



July 17, 2025

To,
BSE Limited,
Listing Department, 1st Floor,
P.J. Towers, Dalal Street,
Mumbai- 400 001

Dear Sir,

Sub: Disclosure of Approved Audited Security Cover pursuant to Regulation 54 read with Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as on March 31, 2025.

Ref: Secured, Listed, Rated, Non-Convertible Debentures (ISIN. INE050R07091) and Secured Rated Listed Redeemable Non-Convertible Debentures Series 2 (ISIN. INE050R07109)

We refer to the provisions of Regulation 54 read with applicable schedules of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and we confirm that the Board of Directors at their meeting on May 30, 2025 considered and approved the Security Cover along with report of the Auditors of the Company as on March 31, 2025.

In this regard, we hereby enclose the Disclosure of Security Cover as per Regulation 54 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The meeting concluded at 10.35 PM

We request you to take the same on record.

Thanking You,

Yours faithfully,
For Century Joint Developments Private Limited

Mahesh Prabhu
(Whole-time Director)
DIN: 01516242
No. 10/1, Ground Floor, Lakshminarayana Complex,
Palace Road, Bangalore - 560052

Independent Auditor's certificate on the Statement of computation of Security Cover for the Quarter ended March 31, 2025 for Non-convertible Debentures issued by the Company

**To the Board of Directors
CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED
CIN: U70200KA2010PTC052710**

Dear Sir/Madam,

1. This certificate is issued in accordance with the terms of our engagement letter.
2. We Hiremath & Co, Chartered Accountants (Firm Registration Number 007085S), are the statutory auditors of Century Joint Developments Private Limited (herein after referred to as "the Company") and have been requested by the Company to examine the accompanying Statements showing 'Security Cover as per the terms of information memorandum and/or debenture trust deed and compliance with covenants' for its non- convertible debt securities as at March 31, 2025 (hereinafter the "Statement") which has been prepared by the Company from the audited standalone Ind AS financial results and other relevant records and documents maintained by the Company as at and for the quarter ended March 31, 2025 pursuant to the requirements of Regulation 54 read with 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 annexed to this report.

The Statement is stamped and initialled by us for identification purpose only.

Management's Responsibility

3. The preparation of the Statement from the audited books of account and other relevant records and documents, and compliance with covenants as per the respective debenture trust deeds and with relevant regulations issued by Securities Exchange Board of India, in respect of the debentures, are the responsibilities of the Management of the Company. This responsibility includes preparation and

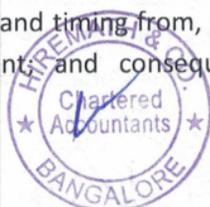


maintenance of the books of account and the records of the Company, and the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

4. The Management of the Company is also responsible for the adherence with the Regulation, including, amongst others, ensuring compliance with all the covenants as per respective Debenture Trust Deeds, in respect of non-convertible debt securities.

Auditor's Responsibility

5. Pursuant to the requirements of the Regulation, our responsibility is to provide an assurance as to whether the particulars contained in the Statement are in agreement with the audited books of account and other relevant records and documents maintained by the Company and whether Security Cover is correctly computed as per the terms of the debenture deeds. This did not include the evaluation of adherence by the Company with all the applicable terms of the Offer Document / Information Memorandum, Debenture Trust Deed and guidelines of the Regulations.
6. The audited standalone financial results, referred to in paragraph 5 above, have been reviewed by us, on which we have issued an unmodified conclusion vide our review report dated 30th May 2025 pursuant to Regulation 52 of SEBI (Listing obligations and Disclosures Requirements) Regulations, 2015. Our review of these audited standalone financial results was conducted in accordance with the Standards on Review Engagement (SRE) 2410, Review of Interim Financial Information performed by the Independent Auditor of the Company issued by the Institute of Chartered Accountants of India ('the ICAI'). This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial information is free of material misstatement. A review is limited primarily to inquiries of the company personnel and analytical procedures applied to the financial data and thus, provide less assurance than an audit. We have not performed an audit and accordingly, we did not express an audit opinion.
7. The procedures performed with respect to the Statement is a limited assurance engagement which vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement, and consequently, the level of assurance



obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation the accompanying Statement:

