

Date: November 14, 2025

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

Dear Sir,

Sub: Disclosure of Approved Unaudited Standalone Financial Results along with limited review report and other documents pursuant to Regulations 51(1), 52 and 54 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and half year ended September 30, 2025.

Ref: Rated, Secured, Listed, Redeemable and Non-Convertible Debentures (ISIN No. INE050R07091 & INE050R07109)

We refer to the provisions of Regulations 51, 52 and 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 of the Company at their meeting held on November 14, 2025 considered and approved the Unaudited Standalone Financial Results along with limited review report of the Company for the quarter and half year ended September 30, 2025.

In this regard, we hereby enclose the following:

- i. Unaudited Financial Results along with limited review report of the Company for the quarter and half year ended September 30, 2025
- ii. Disclosure of information as per Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- iii. 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 09.24 P.M.

We request you to take the same on record.

Thanking You,

Yours faithfully,
For **Century Joint Developments Private Limited**

Mahesh Prabhu
Director (DIN: 01516242)

Independent Auditor's Review Report on the Standalone Unaudited quarter ended Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Century Joint Developments Private Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results (Statements) of **Century Joint Developments Private Limited** ('the Company') for the quarter ended September 30, 2025 and year to date results for the period April 01, 2025 to September 30, 2025 and its net loss being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
2. This statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the accounting principles laid down in Indian Accounting Standard 34 ("IND AS 34") "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 ('the Act') and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statements based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, Review of Interim Financial Information performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under Section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statements prepared in accordance with recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed 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 any material misstatement.

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No. 0070858



Hiremath Somashekharappa

Proprietor

Membership No: 203338

UDIN: 25203338BMKV CW 3887

Place : Bengaluru

Date : 14.11.2025

CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED
CIN: U70200KA2010PTC052710
Select Information for the Quarter and Half Year Ended 30th September 2025

(Amount in Rs. Lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30-09-2025	30-06-2025	30-09-2024	30-09-2025	30-09-2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
A. PARTICULARS OF SHAREHOLDING						
(1) Public Shareholding						
- Number of Shares	-	-	-	-	-	-
- Percentage of Shareholding	-	-	-	-	-	-
(2) Promoters and Promoter Group Shareholding						
(a) Pledged/ Encumbered						
- Number of Shares	2,46,75,150	2,46,75,150	2,46,75,150	2,46,75,150	2,46,75,150	2,46,75,150
- Percentage of Shares (as a % of total shareholding of Promoter and Promoter group)	100%	100%	100%	100%	100%	100%
- Percentage of Shares (as a % of total share capital of the company)	99.45%	99.45%	99.45%	99.45%	99.45%	99.45%
(b) Non -Encumbered						
- Number of Shares	-	-	-	-	-	-
- Percentage of Shares (as a % of total shareholding of Promoter and Promoter group)	-	-	-	-	-	-
- Percentage of Shares (as a % of total share capital of the company)	-	-	-	-	-	-

Particulars						
B. INVESTOR COMPLAINTS						
- Pending at the beginning of the Quarter	-	-	-	-	-	-
- Received during the Quarter	-	-	-	-	-	-
- Disposed of during the Quarter	-	-	-	-	-	-
(c) Current Tax Liabilities (net)	-	-	-	-	-	-
- Remaining unresolved at the end of the Quarter	-	-	-	-	-	-

Amount in Rs. Lakhs

Discolure of details as per SEBI Circular No. SEBI/HO/DDHS/DDHS-RACPOD1/P/CIR/2023/172 dated October 19, 2023 :

Particulars	30.09.2025
Outstanding Qualified Borrowings at the beginning of the quarter	1,96,979.50
Outstanding Qualified Borrowings at the end of the quarter	1,96,979.50
Highest credit rating of the company	Acuite B-
Incremental borrowing done during the quarter (qualified borrowing)	-
Borrowings by way of issuance of debt securities during the quarter	-

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No.: 0070855



Hiremath Somashekarayya

Proprietor

Membership No: 203338

UDIN : **25203338BMKVCW3887**

For Century Joint Developments Private Limited

(Handwritten Signature)

