AGRAWAL JAIN & GUPTA
Chartered Accountants

Registered Office:
Plot No 5, Girdhar Colony,
Opp. Soni Manipal Hospital,
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Website: www.ajngupta.com

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Certificate on Key Performance Indicators

Date: August 31, 2026

To,

The Board of Directors,
Pranav Constructions Limited
Unit No. 1001, 10th Floor, DLH Park
Near MTNL, S.V. Road
Goregaon West, Mumbai – 400 104

Sub: Proposed initial public offering of equity shares of face value of ₹ 10 each (Equity Shares) by Pranav Constructions Limited (Company) through a fresh issue of Equity Shares and an offer for sale by selling shareholder (Offer).

This report is issued in accordance with the terms of our agreement with the Company dated February 16, 2025.

1. In relation to the Company and its affiliates, we, **Agrawal Jain & Gupta**, chartered accountants, (the "**Firm**") are an independent firm of chartered accountants. We have received a request from the Company to perform certain procedures with respect to certain identified key performance indicators of the Company as on respective dates and for the respective period, set forth in the accompanying Statement as prepared by the Company's management.

2. In connection with the Offer, the Company is required to obtain a report from the Independent Chartered Accountant that holds a valid peer review certificate issued by the Peer Review Board of the Institute of Chartered Accountants of India ("**ICAI**"), with regard to the Key Performance Indicators as identified by the Company for the purposes of disclosure in the updated draft red herring prospectus, red herring prospectus, prospectus and any other material used in connection with the Offer (together, the "**Offer Documents**") which may be filed by the Company with Securities and Exchange Board of India ("**SEBI**"), the relevant stock exchanges, Registrar of Companies, Mumbai – I, at Mumbai (the "**RoC**") and / or any other regulatory or statutory authority, as required by Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (the "**ICDR Regulations**") or any other applicable law.

3. The accompanying statement containing details of GAAP measures, Non-GAAP Financial measures and Non-Financial measures (part of financial reporting) as described in the Technical Guide on Disclosure and Reporting of Key Performance Indicators (KPIs) in Offer Documents issued ICAI (herein, referred to as the "KPIs") as identified by the Company as per the requirement of paragraph 9(K)(3) of Part A of Schedule VI to the ICDR Regulations and other applicable laws (the "Statement" 'Annexure-A') is prepared by the Management of the Company, which we have initialed for identification purposes only.

Management's Responsibility for the Statement

4. The preparation of the accompanying Statement is the responsibility of the Management of the Company. This responsibility includes designing, implementing, and maintaining adequate internal controls that were operating effectively and testing of such controls for ensuring the accuracy and completeness of information relating to KPIs including such accounting records 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.

5. The Management is responsible for:

    a. identification, definition, completeness, accuracy, relevance, appropriateness and sufficiency of the KPIs included in the Statement;
    b. providing access to the accounting and other records to the reporting practitioner including information and explanations required for reporting on the KPIs;
    c. maintenance of the accounting and other records in relation to point (a) and (b) above; and
    d. compliance with the ICDR Regulations, the Technical Guide on Disclosure and Reporting of Key Performance Indicators (KPIs) in Offer Documents issued by ICAI ("Technical Guide") and other regulatory requirements.

Practitioner's Responsibility

6. Pursuant to the requirements of paragraph 9(K)(3) of Part A of Schedule VI to the ICDR Regulations, it is our responsibility to obtain limited assurance and conclude as to whether (i) the financial details provided in the Statement are in agreement with the audited consolidated financial statements of the Company as at for the financial years ended March 31, 2026, March 31, 2025 and March 31, 2024 (the "**Audited Financial Statements** ") and restated consolidated financial statements of the Company for the financial years ended March 31, 2026, March 31, 2025 and March 31, 2024 which was audited in accordance with the Companies Act, 2013, as amended and the rules framed thereunder, the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India and restated by the statutory auditors of the Company in accordance with the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (the "**Restated Financial Information** ") and the underlying books of account maintained by the Company used for the purpose of preparation of Audited Financial Statements and Restated Financial Statements and (ii) KPIs included in the Statement are mathematically accurate.