- a. Traced the principal and interest outstanding amount of the secured non-convertible debenture to the audited financial results underlying books of account and other relevant records and documents maintained by the Company for the quarter ended March 31, 2025.
 - b. Verified the details of ISIN, series and Security cover details from the respective Information memorandum and/or debenture trust deed.
 - c. Traced the value of secured assets forming part of the Security cover details of the secured non- convertible debenture from the valuation report issued by independent valuer engaged by the management.
 - d. Obtained confirmation from Management that there is no significant event or transaction to impact the market value as stated in (c) above.
 - e. Verified that the computation of security cover is in accordance with the basis of computation given in the Statement and the amounts used in such computation have been accurately extracted from the information obtained above and the calculation thereof is arithmetically accurate.
 - f. Verified whether the Company has maintained hundred percent security cover as per the terms of debenture trust deed.
8. Nothing contained in this Certificate, nor anything said or done in the course of, or in connection with the services that are subject to this Certificate, will extend any duty of care that we may have in our capacity of the statutory auditors of any financial statements of the Company.
9. 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 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") 1, Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements

Conclusion

11. On the basis of aforementioned procedures and according to the information and explanations furnished to us by the Management of the Company, we certify that the financial and other information contained in the Statement read with the notes thereon are in agreement with the audited books of account and relevant records and documents of the Company and the Security Cover is correctly computed.

Restriction in Use

12. The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 2 above and to be submitted with the accompanying Statement to the Debenture Trustees and is not to be used or referred to for any other person. 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. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No: 007085S



Hiremath Somashekharayya

Proprietor

Membership No: 203338

UDIN: 25203338BMKUWW9356

Date: 30-May-2025

Place: Bangalore

Annexure I- Format of Security Cover - Part A

To,
Stock Exchange (s)
Based on examination of books of accounts and other relevant records/documents, we hereby certify that:

a) The entity has vide its Boards Resolution dated September 11, 2024 and information memorandum/ offer document and under various Debenture Trust Deeds had agreed to provide the security for the listed debt securities:

ISIN	Private Placement	Public Issue	Secured/ Unsecured	Sanctioned Amount
INE05OR07091	Private Placement	-	Secured	Rs.850,00,00,000
INE05OR07109	Private Placement	-	Secured	Rs.750,00,00,000

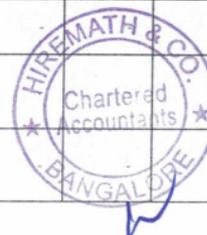
Table A: Security Cover on Standalone Basis

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	Amount in Rs. Lakhs
Particulars	Description of asset for which this certificate related	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					Total Value (=K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)	debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis*		Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, 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)	Relating to Column F		
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
ASSETS															
Property, Plant and Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Work-in-Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Goodwill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets under Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments (Amount invested by):															
- Century Joint Developments Pvt Ltd	26,20,764 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	26.21	-	-	-	-	-	-	26.21	3,014.66	-	-	-	-	3,014.66
Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade Receivable s	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash and Cash Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	Deposits available with banks	22,500.00	-	-	-	-	-	-	22,500.00	3,014.66	-	-	-	-	3,014.66
		22,526.21	-	-	-	-	-	-	22,526.21	3,014.66	-	-	-	-	3,014.66
LIABILITIES															
Debt securities to which this certificate pertains	-	1,63,160.27	-	-	-	-	-	-	1,63,160.27	-	-	-	-	-	-
Other debt sharing pari-passu charge with above debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subordinated debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Securities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade payables	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lease Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Provisions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		1,63,160.27	-	-	-	-	-	-	1,63,160.27	-	-	-	-	-	-
Cover on Book Value		0.14	-	-	-	-	-	-	0.14	-	-	-	-	-	-
Cover on Market Value ^{ix}		0.02	-	-	-	-	-	-	0.02	-	-	-	-	-	-
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio										