Vivekananda Nayak

Director

[DIN:03065394]



Place: Bangalore

Date: **14/11/2025**

CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED
CIN : U70200KA2010PTC052710

STATEMENT OF PROFIT AND LOSS FOR THE QUARTER ENDED AND HALF YEAR ENDED 30TH SEPTEMBER 2025

(Amount in Rs. Lakhs)

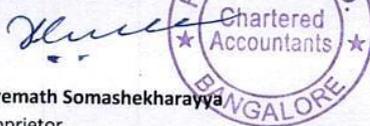
Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2025 (Unaudited)	30.06.2025 (Unaudited)	30.09.2024 (Audited)	30.09.2025 (Unaudited)	30.09.2024 (Audited)	31.03.2025 (Audited)
I INCOME						
Revenue From Operations	331.75	261.75	760.89	593.50	1,045.11	5,609.44
Other Income	1,741.10	1,714.77	654.64	3,455.87	1,190.55	3,740.98
TOTAL INCOME	2,072.85	1,976.52	1,415.53	4,049.37	2,235.66	9,350.42
II EXPENSES						
Cost of Sales	78.60	124.26	494.31	202.87	547.11	1,422.39
Finance Cost	1,908.68	1,718.54	7,746.93	3,627.22	14,297.10	3,881.27
Depreciation And Amortisation Expenses	0.22	0.22	0.27	0.43	0.53	1.05
Other Expenses	32.01	20.31	12.08	52.32	55.65	755.22
TOTAL EXPENSES	2,019.52	1,863.33	8,229.42	3,882.84	14,900.39	6,059.93
III PROFIT BEFORE EXCEPTIONAL ITEMS AND TAX	53.33	113.19	(6,813.90)	166.53	(12,664.73)	3,290.49
Exceptional items	-	-	-	-	-	-
IV PROFIT BEFORE TAX	53.33	113.19	(6,813.90)	166.53	(12,664.73)	3,290.49
Income tax expense						
Current tax	-	-	-	-	-	-
Deferred tax	-	-	-	-	-	-
MAT Credit written off	-	-	-	-	-	-
V PROFIT AFTER TAX	53.33	113.19	(6,813.90)	166.53	(12,664.73)	3,290.49
VI OTHER COMPREHENSIVE INCOME						
Items that will not be reclassified to profit or loss (net of tax expense)	-	-	-	-	-	-
Items that will be reclassified to profit or loss (net of tax expense)	-	-	-	-	-	-
TOTAL OTHER COMPREHENSIVE INCOME FOR THE PERIOD, NET OF TAX	-	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	53.33	113.19	(6,813.90)	166.53	(12,664.73)	3,290.49
EARNINGS PER EQUITY SHARE						
Basic earnings per share	0.21	0.46	(27.46)	0.67	(51.05)	13.26
Diluted earnings per share	0.21	0.46	(27.46)	0.67	(51.05)	13.26
Ratios and Other Disclosures						
- Debt Equity Ratio	(4.13)	(4.12)	(1.44)	(1.44)	(4.12)	(4.12)
- Debt Service Coverage Ratio	0.02	0.02	0.01	0.03	0.01	0.04
- Interest Service Coverage Ratio	1.03	1.07	0.12	1.05	0.11	1.85
- Outstanding Redeemable Preference Share	-	-	-	-	-	-
- Capital Redemption Reserve/debenture Redemption Reserve	-	-	-	-	-	-
- Net worth	(73,885.60)	(73,938.94)	(90,007.34)	(73,885.60)	(90,007.34)	(74,052.13)
- Net profit after tax	53.33	113.19	(6,813.90)	166.53	(12,664.73)	3,290.49
- Earnings per share	0.21	0.46	(27.46)	0.67	(51.05)	13.26
- Current Ratio	4.18	4.36	0.55	0.55	4.12	4.12
- Long term debt to working capital	1.62	1.62	(0.92)	(0.92)	1.62	1.62
- Bad debts to Account Receivable ratio	-	-	-	-	-	-
- Current Liability ratio	0.21	0.20	1.26	1.26	0.21	0.21
- Total debts to total assets	1.15	1.16	1.13	1.13	1.15	1.15
- Debtors turnover	0.11	0.09	0.26	0.20	0.36	1.93
- Inventory turnover	0.00	0.00	0.02	0.01	0.01	0.02
- Operating Margin Percent	5.91	7.00	1.23	6.39	1.56	1.28
- Net Profit Margin Percent	0.16	0.43	(8.96)	0.28	(12.12)	0.59