7. The audited consolidated financial statement for the financial year ended March 31, 2026, March 31, 2025 and March 31, 2024 (Audited Financial Statement) referred to in paragraph 6 above, have been audited by statutory auditors of the Company on which statutory auditors of the Company issued an unmodified audit opinion vide their reports dated, July 18, 2026, May 29, 2025 and August 5, 2024, respectively. Their 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 (the "**Act**") Those standards require that they plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. Their audits were not planned and performed in connection with any transactions to identify matters that may be of potential interest to third parties.

8. The Restated Financial Information of the Company for the financial years ended March 31, 2026, March 31, 2025 and March 31, 2024 referred to in paragraph 7 above, have been examined by statutory auditors of the Company on which statutory auditors of the Company issued their examination report dated July 18 2026. Their examination of these Restated Financial Statements was conducted taking into consideration the Guidance Note on Reports in Company Prospectuses (Revised 2019) issued by the ICAI, concepts of test checks and materiality to obtain reasonable assurance based on verification of evidence supporting the Restated Financial Statements and the requirements of Section 26 of Part I of Chapter III of the Act and the ICDR Regulations. Their work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the Act, the ICDR Regulations and the Technical Guide. Their work was not planned and performed in connection with any transactions to identify matters that may be of potential interest to third parties.

9. We conducted our examination of the Statement in accordance with the Technical Guide and Guidance Note on Reports or Certificates for Special Purposes (Revised 2016), which require 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) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

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

a. Obtained understanding from the management of the Company with regard to KPIs which have been used by the management historically to analyse, track or monitor the performance of the Company;

b. Obtained list of KPIs from the management and compared the specific components of KPIs as mentioned in the Statement to source of KPIs as maintained by management which includes accounting books of account or records, other reports Audited Financial Statements and Restated Financial Statements maintained by the Company as described in the paragraph 7 above;

c. Performed walkthrough of the process of extracting the identified KPIs by way of virtual meetings with the officials of the company Mr. Dilkhush Malesha, Chief Financial Officer of the Company who is responsible for the finance functions and queries were executed based on the requirements of each KPI;

d. For the identified KPIs which were extracted by way of queries, we have reviewed the query syntax, parameters, and data source to ensure that they meet the business requirements;

e. In relation to the details with respect to KPIs of peer companies, compared the amount in the Statement for each KPI of the peer group company from the respective annual reports, financial results available on the website of the stock exchanges as available publicly;

f. Recomputed the mathematical accuracy of the KPIs included in the Statement; and

g. Conducted relevant management inquiries and obtained necessary representation if required in any of the KPIs.

h. Reviewed the management note of the Company on KPIs dated August 31, 2026.

12. We have no responsibility to update this report for events and circumstances occurring after the respective dates of the reports on the financial statements mentioned in paragraph 8 above. However, in case any changes to the information/confirmations contained in this Report are made available to us or we become aware of such changes, we undertake to communicate, in writing, such changes to the Company and the Book Running Lead Managers until the Equity Shares allotted in the Offer commence trading on the Stock Exchanges.

13. We have no responsibility for identification, definition, completeness, relevance, appropriateness and sufficiency of the KPIs included in the Statement.

14. The procedures we have performed do not constitute an audit or review made in accordance with generally accepted auditing standards. Furthermore, they will not necessarily reveal matters of significance with respect to any material misstatement of the information related to KPIs of the Company.

15. This report can be used, in full or part, for inclusion in the Offer Documents. We hereby consent (i) to our Firm name and the aforementioned details being included in the Offer Documents; and (ii) to the submission of this report to any regulatory / statutory/ governmental authority, stock exchanges, any other authority as may be required. We also give our consent to include this report as part of the section titled “Material Contracts and Documents for Inspection” in the Offer Documents which will be available to the public for inspection and on the website of the Company. We also consent to this certificate being uploaded on the repository and, or, the database of the Stock Exchanges.

