HO
602, Floor 6, Raheja Titanium
Western Express Highway, Geetanjali Railway
Colony, Ram Nagar, Goregaon (E) Mumbai
400063, INDIA
Tel: +91 22 6974 0200

To,

The Board of Directors
Pranav Constructions Limited
(Formerly known as Pranav Constructions Private Limited)
Unit No. 1001, 10th Floor, DLH Park,
Near MTNL, S.V. Road,
Goregaon West, Mumbai – 400 104
Maharashtra, India.

Independent Auditor's Report on sources of funds and deployment of these funds

Dear Sir,

1. We have been requested by **Pranav Constructions Limited (Formerly known as Pranav Constructions Private Limited)** (the "Company") having its registered office at the above mentioned address vide engagement letter dated March 04, 2024 read with addendums dated June 26, 2024, January 20, 2025, September 25, 2025, February 04, 2026 and July 01, 2026 executed between us and the Company to issue a report with regard to the sources of funds and deployment of these funds by the Company in their Statement of sources of funds and deployment of these funds ("Project"), in connection with the proposed initial public offering (The "Offering"), as required by Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (the "SEBI ICDR Regulations").

2. The accompanying statement of funds flow, disclosing the sources of funds and deployment of these funds on the Project as on July 15, 2026, in accordance with the requirements of the SEBI ICDR Regulations (the "Statement"), has been prepared by the Management of the Company, which we have initialed for identification purposes only.

Management's Responsibility for the Statements

3. The preparation of the Statement is the responsibility of the Management of the Company including the creation and maintenance of all accounting and other records supporting its contents. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

4. The Management is responsible for ensuring that the Company complies with the requirements of the SEBI ICDR Regulations and the Companies Act, 2013 (the Act').

5. The Management is also responsible for ensuring utilisation of funds for the purpose these have been raised.

Auditors' Responsibility

6. Pursuant to the requirements of Clause (9)(F)(1) of Part A of Schedule VI of the SEBI ICDR Regulations, it is our responsibility to obtain limited assurance and conclude as to whether the details of deployment of funds for the Project, as given in the Statement, on an overall basis, have been accurately extracted from the books of account of the Company, and other relevant records and documents, maintained by the Company.

7. The audited financial statements for the year ended March 31, 2026 have been audited by us on which we issued an unmodified audit opinion vide our report dated July 19, 2026. Our audits of these financial statements were conducted in accordance with the Standards on Auditing specified under Section 143(10) of the Companies Act, 2013, as amended. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. Our audits were not planned and performed in connection with any transactions to identify matters that may be of potential interest to third parties.

8. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016), issued by the Institute of Chartered Accountants of India ("ICAI"). The Guidance Note on certificates required that we comply with the ethical requirements of the Code of Ethics issued by ICAI.

9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

10. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence that vary in nature, timing and extent than a reasonable assurance engagement. Consequently, level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had we perform a reasonable assurance engagement. Accordingly, we have performed the following procedures in relation to the Statement:

    - Obtained details of deployment of funds for the Specified Project and traced the amount of deployment of funds mentioned in the Statement to the books of the Company.

    - Traced the deployment of funds with amounts incurred for each specified projects excluding outstanding amounts payable towards Municipal Corporation of Greater Mumbai (MCGM) premium and other statutory approvals from the audited books of accounts up to March 31, 2026, and other records maintained by the company on test check basis.

    - Obtained the source of funds for the specified projects from the management.

- Traced the source of funds for specified projects which includes specific borrowings from lenders, on test check basis.

- The remaining amount as represented by the management, includes equity, free cash flows from operations, and general-purpose borrowings. These cash flows of the Company are kept in common bank accounts and are considered to be fungible. It is impracticable to establish a one-to-one correlation of deployment of the fund.

- Conducted relevant management inquiries and obtained necessary representations.

Conclusion

11. Based on the above mentioned procedures, and according to the information and explanations given to us, nothing has come to our attention that cause us to believe that the details of deployment of funds for the Project, as given in the Statement, on an overall basis, have not been accurately extracted from the books of account and other relevant records and documents, maintained by the Company.

Restriction on use

12. This Report is addressed to Board of Directors of the Company and issued at specific request of the Company in connection with the Offering. This report may be shared with Book Running Lead Managers involved in the Offer for further submission to the Securities and Exchange Board of India ("SEBI") or the stock exchanges only when called upon by SEBI or the stock exchanges in writing in connection with any inspection, enquiry or investigation, or as required under applicable law, as the case may be. It 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 report is shown or into whose hands it may come without our prior consent in writing.

For **M S K A & Associates LLP (Formerly known as M S K A & Associates)**
Chartered Accountants
ICAI Firm Registration No. 105047W/W101187

NITIN SURYAMANI TIWARI
Digitally signed by NITIN SURYAMANI TIWARI
Date: 2026.08.31 13:24:11 +05'30'

Nitin Tiwari
Partner
Membership No. 118894
UDIN:26118894CXNXQZ8034
Place: Mumbai
Date: August 31, 2026

Enclosed: Statement of source of funds and deployment of these funds for the Project.

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Annexure: Statement of sources and deployment of funds

Serial no.	Project	Amount deployed as of July 15, 2026 (in ₹ million)	Source of funds as of July 15, 2026 (in ₹ million)	
			Borrowings from lenders	Free cash flow and Equity
1	Kaveri CHSL	841.13	373.00	468.13
2	Daulatrao Desai Nagar CHSL	244.33	90.00	154.33
3	Shree Santoshi Nagar CHSL	92.90	54.00	38.90
4	Kirti Mandir CHSL	197.59	60.00	137.59
5	Joe Henriques Bungalow	41.86	25.00	16.86
6	Priyadarshini CHSL	304.52	166.97	137.55
7	The Bandra Gul-E- Baug CHSL	424.96	220.43	204.53
8	You And I CHSL	114.68	30.00	84.68
9	Amarhind CHSL	79.75	-	79.75
10	Kirti Manor Premises CSL	17.98	-	17.98
11	Allahabad Bank Staff Nutan CHSL	7.10	-	7.10
12	Sompuri Market Premises CSL	151.48	50.00	101.48
	Grand Total	**2,518.28**	**1,069.40**	**1,448.88**

** Free cash flow and Equity are restricted to Amount deployed as of July 15, 2026, net of borrowings from lenders.*

__Notes:__

1. Amount deployed as of July 15, 2026, only includes payment to Government Authorities, Vendors and Other parties towards Government & Statutory approvals, Purchase of Additional FSI, Cost towards Construction, Compensation paid to Existing society members towards alternate accommodation and Hardship Compensation excluding outstanding amount payable;

2. In respect of utilization of the loans, considering the fact that cash flows from the loans and other operational cash flows are kept in the same bank accounts and are considered to be fungible by the Company, we have only compared the amounts disbursed by the lender for respective projects and the details of cost incurred as submitted by management on the respective projects, as it is impracticable to establish a one to one correlation of utilization of these;

Pranav Constructions Limited
Mumbai

3. Based on inquiry and representation provided to us by the management, the remaining amount of deployment other than specific borrowing as stated in note 2 are from equity as well as cash generated from operations including general purpose borrowings. However, the Cash flows of the Company are kept in the common bank accounts and are considered to be fungible. Hence, it is impracticable to establish a one-to-one correlation of deployment of the fund.

For and behalf of the Board of Directors of
Pranav Constructions Limited
(Formerly known as Pranav Constructions Private Limited)

Pranav Kiran Ashar
Managing Director
Place: Mumbai
Date: August 31, 2026

Pranav Constructions Limited
Mumbai

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