As per our report of even date attached

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No: 0070855



Hiremath Somashekharayya

Proprietor

Membership No: 203338

UDIN : 25203338BMKVLW3887

For Century Joint Developments Private Limited

Vivekananda Nayak

Director

[DIN:03065394]



Place: Bangalore

Date: 14/11/2025

CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED

CIN : U70200KA2010PTC052710

#10/1, Ground Floor, Lakshminarayana Complex, Palace Road, Bangalore -560052

BALANCE SHEET AS AT 30TH SEPTEMBER 2025

(Amount in Rs. Lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30-09-2025	30-06-2025	30-09-2024	30-09-2025	30-09-2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
I ASSETS						
1 Non-Current Assets						
(a) Property, Plant And Equipment	6.20	6.42	7.16	6.20	7.16	6.63
(b) Financial Assets						
i) Investments	13,990.01	13,944.68	13,844.77	13,990.01	13,844.77	13,830.48
(c) Other Non-Current Assets	20,544.76	20,469.27	20,923.67	20,544.76	20,923.67	20,550.60
	34,540.96	34,420.37	34,775.60	34,540.97	34,775.60	34,387.71
2 Current Assets						
(a) Inventories	1,26,170.03	1,23,188.74	33,743.67	1,26,170.03	33,743.67	1,20,180.58
(b) Financial Assets						
i) Investments	9.57	9.57	9.57	9.57	9.57	9.57
ii) Trade receivables	3,058.36	2,897.36	2,897.03	3,058.36	2,897.03	2,908.94
iii) Cash and Cash equivalents	19,514.08	22,111.43	218.70	19,514.08	218.70	25,088.49
iv) Bank balances other than (iii) above	-	-	13.32	-	13.32	-
v) Other financial assets	81,329.23	78,784.82	43,064.89	81,329.23	43,064.89	83,249.35
(c) Other current assets	896.48	899.56	572.27	896.48	572.27	798.30
	2,30,977.75	2,27,891.48	80,519.45	2,30,977.75	80,519.45	2,32,235.22
Total Assets	2,65,518.72	2,62,311.85	1,15,295.05	2,65,518.72	1,15,295.05	2,66,622.94
II EQUITY AND LIABILITIES						
1 EQUITY						
(a) Share Capital	2,481.06	2,481.06	2,481.06	2,481.06	2,481.06	2,481.06
(b) Other Equity	(76,366.66)	(76,420.00)	(92,488.40)	(76,366.66)	(92,488.40)	(76,533.19)
	(73,885.60)	(73,938.94)	(90,007.34)	(73,885.60)	(90,007.34)	(74,052.13)
LIABILITIES						
2 Non-Current Liabilities						
(a) Financial Liabilities						
i) Borrowings	2,84,206.39	2,83,977.07	59,929.04	2,84,206.39	59,929.04	2,84,296.36
	2,84,206.39	2,83,977.07	59,929.04	2,84,206.39	59,929.04	2,84,296.36
3 Current Liabilities						
(a) Financial Liabilities						
i) Borrowings	20,725.14	20,814.04	69,826.50	20,725.14	69,826.50	21,030.00
ii) Trade Payables						
- Total outstanding dues of Micro Enterprises and Small Enterprises	-	-	-	-	-	-
- Total outstanding dues of Creditors other than Micro enterprises and Small Enterprises	4,604.34	7,515.26	38,498.75	4,604.34	38,498.75	4,186.97
iii) Other Financial Liabilities	27,471.00	20,368.01	34,592.84	27,471.00	34,592.84	28,044.27
(b) Other Current Liabilities	2,397.44	3,576.40	2,455.27	2,397.45	2,455.27	3,117.46
	55,197.93	52,273.71	1,45,373.35	55,197.93	1,45,373.35	56,378.70
Total Equity and Liabilities	2,65,518.72	2,62,311.84	1,15,295.05	2,65,518.72	1,15,295.05	2,66,622.94