Inherent Limitations

16. Our work and conclusion shall not in any way constitute advice or recommendations (and we accept no liability in relation to any advice or recommendations) regarding any commercial decisions associated with the Offer, including, in particular, but without limitation, any which may be taken by the Company, the

Bankers/ Book Running Lead Managers or the Syndicate Members in the capacity of investor or in providing investment advice to their clients or the Company.

17. We, however, state that this is not an assurance as to the future viability of the Company or whether the KPIs have a bearing for arriving at the basis for Offer price. We further state that our reporting is based on the facts up to the date of the report and we neither give any guarantee nor any assurance that the KPIs reported will continue to perform and/or report in similar manner in future. It should be noted that the KPIs contained in the Statement may not be measures of operating performance or liquidity defined by generally accepted accounting principles. We make no comment about the Company's definition, methodology or presentation of the KPIs in the Statement or its usefulness for any purposes.

18. The KPIs included in the Statement should not be considered in isolation from, or as a substitute for, analysis of Company's historical financial performance, as reported and presented in the Restated Financial Statements of the Company included in the Offer Documents. These KPIs (other than GAAP measures) are not defined in Indian Accounting Standards (Ind AS) notified under section 133 of the Act, are not presented in accordance with Ind AS and have limitations. These KPIs may differ from similarly titled information used by certain peer companies, who may calculate such information differently and hence their comparability with the measures used by the Company may be limited. Therefore, such KPIs should not be viewed as substitutes for measures of performance under Ind AS or as indicators of Company's financial position, financial performance or its cash flows.

Conclusion

19. Based on the limited procedures performed by us, as above, and the information and explanations given to us, nothing has come to our attention that causes us to believe that (i) the financial details provided in the Statement are not in agreement with the Audited Financial Statements and Restated Financial Statements and the underlying books of account maintained by the Company used for the purpose of preparation of the Audited Financial Statements / Restated Financial Statements and (ii) KPIs included in the Statement are not mathematically accurate.

Restriction on Use

20. This report is addressed to, and provided to, the Board of Directors of the Company for the limited purpose to comply with the requirements of ICDR Regulations and should not be used by any other person or for any other purpose. This report should not be relied upon by existing or prospective investors for their investment purposes and by the bankers/ book running lead managers involved in the Offer for their due diligence purposes. 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.

21. The report is issued solely for the limited purpose to comply with the SEBI ICDR Regulations on KPIs. Our work has not been carried out in accordance with auditing or other standards and practices generally accepted in jurisdictions outside India (including in the United States of America), and accordingly should not be relied upon as if it had been carried out in accordance with those standards and practices. We accept no responsibility and deny any liability to any person who seeks to rely on this report and who may seek to make a claim in connection with any offering of securities on the basis that they had acted in reliance on such information under the protections afforded by United States of America law and regulation or any other laws other than laws of India.

Yours Sincerely,
For Agrawal Jain & Gupta
ICAI Registration No.: 013538C

Gaurav Jain
Digitally signed by Gaurav Jain
Date: 2026.08.31 00:57:51 +05'30'

Gaurav Jain
Partner
Membership No.: 405875
Date: August 31, 2026
Place: Mumbai
UDIN: 26405875EHEQNY7133

Cc:

Legal Counsel to the BRLMs

Bharucha & Partners
13th Floor, Free Press House,
Free Press Journal Marg,
Nariman Point,
Mumbai – 400 021,
Maharashtra, India.

