Undertaking) of the Company was transferred to the Authum Investment & Infrastructure Limited with effect from the Appointed Date as going concern in the manner and terms and conditions as contemplated in the Scheme. Authum Investment & Infrastructure Limited, as the acquirer of the NBFC business, has submitted all requisite information and documents as sought by the authorities and continues to extend full cooperation.
Open Elite Developers Limited has surrendered the NBFC licence and is presently engaged in the rental business. The ongoing investigation has no impact on the Company's current operation and financial performance.

11 The figures for the quarter ended March 31, 2026 have been derived by deducting the year to date unaudited for the period December 31, 2025 from the audited figures for the year ended 31st March 2026.

12 The financials results of the Company for the quarter ended June 30, 2026 has been subjected to limited review by the statutory auditors of the Company.

13 Previous Period / Year figures have been regrouped / rearranged wherever necessary.

OPEN ELITE DEVELOPERS LIMITED

Place: Mumbai
Dated: July 16, 2026

Rajesh Gohil
(Director)

M/S SOHIL KAPASI & ASSOCIATES CHARTERED ACCOUNTANTS

Registered Address: The Ruby, 11th Floor, North- West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West), Mumbai- 400 028 Email ID: rcfl.secretarial@authum.com
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OPEN ELITE
DEVELOPERS LIMITED

**OPEN ELITE DEVELOPERS LIMITED**
**(Formerly Known as Reliance Commercial Finance Limited)**
**CIN**: U68200MH2000PLC128301

**Annexure A**

**Disclosures pursuant to Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Quarter Ended June 30th, 2026**

| Sr. No. | Particulars | Quarter Ended 30th June, 2026 |
|---|---|---|
| (a) | Debt-Equity Ratio | (1.74) |
| (b) | Outstanding Redeemable Preference Shares | |
| | (I) 12% Non-Cumulative Compulsorily Convertible Redeemable Preference Shares of Rs.10/- each | |
| | (i) Quantity | 40,00,00,000 |
| | (ii) Value (Rupees in crore) | 400.00 |
| (c) | Capital Redemption Reserve/Debenture Redemption Reserve | Not Applicable (Refer Note no. 2) |
| (d) | Net Worth (Rupees in crore) | (367.19) |
| (e) | Net Profit After Tax (Rupees in crore) | 0.99 |
| (f) | Earnings Per Share (Basic) (in Rupees) | 0.07 |
| (g) | Earnings Per Share (Diluted) (in Rupees) | 0.07 |
| (h) | Total Debts To Total Assets | 2.24 |
| (i) | Net Profit Margin (%) | 34.72% |
| (j) | Current Ratio | 262.89 |
| (k) | Current Liability Ratio | 0.00 |
| (l) | Debt service coverage ratio | 1.25 |
| (m) | Interest service coverage ratio | 2.8 |
| | | |

Note 1: Long term debt to working capital, Bad debts to Accounts receivable ratio, Debtors turnover, Inventory turnover and Operating margin ratio are not applicable to the Company.

Note 2: DRR is required in respect of privately placed debentures in terms of Rule 18(7)(b)(ii) of Companies (Share Capital and Debenture) Rules, 2014.

OPEN ELITE DEVELOPERS LIMITED

KAPASI & ASSOCIATES ... OUNTANTS

**Registered Address**: The Ruby, 11th Floor, North- West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West), Mumbai- 400 028 **Email ID**: rcfl.secretarial@authum.com
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# M/S Sohil Kapasi & Associates
Chartered Accountant
2305, Login Building, Kandivali Link Road, Kandivali West, Mumbai-400067
Contact: +91- 9987530543
Email- sohil@caskapasi.com

## CERTIFICATE

To,
Board of Directors,
**Open Elite Developers Limited**
**(Formerly known as Reliance Commercial Finance Limited)**
The Ruby, 11th Floor, North-West Wing,
Plot No. 29, Senapati Bapat Marg, Dadar (West),
Mumbai – 400028