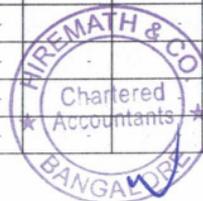


Table B: Security Cover on Consolidated Level

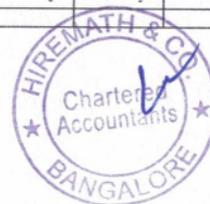
Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate related	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)	debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis*		Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, 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	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment	Property, Plant and Equipment of Century Downtown Pvt Ltd*	34,010.37	-	-	-	-	-	-	34,010.37	-	-	-	-	-
Capital Work-in-Progress		-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets		-	-	-	-	-	-	-	-	-	-	-	-	-
Goodwill		-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets under Development		-	-	-	-	-	-	-	-	-	-	-	-	-
Investments (Amount invested by):														
- Century Joint Developments Pvt Ltd	26,20,764 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	26.21	-	-	-	-	-	-	26.21	3,014.66	-	-	-	3,014.66
- Century Real Estate Holdings Pvt Ltd	2,35,41,965 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	2,354.20	-	-	-	-	-	-	2,354.20	2,354.20	-	-	-	2,354.20
- Century Real Estate Holdings Pvt Ltd	9,90,000 Equity Shares at Rs.10/- each of Century Shelters Developers Pvt Ltd	99.00	-	-	-	-	-	-	99.00	99.00	-	-	-	99.00
- Century Real Estate Holdings Pvt Ltd	2,69,21,451 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	269.21	-	-	-	-	-	-	269.21	30,967.75	-	-	-	30,967.75
- Century Real Estate Holdings Pvt Ltd	8,16,66,034 Equity Shares at Rs.10/- each of Indiland Developers Bangalore Pvt. Ltd.	8,166.60	-	-	-	-	-	-	8,166.60	17,800.69	-	-	-	17,800.69
- P Ravindra Pai	10,00,00,000 Equity Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	10,000.00	-	-	-	-	-	-	10,000.00	5,440.00	-	-	-	5,440.00
- P Ravindra Pai	87,50,000 15% Participatory Cumulative Fully Convertible Preference Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	875.00	-	-	-	-	-	-	875.00	476.00	-	-	-	476.00
- P Ravindra Pai	4,25,00,000 0.0001% Non-Participatory, Non-Cumulative, Optionally Convertible Preference Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	4,250.00	-	-	-	-	-	-	4,250.00	2,312.00	-	-	-	2,312.00
- P Ravindra Pai	6,99,159 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	69.92	-	-	-	-	-	-	69.92	69.92	-	-	-	69.92
- P Ravindra Pai	5000 Equity Shares at Rs.10/- each of Century Assets Pvt Ltd	0.50	-	-	-	-	-	-	0.50	-	-	-	-	-
- P Ravindra Pai	5000 Equity Shares at Rs.10/- each of Century Dwellings Pvt. Ltd.	0.50	-	-	-	-	-	-	0.50	17,603.45	-	-	-	17,603.45
- P Ravindra Pai	5000 Equity Shares at Rs.10/- each of Century Living Pvt. Ltd.	0.50	-	-	-	-	-	-	0.50	0.40	-	-	-	0.40
- P Ashwin Pai	10,00,00,000 Equity Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	10,000.00	-	-	-	-	-	-	10,000.00	5,440.00	-	-	-	5,440.00
- P Ashwin Pai	87,50,000 15% Participatory Cumulative Fully Convertible Preference Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	875.00	-	-	-	-	-	-	875.00	476.00	-	-	-	476.00
- P Ashwin Pai	4,25,00,000 0.0001% Non-Participatory, Non-Cumulative, Optionally Convertible Preference Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	4,250.00	-	-	-	-	-	-	4,250.00	2,312.00	-	-	-	2,312.00