Legal Counsel to the Company

Trilegal
One World Centre,
10th floor, Tower 2A & 2B,
Senapati Bapat Marg, Lower Parel
Mumbai 400 013
Maharashtra, India

Annexure A

Key performance indicators (“**KPIs**”)

The tables below set forth the details of certain financial data based on the Restated Financial Statements and KPIs. All the financial data based on the Restated Financial Statements and the KPIs disclosed below have been used historically by the Company to understand and analyze its business performance, which helps the Company in analyzing the growth of various verticals in comparison with its peers and have been approved by a resolution of the Audit Committee dated August 31, 2026 and the members of the Audit Committee have confirmed that the verified and audited details of all KPIs pertaining to the Company have been disclosed below.

Set forth below are the KPIs pertaining to the Company which are disclosed in the section “Basis for Offer Price”:

A list of certain GAAP and Non-GAAP financial measures KPIs based on the Restated consolidated Financial information, is set out below:

Particulars	Unit	Financial Year ended 31st March 2026 (Consolidated)	Financial Year ended 31st March 2025 (Consolidated)	Financial Year ended 31st March 2024 (Consolidated)
GAAP Measures				
Revenue from Operations(1)	₹ million	7,615.96	6,362.72	4,474.83
PAT for the year (2)	₹ million	713.24	622.54	396.17
Total Equity(7)	₹ million	2,467.03	1,755.92	883.65
Earnings per share (basic and diluted) (4)	₹	8.18	7.22	4.66
Non GAAP Measures				
PAT Margin(3)	%	9.37	9.78	8.85
EBITDA(5)	₹ million	1,308.34	985.38	597.27
EBITDA Margin(6)	%	17.18	15.49	13.35
Total Debt(8)	₹ million	2,656.44	2,016.48	1,042.62
Total Debt / Equity(9)	Times	1.08	1.15	1.18
ROE(10)	%	33.78	47.17	64.93
ROCE(11)	%	24.34	24.83	28.62
Current Ratio(12)	Times	1.16	1.16	1.09

Particulars	Unit	Financial Year ended 31st March 2026 (Consolidated)	Financial Year ended 31st March 2025 (Consolidated)	Financial Year ended 31st March 2024 (Consolidated)
Debt Service Coverage Ratio(13)	Times	1.65	1.58	0.95
Working Capital Turnover Ratio(14)	Times	1.55	1.76	2.48
Operational Measures				
Collection out of Sale units and Rehab cum Sale units(15)	₹ million	2,954.12	2,929.33	2,173.91
Completed Developed Area(16)	Million square feet	0.17	0.21	0.54
No of Employees(17)	Number	198	148	142
Attrition Rate(18)	%	13.54	23.71	24.87

Notes:
(1) Revenue from Operations is defined as sales.
(2) PAT for the year is defined as profit for the year.
(3) PAT margin is calculated as "PAT"/revenue from operation.
(4) Earnings per share (basic/diluted) is defined PAT /Weighted average number of equity shares outstanding during year.
(5) EBITDA is defined as profit before tax, interest, depreciation and amortisation.
(6) EBITDA Margin is calculated as EBITDA/revenue from operation
(7) Total Equity is defined as equity share capital and other equity instrument entirely equity in nature.
(8) Total Debt is defined as borrowing and lease liabilities.
(9) Total debt /Equity is calculated as total debt /total equity.
(10) ROE is calculated as profit after tax less preference dividend /average total equity.
(11) ROCE is calculated as profit before tax plus finance cost less other income/total asset-current liability excluding borrowing.
(12) Current ratio means current assets divided by current liabilities.
(13) Debt service coverage ratio is defined as profit after tax + non-cash expenses finance cost/interest expenses +principal repayment +lease payment.
(14) Working capital turnover ratio defined as revenue from operations/working capital excluding borrowings.
(15) Collection is defined as collections out of sales and rehab cum sale unit.
(16) Completed Developable area is defined as the area of the projects delivered by the Company in a particular year.
(17) Number of employees means total number of employees at the end of year.
(18) Attrition rate employee attrition ratio (A/B) (%) = No of employees that left during the year divided by no of employees at the beginning of the year + No of employees joined during the year