**Independent Audtior's (the 'Certificate') certificate regarding maintenance of asset cover as per the terms of offer document/information Memorandum and/or Debenture Trust Deed, including compliance with all the covenants, in respect of listed non-convertible debt securities.**

1. I, M/s Sohil Kapasi & Associates ("I"), the statutory auditor of Open Elite Developers Limited (formerly known as Reliance Commercial Finance Limited) ("the Company"), we have been requested by the Company, to certify the particulars given in the attached statement of Asset cover in respect of listed debt securities as on June 30, 2026 ("the Annxure") regarding maintenance of asset cover as per the terms of offer document/information Memorandum and/or Debenture Trust Deed. This is pursuant to requirement of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) (Third Amendment) Regulations, 2020, vide notification issued in the Official Gazette dated October 08, 2020 and Regulation (56)(I)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, ("the SEBI Regulations") for the purpose of submission to Stock Exchanges and Vistra ITCL (India) Limited ("the Debenture Trustee") to ensure compliance with the SEBI Regulations and SEBI Circular reference SEBI/HO/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022.

**Management's Responsibility**

2. The preparation of the Annexure is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Annexure and applying as appropriate basis of preparation and making estimates that are reasonable in the circumstances.

3. The management of the Company is also responsible for ensuring that the Company complies with the requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) (Third Amendment) Regulations, 2020 and provides all relevant information to the Vistra ITCL (India) Limited.

M/s SOHIL KAPASI & ASSOCIATES CHARTERED ACCOUNTANTS

# M/S Sohil Kapasi & Associates
## Chartered Accountant
2305, Login Building, Kandivali Link Road, Kandivali West, Mumbai-400067
Contact: +91- 9987530543
Email- sohil@caskapasi.com

**Auditor's Responsibility**

4. Pursuant to the requirements of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) (Third Amendment) Regulations, 2020, our responsibility is to provide limited assurance whether the information given in the 'Annexure' are in agreement with the unaudited books of accounts/records of the Company as at June 30,2026.

5. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 4 above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance. 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 Annexure:
   a. We have obtained the Annexure, ledger accounts of the secured borrowing and loan assets/book debts/receivable.
   b. Traced and agreed the numbers in the Annexure for secured, unsecured borrowing, listed debt security and loan assets/book debts/receivable with the underlying records of the Company.
   c. Verified arithmetical accuracy in the Annexure.
   d. Performed necessary inquiries with the management and obtained necessary representations.

**Opinion**

6. Based on the procedures performed by us, and according to information and explanation received and necessary representation obtained from the Company, except our Emphasis of Matter given in the Limited Review Report dated July 16, 2026, nothing has come to our attention that causes us to believe that the information given in the Annexure are not in agreement with books and accounts and records of the Company as at June 30, 2026.

7. Further, the Company has defaulted in repayment of obligation to the certain Debenture holders since March, 2019. The Company Resolution Plan is implemented vide Memorandum executed on September 30, 2022. Pursuant to the scheme of Arrangement between Authum Investment and Infrastructure Limited (the holding Company) and the Company, any liabilities pertaining to the dissenting debtholders remains with the Company. Nevertheless, we are unable to comment on the compliance if covenants/terms of the issue of the listed debt securities (NCD's) of the Company.

M/S SOHIL KAPASI & ASSOCIATES CHARTERED ACCOUNTANTS

# M/S Sohil Kapasi & Associates

Chartered Accountant

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Contact: +91- 9987530543
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**Restriction on Use**

8. This certificate is issued solely for the purpose given in paragraph-1 above and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing. M/s Sohil Kapasi & Associates shall not be liable to the company, Vistra ITCL (India) Limited or to any other concerned for any claims, liabilities or expenses relating to this assignment. We have no responsibility to update this certificate for any events or circumstances occurring after the date of this certificate.