As per our report of even date attached

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No. 0070855

For Century Joint Developments Private Limited

Vivekananda Nayak

Director

[DIN:03065394]

Hiremath Somashekharayya

Proprietor

Membership No: 203338

UDIN : 25203338BMKVCW3887

Place: Bangalore

Date: 14/11/2025

CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED

CIN : U70200KA2010PTC052710

#10/1, Ground Floor, Lakshminarayana Complex, Palace Road, Bangalore -560001

CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER 2025

(Amount in Rs. Lakhs)

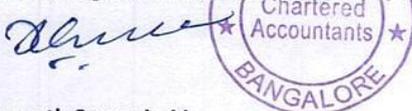
Particulars	Half Year Ended 30 Sept 2025	Half Year Ended 30 Sept 2024	Year ended 31 March 2025
Cash flow from operating activities			
Net profit before tax and after exceptional items	166.53	(12,664.73)	3,290.49
Adjustments:			
Interest income	(3,455.87)	(1,190.55)	(3,740.98)
Finance cost	3,627.22	14,297.10	3,881.27
Depreciation	0.43	0.53	1.05
Operating cash flow before working capital changes	338.31	442.35	3,431.83
(Increase)/ decrease in trade receivables	(149.42)	4.69	(7.21)
(Increase)/ decrease in inventories	(5,989.44)	(2,464.73)	(88,900.52)
(Increase)/ decrease in loans and other financial assets	1,920.12	(2,849.46)	(44,212.74)
(Increase)/ decrease in other current assets	(98.19)	(1,202.95)	(249.37)
(Increase)/ decrease in other non current assets	5.84	(98.71)	(133.33)
(Decrease)/ increase in trade payables	417.37	13,232.20	(21,079.58)
(Decrease)/ increase in other financial liabilities	(573.27)	6,524.02	(24.55)
(Decrease)/ increase in other current liabilities	(720.01)	(332.17)	148.24
Cash generated from operations	(4,848.69)	13,255.24	(1,51,027.24)
Income taxes paid	-	-	-
Net cash generated from/(used in) operating activities	(4,848.69)	13,255.24	(1,51,027.24)
Cash flow from investing activities			
Purchase of investments	(159.53)	(515.88)	(501.59)
Interest received	3,455.87	1,190.55	3,740.98
Purchase of fixed assets	-	-	-
Net cash generated from (used in) investing activities	3,296.34	674.67	3,239.39
Cash flow from financing activities			
(Repayment)/Proceeds of Borrowings to bank, financial institutions and others	(394.83)	10.06	1,75,580.88
Finance cost and loan processing fees	(3,627.22)	(14,297.10)	(3,881.27)
Net cash generated from/ (used in) financing activities	(4,022.05)	(14,287.04)	1,71,699.61
Net increase in cash and cash equivalents and other bank balances	(5,574.41)	(357.13)	23,911.77
Cash and cash equivalents and other bank balances at beginning of year	25,088.49	589.15	1,176.72
	19,514.08	232.02	25,088.49
Less : Bank Balances not considered as Cash and Cash equivalents as per Accounting Standard Ind AS 7	-	13.32	-
Cash and cash equivalents at the end of the year	19,514.08	218.70	25,088.49
Cash and cash equivalents comprise of:			
	31 March 2025	30 Sep 2024	31 March 2025
Cash and bank balance (refer note 8)	19,514.08	218.70	25,088.49
Cash and bank overdraft balance	-	-	-
	19,514.08	218.70	25,088.49

As per our report of even date attached

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No: 007085S



Hiremath Somashekharayya

Proprietor

Membership No: 203338

UDIN : 25203338 BMKVCW 3887

For Century Joint Developments Private Limited

Vivekananda Nayak

Director

[DIN:03065394]