- P Ashwin Pai	19 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	0.004	-	-	-	-	-	0.004	0.004	-	-	-	0.004
- P Ashwin Pai	5000 Equity Shares at Rs.10/- each of Century Assets Pvt Ltd	0.50	-	-	-	-	-	0.50	-	-	-	-	-
- P Ashwin Pai	5000 Equity Shares at Rs.10/- each of Century Dwellings Pvt. Ltd.	0.50	-	-	-	-	-	0.50	17,603.45	-	-	-	17,603.45
- P Ashwin Pai	5000 Equity Shares at Rs.10/- each of Century Living Pvt. Ltd.	0.50	-	-	-	-	-	0.50	0.40	-	-	-	0.40
- Dev S Patel	5,00,00,000 Equity Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	5,000.00	-	-	-	-	-	5,000.00	2,720.00	-	-	-	2,720.00
- P Dayananda Pai	490 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.49	-	-	-	-	-	0.49	-	-	-	-	-
- P Dayananda Pai	21,26,44,710 Equity Shares at Rs.1/- each of Century Downtown Pvt Ltd	2,126.45	-	-	-	-	-	2,126.45	-	-	-	-	-
- P Dayananda Pai	1,90,000 Equity Shares at Rs.10/- each of Indiland Developers Bangalore Pvt. Ltd.	19.00	-	-	-	-	-	19.00	41.41	-	-	-	41.41
- P Satish Pai	10 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.01	-	-	-	-	-	0.01	-	-	-	-	-
- P Satish Pai	4,33,989 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	43.40	-	-	-	-	-	43.40	43.40	-	-	-	43.40
- KN Yellappa	69,793 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	6.98	-	-	-	-	-	6.98	6.98	-	-	-	6.98
- KN Yellappa	20,19,464 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	20.19	-	-	-	-	-	20.19	2,322.99	-	-	-	2,322.99
- Yashwanth Shenoy	65,639 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	6.56	-	-	-	-	-	6.56	6.56	-	-	-	6.56
- Yashwanth Shenoy	3,59,42,473 Equity Shares at Rs.1/- each of Century Downtown Pvt Ltd	359.42	-	-	-	-	-	359.42	-	-	-	-	-
- Yashwanth Shenoy	78,99,518 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	79.00	-	-	-	-	-	79.00	9,086.82	-	-	-	9,086.82
- A Ramakrishna	10 Equity Shares at Rs.10/- each of Century Shelters Developers Pvt Ltd	0.001	-	-	-	-	-	0.001	0.001	-	-	-	0.001
- MS Mahadevaiah	1,05,38,803 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	105.39	-	-	-	-	-	105.39	12,122.79	-	-	-	12,122.79
- Mohini D Pai	490 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.49	-	-	-	-	-	0.49	-	-	-	-	-
- Mohini D Pai	1,19,528 Equity Shares at Rs.1/- each of Century Downtown Pvt Ltd	1.20	-	-	-	-	-	1.20	-	-	-	-	-
- S Raghunath	10 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.01	-	-	-	-	-	0.01	-	-	-	-	-
Loans		-	-	-	-	-	-	-	-	-	-	-	-
Inventories	Inventories & Sold Receivables of Century Real Estate Holdings Pvt. Ltd.	9,745.78	-	-	-	-	-	9,745.78	10,056.82	-	-	-	10,056.82
	Inventories & Sold Receivables of Century Shelters Developers Pvt. Ltd.	1,989.79	-	-	-	-	-	1,989.79	1,876.83	-	-	-	1,876.83
	Immovable Property of Navrang Property Private Limited*	669.31	-	-	-	-	-	669.31	41,704.80	-	-	-	41,704.80
	Immovable Property of Century Silicon City Pvt. Ltd.	11,437.75	-	-	-	-	-	11,437.75	71,070.00	-	-	-	71,070.00
	Immovable Property of Indiland Developers Bangalore Pvt. Ltd.	3,597.80	-	-	-	-	-	3,597.80	37,710.00	-	-	-	37,710.00
	Immovable Property of Century Dwellings Pvt. Ltd.	15,145.74	-	-	-	-	-	15,145.74	48,320.00	-	-	-	48,320.00
	Immovable Property of Akruithi Enterprises*	46,377.90	-	-	-	-	-	46,377.90	68,300.00	-	-	-	68,300.00
	Immovable Property of Adarsh Enterprises*	7,324.61	-	-	-	-	-	7,324.61	-	-	-	-	-
	Immovable Property of Vinayaka Enterprises	1,205.38	-	-	-	-	-	1,205.38	13,940.00	-	-	-	13,940.00
Trade Receivables		-	-	-	-	-	-	-	-	-	-	-	-
Cash and Cash Equivalents		-	-	-	-	-	-	-	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents		-	-	-	-	-	-	-	-	-	-	-	-
Others		-	-	-	-	-	-	-	-	-	-	-	-
- P Ravindra Pai	Hypothecation of Project Landmark Future Receivables	-	-	-	-	-	-	-	27,772.67	-	-	-	27,772.67
- P Ashwin Pai	Hypothecation of Project Landmark Future Receivables	-	-	-	-	-	-	-	31,435.79	-	-	-	31,435.79
- P Dayananda Pai	Hypothecation of Project Landmark Future Receivables	-	-	-	-	-	-	-	3,663.12	-	-	-	3,663.12
- P Satish Pai	Hypothecation of Project Landmark Future Receivables	-	-	-	-	-	-	-	3,663.12	-	-	-	3,663.12
- Century Assets Pvt Ltd	Hypothecation of Project Landmark Future Receivables	-	-	-	-	-	-	-	31,435.79	-	-	-	31,435.79