**For M/s Sohil Kapasi & Associates**
**Chartered Accountants**
Firm registration number: 156083W

**Sohil Kappsi**
Membership Number 163378
Date: July 16, 2026
Place: Mumbai
UDIN : 26163378MEMTHT7791

M/s SOHIL KAPASI & ASSOCIATES • CHARTERED ACCOUNTANTS •

Open Elite Developers Limited (Formerly known as Reliance Commercial Finance Limited)
The Ruby, 11th floor, North- west wing, S.B. Marg, Dadar (W), Mumbai - 400 028.

| 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 | Column P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Particulars | | Exclusive Charge | Exclusive charge | Parri-passu charge | Pari-passu charge | Pari-passu charge | Assets not offered as Security | Debt not backed by any assets offered as security | Elimination on(amount in negative) | (Total C to H) | Related to only those items covered by this Certificate | | | | |
| | Description Of Asset For which this Certificate relate | Debt for which this certificate being issued | Other Secure Debt | Debt for which this certificate being issued | Assets shared by pari passu debt holder(inludes debt for which this certificate isissued and 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 ,Dsra market valus 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 | | - | | | | | | | |
| **Assets** | | | | | | | | | | | | | | | |
| Investment Property | | | | Yes | 117.87 | | | | | | | | | 117.87 | 117.87 |
| Capital work -in -progress | | | | | - | | | | | | | | | - | - |
| Right of Use Assets | | | | | - | | - | | | | | | | - | - |
| Goodwill | | | | | | | - | | | | | | | - | - |
| Intangible Assets | | | | | | | - | | | | | | | - | - |
| Intangible Assets under development | | | | | | | | | | | | | | - | - |
| Investment | | | | Yes | - | | | | | | | | - | | - |
| Loans | | | | Yes | - | | | | | | | | | - | - |
| Inventories | | | | | - | | | | | | | | | - | - |
| Trade Receivables | | | | Yes | - | | | | | | | | | - | - |
| Cash and cash equivalents | | | | Yes | 4.67 | | | | | | | | | 4.67 | 4.67 |
| Bank balance other than cash and cash equivalents | | | | Yes | 143.90 | | | | | | | | | 143.90 | 143.90 |
| Others | | | | Yes | 18.31 | | | | | | | | | 18.31 | 18.31 |
| **Total** | | | | | **284.76** | | - | | | | | | - | **284.76** | **284.76** |
| | | | | | | | | | | | | | | | |
| **Liabilities** | | | | | | | | | | | | | | | |
| **Debt** securities to which **this** certificate **pertains** | | | | Yes | 98.24 | | | | | | | | | | |
| Other debt sharing pari-passu charge for above debt | | | | | | | | | | | | | | | |
| Other debt | | | | | | | | | | | | | | | |
| Subordinate Debt | | | | | | | | | | | | | | | |
| **Borrowings** | | | | | | | | - | | - | | | | | |
| Bank | | | | Yes | 114.04 | | | | | | | | | | |
| Debt securities | | | | | | | | | | | | | | | |
| Others (PTC,CCD and ICD) | | | | Yes | - | | | 426.78 | | | | | | | |
| Trade payables | | | | | | | | | | | | | | | |
| Lease Liablities | | | | | | | | | | | | | | | |
| Provisions | | | | | | | | | | | | | | | |
| Others (Includes interest accrued and other liabilities) | | | | | | | | | | | | | | | |
| **Total** | - | - | - | | 212.28 | - | - | 426.78 | - | - | - | - | - | - | - |
| Cover on book value | | - | | | **1.34** | | | | | | | | | | |
| Cover on market value | | - | | | **1.34** | | | | | | | | | | |
| | | Exclusive security coverage ratio | | | Pari-Passu Securitry coverage ratio | | | | | | | | | | |

**Notes**

1. The Financial information as on June 30, 2026 has been extracted from reviewed books of account for the quarter ended June 30, 2026 and other relevant records and documents of the Company.
2. Debts are secured by way of a first pari-passu charge on all present and future book debts, business receivables, current assets, investments and all other assets.

OPEN ELITE DEVELOPERS LIM

M/s SOHIL KAPASI & ASSOCIATES • CHARTERED ACCOUNTANTS