Place: Bangalore

Date: 14/11/2025

Century Joint Developments Private Limited
Notes on accounts

Non current assets

2. Property, Plant and Equipment (PPE)

(Amount in Rs. Lakhs)

Particulars	Office equipments	Furniture & Fixtures	Total
As at 31st March 2024	15.65	6.44	22.09
Additions during 2024-2025	-	-	-
Disposal during 2024-2025	-	-	-
As at 31st March 2025	15.65	6.44	22.09
Additions during April to June 25	-	-	-
Disposal during April to June 25	-	-	-
As at 30th June 2025	15.65	6.44	22.09
Accumulated Depreciation			
As at 31st March 2024	11.08	3.33	14.41
Depreciation charged during 2024-2025	0.71	0.34	1.05
Disposal during 2024-2025	-	-	-
As at 31st March 2025	11.79	3.67	15.46
Depreciation charged during April to June 25	0.14	0.07	0.22
Disposal during April to June 25	-	-	-
As at 30th June 2025	11.93	3.74	15.68
Net Carrying amount			
As at 31st March 2025	3.86	2.77	6.63
As at 30th June 2025	3.72	2.70	6.42

(rest of the page intentionally left blank)



4 Other Non Current Assets

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Unsecured, considered good						
Advance other than capital advance :						
Mobilization Advance	354.60	343.09	348.47	354.60	348.47	302.21
Deposits under joint development arrangements						
To Related Parties	19,050.00	19,050.00	19,050.00	19,050.00	19,050.00	19,050.00
To Others	557.28	628.80	614.50	557.28	614.50	622.30
Advance for purchase of property	390.90	290.90	109.90	390.90	109.90	290.90
Advance Tax (Net of Provision)	175.98	140.48	209.61	175.98	209.61	269.19
Security deposits	16.00	16.00	1.12	16.00	1.12	16.00
Fixed Deposits	-	-	590.07	-	590.07	-
Total	20,544.76	20,469.27	20,923.67	20,544.76	20,923.67	20,550.60

5 Inventories (valued at lower of cost and net realizable value)

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Properties under development*	1,26,170.03	1,23,188.74	33,743.67	1,26,170.03	33,743.67	1,20,180.58
Total	1,26,170.03	1,23,188.74	33,743.67	1,26,170.03	33,743.67	1,20,180.58

* Refer note 13 & 14 for inventories given as securities by the company.
* Amount includes capitalisation of borrowing cost amounting to ₹

6 Investments

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Investments in Mutual funds (at Fair Value through Profit and Loss)	9.57	9.57	9.57	9.57	9.57	9.57
Total	9.57	9.57	9.57	9.57	9.57	9.57

7 Trade receivables

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Unsecured, Considered good	3,058.36	2,897.36	2,897.03	3,058.36	2,897.03	2,908.94
Total	3,058.36	2,897.36	2,897.03	3,058.36	2,897.03	2,908.94
Allowance for doubtful debts	-	-	-	-	-	-
Total	3,058.36	2,897.36	2,897.03	3,058.36	2,897.03	2,908.94

8 Cash and Cash Equivalents

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Balances with Banks						
Current Accounts	698.79	1,030.55	197.05	698.79	197.05	1,847.73
Cash on hand	17.36	17.36	21.65	17.36	21.65	21.65
Fixed Deposits with Banks	18,797.93	21,063.52	-	18,797.93	-	23,219.11
Total	19,514.08	22,111.43	218.70	19,514.08	218.70	25,088.49
Of the above, the balances that meet the definition of Cash and Cash equivalent as per:	19,514.08	22,111.43	218.70	19,514.08	218.70	25,088.49



8A Other Bank balances

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Earmarked Balances						
In current accounts - Refer Note 8A	-	-	13.32	-	13.32	-
Total	-	-	13.32	-	13.32	-

Note to 8A:

Earmarked balances are restricted in use.