- Century Joint Developments Pvt Ltd	Deposits available with banks	22,500.00	-	-	-	-	-	-	22,500.00	-	-	-	-
Total		2,03,011.15	-	-	-	-	-	-	2,03,011.15	5,23,269.81	-	-	5,23,269.81
<p>Less: Investments in Century Silicon City Pvt. Ltd. ('CSCPL'), Century Real Estate Holdings Pvt. Ltd. ('CREHPL'), Navrang Property Developers Pvt Ltd (NPDP), Century Dwellings Pvt. Ltd. ('CDWPL'), Century Downtown Pvt Ltd ('CDPL'), Century Sheltors Developers Pvt Ltd ('CSDPL')</p> <p>-Since the share value of CSCPL, CREHPL, NPDP, CDWPL, CSDPL is derived out of the Networth of the Company and the entire Networth is charged for the NCD except CDPL, the value of the shares are deducted to disclose the actual valuation of CSCPL, CREHPL, NPDP, CDWPL, CDPL & CSDPL</p>													
- Century Joint Developments Pvt Ltd	26,20,764 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	26.21	-	-	-	-	-	-	26.21	3,014.66	-	-	3,014.66
- Century Real Estate Holdings Pvt Ltd	2,69,21,451 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	269.21	-	-	-	-	-	-	269.21	30,967.75	-	-	30,967.75
- KN Yellappa	20,19,464 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	20.19	-	-	-	-	-	-	20.19	2,322.99	-	-	2,322.99
- Yashwanth Shenoy	78,99,518 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	79.00	-	-	-	-	-	-	79.00	9,086.82	-	-	9,086.82
- MS Mahadevaiah	1,05,38,803 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	105.39	-	-	-	-	-	-	105.39	12,122.79	-	-	12,122.79
- P Ravindra Pai	10,00,00,000 Equity Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	10,000.00	-	-	-	-	-	-	10,000.00	5,440.00	-	-	5,440.00
- P Ashwin Pai	10,00,00,000 Equity Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	10,000.00	-	-	-	-	-	-	10,000.00	5,440.00	-	-	5,440.00
- Dev S Patel	5,00,00,000 Equity Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	5,000.00	-	-	-	-	-	-	5,000.00	2,720.00	-	-	2,720.00
- P Dayananda Pai	17,23,91,326 Equity Shares at Rs.1/- each of Century Downtown Pvt Ltd	1,723.91	-	-	-	-	-	-	1,723.91	-	-	-	-
- Yashwanth Shenoy	2,91,38,607 Equity Shares at Rs.1/- each of Century Downtown Pvt Ltd	291.39	-	-	-	-	-	-	291.39	-	-	-	-
- Mohini D Pai	96,901 Equity Shares at Rs.1/- each of Century Downtown Pvt Ltd	0.97	-	-	-	-	-	-	0.97	-	-	-	-
- P Dayananda Pai	490 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.49	-	-	-	-	-	-	0.49	-	-	-	-
- P Satish Pai	10 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.01	-	-	-	-	-	-	0.01	-	-	-	-
- Mohini D Pai	490 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.49	-	-	-	-	-	-	0.49	-	-	-	-
- S Raghunath	10 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.01	-	-	-	-	-	-	0.01	-	-	-	-
- P Ravindra Pai	5000 Equity Shares at Rs.10/- each of Century Dwellings Pvt. Ltd.	0.50	-	-	-	-	-	-	0.50	17,603.45	-	-	17,603.45
- P Ashwin Pai	5000 Equity Shares at Rs.10/- each of Century Dwellings Pvt. Ltd.	0.50	-	-	-	-	-	-	0.50	17,603.45	-	-	17,603.45
- Century Real Estate Holdings Pvt Ltd	9,90,000 Equity Shares at Rs.10/- each of Century Sheltors Developers Pvt Ltd	99.00	-	-	-	-	-	-	99.00	99.00	-	-	99.00
- A Ramakrishna	10 Equity Shares at Rs.10/- each of Century Sheltors Developers Pvt Ltd	0.001	-	-	-	-	-	-	0.001	0.001	-	-	0.001
Total		27,617.27	-	-	-	-	-	-	27,617.27	1,06,420.90	-	-	1,06,420.90
Net Security Cover		1,75,393.88	-	-	-	-	-	-	1,75,393.88	4,16,848.91	-	-	4,16,848.91