Explanation for KPI Metrics

Sr. No.	Particulars	Explanation
	GAAP Measures	
1	Revenue from Operations	Revenue from Operations is used by management to track the revenue profile of the business and in turn helps assess the overall financial performance of Company and size of business.
2	PAT for the year	Profit after tax provides information regarding the overall profitability of the business.
3	Total Equity	Where total shareholders' equity + other equity (including security premium and surplus/(deficit) and other compressive income.
4	Earnings per share (basic and diluted)	These metrics represent the earnings generated for each outstanding share of the company's stock. They are used to assess the company's profitability on a per-share basis.
	Non GAAP Measures	
5	PAT Margin	PAT Margin is an indicator of the overall profitability and financial performance of business.
6	EBITDA	EBITDA provides a clearer view of a company's operating profitability by excluding non operating expenses like depreciation and amortization. It helps assess a company's ability to generate cash from its core operations.
7	EBITDA Margin	This metric is the percentage of EBITDA in relation to the total revenue. It indicates the portion of revenue that translates into EBITDA and is a measure of operating efficiency.
8	Total Debt	Total outside debt long term short term including lease liabilities.
9	Total Debt / Equity	Debt-to-equity (D/E) ratio is used to evaluate a company's financial leverage.
10	ROE	RoE provides how efficiently Company generates profits from shareholders' funds.
11	ROCE	ROCE provides how efficiently Company generates earnings from the capital employed in the business.
12	Current Ratio	It tells management how business can maximize the current assets on its balance sheet to satisfy its current debt and other payables.
13	Debt Service Coverage Ratio	The interest coverage ratio is a debt and profitability ratio used to determine how easily a company can pay interest on its outstanding debt.

Sr. No.	Particulars	Explanation
14	Working Capital Turnover Ratio	This metric enables us to track how effectively company is utilizing its working capital to generate revenue.
	Operational Measures	
15	Collection out of Sale units and Rehab cum Sale units	In real estate, collection refers to the amount of money received from customers for products or services sold. It's crucial for assessing cash flow and financial stability.
16	Completed Developed Area	This metric indicates the scale of a real estate company's projects and its progress in developing properties.
17	No of Employees	Total number of employees of the company.
18	Attrition Rate	This ratio represents the percentage of employees who have left the company compared to the total number of employees. It helps HR department understand employee satisfaction and retention.

Comparison of Key Performance Indicators with Listed Industry Peers

a. For March 2026

Particulars	Unit	Pranav Constructions Limited (Restated Consolidated Financial Information's)	Kolte-Patil Developers Limited	Suraj Estate Developers Limited	Keystone Realtors Limited	Lodha Developers Limited (Formally Known as Macrotech Developers Limited)	Godrej Properties Limited	Arkade Developers Limited	Kalpataru Limited
GAAP Measures									
Revenue from Operations	₹ million	7,615.96	7,349.60	5,558.62	26,345.40	1,66,762.00	51,314.30	8,164.02	34,356.20
PAT for the year	₹ million	713.24	(380.80)	903.05	949.50	34,307.00	18,406.60	52.94	799.60
Total Equity	₹ million	2,467.03	12,046.10	9,930.64	28,944.40	2,34,292.00	1,93,548.90	8,821.61	40,779.30
Earnings per share (basic and diluted)	₹	8.18	(4.51)	19.51	6.25	34.34	61.43	0.29	4.76
Non GAAP Measures									
PAT Margin	%	9.37%	(5.18%)	16.25%	3.60%	20.57%	35.87%	0.65%	2.33%
EBITDA	₹ million	1,308.34	146.70	2,228.93	2,074.40	53,734.00	28,030.20	190.15	2,122.40
EBITDA Margin	%	17.18%	2.00%	40.10%	7.87%	32.22%	54.62%	2.33%	6.18%
Total Debt	₹ million	2,656.44	11,834.20	6,452.90	14,840.00	98,960.00	1,58,940.90	990.64	91,678.20
Total Debt / Equity	Times	1.08	0.98	0.65	0.51	0.42	0.82	0.11	2.25
ROE	%	33.78%	(3.73%)	9.53%	3.34%	15.71%	9.97%	0.60%	2.45%
ROCE	%	24.34%	(2.89%)	12.91%	2.34%	13.49%	(1.66%)	(0.30%)	0.48%