8A. These balances represent escrow accounts for loans taken by the

9 Other Financial Assets

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Advances and other receivables:						
Unsecured, Considered good:						
Advances recoverable	2,274.82	2,252.30	5,020.07	2,274.82	5,020.07	2,251.08
Receivables from related parties	35,313.94	28,943.68	36,865.21	35,313.94	36,865.21	30,769.61
Receivables partnership firms (company retired as partner)	-	5,472.54	-	-	-	2,650.46
Inter-Corporate loans	40,839.88	40,622.81	-	40,839.88	-	47,578.21
Interest Accrued	2,900.59	1,493.49	1,179.62	2,900.59	1,179.62	-
Total	81,329.23	78,784.82	43,064.89	81,329.23	43,064.89	83,249.35

10 Other Current Assets

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Balance with government authorities	896.38	899.52	572.27	896.38	572.27	794.95
Prepaid expenses	0.10	0.04	0.01	0.10	-	0.05
Other Current Assets	-	-	-	-	-	3.30
Total	896.48	899.56	572.27	896.48	572.27	798.30



Equity and Liabilities

(Amount in Rs. Lakhs)

11 Equity Share Capital

Particulars	Quarter Ended	Quarter Ended	Quarter Ended	Half Year Ended	Half Year Ended	As at 31 March 2025 (Audited)
	and Year to date 30 Sep 2025 (Unaudited)	and Year to date 30 June 2025 (Unaudited)	and Year to date 30 Sep 2024 (Audited)	and Year to date 30 Sep 2025 (Unaudited)	and Year to date 30 Sep 2024 (Audited)	
Authorised capital 5,65,61,436 (as on 31st March 2025 - 5,65,61,436) equity shares of ₹ 10 each	5,656.14	5,656.14	5,656.14	5,656.14	5,656.14	5,656.14
Issued, subscribed and fully paid up 2,48,10,582 (as on 31st March 2025 - 2,48,10,582) equity shares of ₹ 10 each	2,481.06	2,481.06	2,481.06	2,481.06	2,481.06	2,481.06
	2,481.06	2,481.06	2,481.06	2,481.06	2,481.06	2,481.06

(a) Rights, preferences and restrictions attached to equity shares

The Company has only one class of share referred to as equity shares having a par value of ₹ 10. Each holder of the equity share, as reflected in the records of

(b) List of persons holding more than 5 percent shares in the Company

Name of the share holder	As at		As at	
	No of shares	% holding	No of shares	% holding
M/s Century Real Estate Holdings Private Limited	2,35,41,965	94.89%	2,35,41,965	94.89%
TOTAL	2,35,41,965	94.89%	2,35,41,965	94.89%

(c) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period

Particulars	As at		As at	
	No of shares	Amount (In Lakhs)	No of shares	Amount (In Lakhs)
Number of equity shares	2,48,10,582	2,481.06	2,48,10,582	2,481.06

(d) Details of shareholding of promoters are as under at the end of the reporting period

Shares held by promoters at the end of the year				
Promoters Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of total Share
M/s Century Real Estate Holdings Private Limited	2,35,41,465	-	2,35,41,465	95.4056
Ravindra Pai (Nominee of CREH)	500	-	500	0.0020
Ravindra Pai	6,99,159	-	6,99,159	2.8335
Ashwin Pai	37	-	37	0.0001
Satish Pai	4,33,989	-	4,33,989	1.7588
TOTAL	2,46,75,150	-	2,46,75,150	100.0000

(e) Shares held by holding company

There are no shares held by Holding company/ subsidiary of ultimate Holding company.

(f) Buy back of shares and shares allotted by way of bonus shares / issue of shares for consideration other than cash

There have been no buy back of shares or issue of shares by way of bonus issue or issue of shares pursuant to a contract without payment being received in cash for the period of five years immediately preceding the balance sheet.