LIABILITIES														
Debt securities to which this certificate pertains	-	1,63,160.27	-	-	-	-	-	-	-	-	1,63,160.27	-	-	-
Other debt sharing pari-passu charge with above debt	-		-	-	-	-	-	-	-	-	-	-	-	-
Other Debt	-		-	-	-	-	-	-	-	-	-	-	-	-
Subordinated debt	-		-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	-		-	-	-	-	-	-	-	-	-	-	-	-
Bank	-		-	-	-	-	-	-	-	-	-	-	-	-
Debt Securities	-		-	-	-	-	-	-	-	-	-	-	-	-
Others	-		-	-	-	-	-	-	-	-	-	-	-	-
Trade payables	-		-	-	-	-	-	-	-	-	-	-	-	-
Lease Liabilities	-		-	-	-	-	-	-	-	-	-	-	-	-
Provisions	-		-	-	-	-	-	-	-	-	-	-	-	-
Others	-		-	-	-	-	-	-	-	-	-	-	-	-
Total		1,63,160.27									1,63,160.27			
Cover on Book Value	-	1.07	-	-	-	-	-	-	-	-	-	-	-	-
Cover on Market Value ^m	-	2.55	-	-	-	-	-	-	-	-	-	-	-	-
		Exclusive Security Cover Ratio												
								Pari-Passu Security Cover Ratio						

Note:*

1. The book value and market value includes the immovable properties belonging to Navrang Property Developers Pvt Ltd and Century Downtown Pvt Ltd collectively known as "Century Downtown" as per the Valuation Report.
2. The book value and market value includes the immovable properties belonging to M/s Akruthi Enterprises and M/s Adarsh Enterprises collectively known as "Century Calina" as per the Valuation Report.

For Hiremath & Co.
Chartered Accountants
FRN: 0070855

Hiremath Somashekharayya
M.No. 203338
Proprietor

UDIN - 25203338/BMKUWW9356.
Place : Bangalore

Date: 30/May/2025