Current Ratio	Times	1.16	1.09	4.45	1.77	1.75	1.27	7.13	1.53
Debt Service Coverage Ratio	Times	1.65	0.02	Not Available	0.98	Not Available	Not Available	Not Available	Not Available
Working Capital Turnover Ratio	Times	1.55	0.43	0.36	0.75	0.57	0.17	0.90	0.29
Operational Measures									
Collection out of Sale units and Rehab cum Sale units	₹ million	2,954.12	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Completed Developed Area	Million square feet	0.17	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
No of Employees	Number	198.00	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Attrition Rate	%	13.54%	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available

b. For March 2025

Particulars	Unit	Pranav Constructions Limited(Restated Consolidated Financial Information's)	Kolte-Patil Developers Limited	Suraj Estate Developers Limited	Keystone Realtors Limited	Lodha Developers Limited (Formally Known as Macrotech Developers Limited)	Godrej Properties Limited	Arkade Developers Limited	Kalpataru Limited
GAAP Measures									
Revenue from Operations	₹ million	6,362.72	17,173.80	5,490.92	20,041.00	1,37,795.00	49,228.40	6,830.96	22,216.20
PAT for the year	₹ million	622.54	1,093.30	1,001.52	1,881.30	27,666.00	13,892.30	1,569.28	247.40
Total Equity	₹ million	1,755.92	8,373.20	9,027.28	27,845.90	2,02,448.00	1,75,737.30	8,839.30	24,564.00
Earnings per share (basic and diluted)	₹	7.22	14.02	21.80	13.85	27.76	49.02	9.25	1.54
Non GAAP Measures									
PAT Margin	%	9.78%	6.37%	18.24%	9.39%	20.08%	28.22%	22.97%	1.11%
EBITDA	₹ million	985.38	2,273.50	2,067.27	3,217.00	43,769.00	19,699.70	2,180.69	1,667.30
EBITDA Margin	%	15.49%	13.24%	37.65%	16.05%	31.76%	40.02%	31.92%	7.50%
Total Debt	₹ million	2,016.48	11,389.80	4,609.05	9,302.70	70,940.00	1,26,414.00	1,146.43	1,01,720.20
Total Debt / Equity	Times	1.15	1.36	0.51	0.33	0.35	0.72	0.13	4.14
ROE	%	47.17%	13.90%	14.12%	8.22%	14.65%	9.97%	25.99%	1.44%
ROCE	%	24.83%	8.42%	14.41%	4.83%	13.32%	(0.49%)	20.17%	0.15%
Current Ratio	Times	1.16	1.03	3.48	1.69	1.69	1.51	4.17	1.49
Debt Service Coverage Ratio	Times	1.58	0.38	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Working Capital Turnover Ratio	Times	1.76	1.40	0.42	0.68	0.55	0.19	0.72	0.19
Operational Measures									
Collection out of Sale units and Rehab cum Sale units	₹ million	2,929.33	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Completed Developed Area	Million square feet	0.21	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
No of Employees	Number	148.00	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Attrition Rate	%	23.71%	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available