12 Other Equity

Particulars	Quarter Ended	Quarter Ended	Quarter Ended	Half Year Ended	Half Year Ended	As at 31 March 2025 (Audited)
	and Year to date 30 Sep 2025 (Unaudited)	and Year to date 30 June 2025 (Unaudited)	and Year to date 30 Sep 2024 (Audited)	and Year to date 30 Sep 2025 (Unaudited)	and Year to date 30 Sep 2024 (Audited)	
Surplus/(deficit) in the statement of profit and loss	(79,967.56)	(80,020.89)	(96,089.29)	(79,967.55)	(96,089.30)	(80,134.08)
Capital Reserve	3,600.89	3,600.89	3,600.89	3,600.89	3,600.89	3,600.89
Total	(76,366.66)	(76,420.00)	(92,488.40)	(76,366.66)	(92,488.40)	(76,533.19)

NON-CURRENT LIABILITIES

13 Borrowings:

Particulars	Quarter Ended 30 Sep 2025 (Unaudited)		Quarter Ended 30 June 2025 (Unaudited)		Quarter Ended and Year to date 30 Sep 2024 (Audited)		Half Year Ended 30 Sep 2025 (Unaudited)		Half Year Ended 30 Sep 2024 (Audited)	
	Non Current	Current	Non Current	Current	Non Current	Current	Non Current	Current	Non Current	Current
	Debentures									
Secured:										
Non Convertible Debentures	1,90,000.00	-	1,90,000.00	-	59,930.00	44,724.24	1,90,000.00	-	59,930.00	44,724.24
Redemption Premium*	96,593.36	-	96,593.36	-	-	-	96,593.36	-	-	-
Term loans										
Secured:										
- from financial institutions	-	-	-	-	-	4,858	-	-	-	4,858
	2,86,593.36	-	2,86,593.36	-	59,930.00	49,582.12	2,86,593.36	-	59,930.00	49,582.12
Unamortised portion of upfront processing fee	(2,386.97)	(806.33)	(2,616.29)	(728.69)	(0.96)	(11.62)	(2,386.97)	(806.33)	0.96	(11.62)
	2,84,206.39	(806.33)	2,83,977.07	(728.69)	59,929.04	49,570.50	2,84,206.39	(806.33)	59,929.04	49,570.50

*Redemption Premium is accounted as provided in Registered Debenture Trust Deed from the date of issue of debentures till the date of redemption.



CURRENT LIABILITIES

14 Borrowings

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	As at 31 March 2025 (Audited)
Current maturities of long-term debt	(806.33)	(728.69)	49,570.50	(806.33)	49,570.50	(512.73)
Unsecured:						
Inter corporate deposit from others	75.00	75.00	75.00	75.00	75.00	75.00
Loan From Promoters	6,904.50	6,904.50	6,904.50	6,904.50	6,904.50	6,904.50
Short-term Loans	14,551.97	14,563.23	13,276.50	14,551.97	13,276.50	14,563.23
	20,725.14	20,814.04	69,826.50	20,725.14	69,826.50	21,030.00

Unsecured loans:

The unsecured loans from others carry an interest

15 Trade Payables

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	As at 31 March 2025 (Audited)
- Total outstanding dues of micro enterprises and small enterprise	-	-	-	-	-	-
- Total outstanding dues of creditors other than micro enterprises	4,604.34	7,515.26	38,498.75	4,604.34	38,498.75	4,186.97
Total	4,604.34	7,515.26	38,498.75	4,604.34	38,498.75	4,186.97

(page intentionally left blank)

16 Other Financial Liabilities

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	As at 31 March 2025 (Audited)
Unpaid matured term loan from banks & financial institutions and interest accrued there on						
Interest accrued	-	-	2,720.26	-	2,720.26	-
Liabilities for Expenses	10,645.01	1,983.97	3,401.31	10,645.01	3,401.32	1,322.02
Payable to related parties	6,346.40	7,284.19	14,769.60	6,346.40	14,769.60	8,853.32
Obligations under joint development arrangement	253.96	253.96	253.96	253.96	253.96	253.96
Overdrawn capital account in Partnership Firms:	10,214.59			10,214.59		
Century Chimes	-	378.70	335.34	-	335.34	378.77
Century Corbel	-	1,166.29	1,235.37	-	1,235.37	1,170.37
Century Northside	-	7,707.47	10,379.20	-	10,379.20	14,456.91
Prakruti Century Properties	-	1,348.19	1,248.27	-	1,248.27	1,363.64
Vigneshwara Estates	-	234.20	238.48	-	238.48	234.23
Security deposits	11.04	11.04	11.04	11.04	11.04	11.04
	27,471.00	20,368.01	34,592.83	27,471.00	34,592.84	28,044.27

17 Other Current Liabilities

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	As at 31 March 2025 (Audited)
Statutory Dues Payable	18.04	1,075.76	219.93	18.04	219.93	515.61
Advance received for sale of properties (Net)	2,379.40	2,500.64	2,235.34	2,379.40	2,235.34	2,601.86
	2,397.44	3,576.40	2,455.27	2,397.44	2,455.27	3,117.46



18 Revenue From Operations

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Sale of Services:						
Income from property development	166.00	260.97	720.00	426.97	1,004.22	1,216.64
Sale of Land	-	-	-	-	-	4,288.23
Other Operating revenue:						
Share of profit from partnership firms	-	0.78	3.07	0.78	3.07	3.30
Property maintenance income	165.75	-	36.49	165.75	36.49	99.95
Other income	-	-	1.33	-	1.33	1.33
	331.75	261.75	760.89	593.50	1,045.11	5,609.44

19 Other Income

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Interest income						
From Banks	336.32	205.08	9.32	541.40	10.39	159.35
From Others	1,383.60	1,470.24	624.39	2,853.83	1,138.64	3,477.20
Dividend income	-	-	0.17	-	0.34	0.34
Interest received	23.51	39.46	20.75	62.97	41.18	82.35
Other Miscellaneous income	(2.33)	-	-	(2.33)	-	21.74
	1,741.10	1,714.77	654.64	3,455.87	1,190.55	3,740.98

20 Cost of Sales

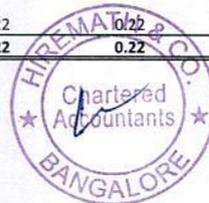
Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Project Cost	23.92	38.27	494.31	62.19	504.66	651.98
Land cost	53.74	85.99	-	139.73	42.45	770.41
CAM Expenses	0.94	-	-	0.94	-	-
	78.60	124.26	494.31	202.87	547.11	1,422.39

21 Finance Cost

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Interest Expense						
On borrowings*	-	-	6,644.10	-	12,555.15	501.30
Others Finance Cost	1,908.60	1,718.17	1,102.80	3,626.77	1,741.86	3,379.05
Bank Charges	0.08	0.37	0.03	0.45	0.09	0.92
	1,908.68	1,718.54	7,746.93	3,627.22	14,297.10	3,881.27

22 Depreciation And Amortisation Expenses

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Depreciation	0.22	0.22	0.27	0.43	0.53	1.05
	0.22	0.22	0.27	0.43	0.53	1.05



23 Other Expenses

Particulars	Quarter Ended and Year to date 30 Sep 2025 (Unaudited)	Quarter Ended and Year to date 30 June 2025 (Unaudited)	Quarter Ended and Year to date 30 Sep 2024 (Audited)	Half Year Ended and Year to date 30 Sep 2025 (UnAudited)	Half Year Ended and Year to date 30 Sep 2024 (Audited)	Year Ended 31 March 2025 (Audited)
Rates and taxes	4.42	12.08	4.11	16.50	4.68	44.89
Legal and professional fees	6.51	3.67	(48.43)	10.19	15.96	42.72
Auditor's remuneration	1.25	1.25	-	2.50	-	11.00
Brokerage and commission	-	-	-	-	-	27.36
Share of loss of partnership firm	-	-	30.72	-	30.72	324.26
Repairs and maintenance	3.69	0.45	0.21	4.14	0.25	20.13
Sales and marketing expenses	0.19	-	0.47	0.19	0.47	2.32
Stamp Duty	10.97	-	-	10.97	-	277.97
Miscellaneous expenses	4.98	2.85	0.84	7.83	3.58	4.57
	32.01	20.31	12.08	52.32	55.65	755.22