c. For Fiscal 2024

Particulars	Unit	Pranav Constructions Limited(Restated Consolidated Financial Information's)	Kolte-Patil Developers Limited	Suraj Estate Developers Limited	Keystone Realtors Limited	Lodha Developers Limited (Formally Known as Macrotech Developers Limited)	Godrej Properties Limited	Arkade Developers Limited	Kalpataru Limited
GAAP Measures									
Revenue from Operations	₹ million	4,474.83	13,714.80	4,122.14	22,222.50	1,03,161.00	30,356.20	6,347.37	19,299.84
PAT for the year	₹ million	396.17	(674.80)	674.91	1,110.30	15,542.00	7,470.60	1,228.08	(1,165.07)
Total Equity	₹ million	883.65	7,355.70	5,162.15	17,941.80	1,75,340.00	1,03,014.40	3,236.34	9,909.48
Earnings per share (basic and diluted)	₹	4.66	(9.12)	19.39	9.85	16.03	26.09	8.09	(7.41)
Non GAAP Measures									
PAT Margin	%	8.85%	(4.92%)	16.37%	5.00%	15.07%	24.61%	19.35%	(6.04%)
EBITDA	₹ million	597.27	646.40	2,364.23	1,918.50	28,162.00	11,966.60	1,693.76	(288.28)
EBITDA Margin	%	13.35%	4.71%	57.35%	8.63%	27.30%	39.42%	26.68%	(1.49%)
Total Debt	₹ million	1,042.62	11,167.70	4,297.96	11,013.70	76,976.00	1,06,792.90	694.10	1,06,883.09
Total Debt / Equity	Times	1.18	1.52	0.83	0.61	0.44	1.04	0.21	10.79
ROE	%	64.93%	(8.37%)	22.97%	6.38%	10.27%	7.63%	46.87%	(10.63%)
ROCE	%	28.62%	0.19%	24.05%	4.21%	9.64%	(0.70%)	42.27%	(1.36%)
Current Ratio	Times	1.09	1.11	2.36	1.50	1.62	1.43	2.45	1.46
Debt Service Coverage Ratio	Times	0.95	0.13	0.39	0.57	1.20	1.59	1.59	Not available
Working Capital Turnover Ratio	Times	2.48	1.08	0.46	1.04	0.45	0.17	1.77	0.18
Operational Measures									
Collection out of Sale units and Rehab cum Sale units	₹ million	2,173.91	Not available	Not available	Not available	Not available	Not available	Not available	Not available
Completed Developed Area	Million square feet	0.54	Not available	Not available	Not available	Not available	Not available	Not available	Not available
No of Employees	Number	142.00	Not available	Not available	Not available	Not available	Not available	Not available	Not available
Attrition Rate	%	24.87%	Not available	Not available	Not available	Not available	Not available	Not available	Not available

Notes:
(1) Revenue from Operations is defined as sales.
(2) PAT for the year is defined as profit for the year.
(3) PAT margin is calculated as "PAT"/revenue from operation.
(4) Earnings per share (basic/diluted) is defined PAT /Weighted average number of equity shares outstanding during year.
(5) EBITDA is defined as profit before tax, interest, depreciation and amortisation.
(6) EBITDA Margin is calculated as EBITDA/revenue from operation
(7) Total Equity is defined as equity share capital and other equity instrument entirely equity in nature.
(8) Total Debt is defined as borrowing and lease liabilities.
(9) Total debt /Equity is calculated as total debt /total equity.
(10) ROE is calculated as profit after tax less preference dividend /average total equity.
(11) ROCE is calculated as profit before tax plus finance cost less other income/total asset-current liability excluding borrowing.
(12) Current ratio means current assets divided by current liabilities.
(13) Debt service coverage ratio is defined as profit after tax + non-cash expenses finance cost/interest expenses +principal repayment +lease payment.
(14) Working capital turnover ratio defined as revenue from operations/working capital excluding borrowings.
(15) Collection is defined as collections out of sales and rehab cum sale unit.
(16) Completed Developable area is defined as the area of the projects delivered by the Company in a particular year.
(17) Number of employees means total number of employees at the end of year.
(18) Attrition rate employee attrition ratio (A/B) (%) = No of employees that left during the year divided by no of employees at the beginning of the year + No of employees joined during the year