

TWENTY FIVE SOUTH REALTY LIMITED

Regd. Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road, Prabhadevi, Mumbai – 400025 **CIN:** U51100MH1996PLC100876

Date: March 14, 2024

To,

Listing Compliance Department (Debt Listing)

BSE Limited

Phiroze Jeejeebhoy Towers

Dalal Street, Fort

Mumbai – 400 001

Ref.: Scrip Code: 960399 and 949759

Sub: Clarification Letter for clerical omission in Annexure II of Outcome in regards to Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Reference: Email dated March 14, 2024 regarding clarification on details of submission of line items for the quarter ended December 2023.

Dear Sir/Madam,

The Company wish to clarify that the outcome submitted for the board meeting held on March 07, 2024 regarding submission of unaudited financial results of the Company for the quarter ended December 31, 2023 has been hereby rectified. We further state that we have rectified the inadvertent clerical omission and have included “Net Profit Margin %” in the Annexure II under Disclosure regulation 52(4) (Listing Obligations and Disclosure Requirements) Regulations, 2015

We hereby submit the revised outcome of Board Meeting after rectification of clerical omission for the good corporate governance.

We would like to further inform that it was a clerical omission which was unintentional and not deliberate. You are kindly requested to accept this application and take into the records.

We request you to take on record

Thanking you,

Yours Faithfully,

For **TWENTY FIVE SOUTH REALTY LIMITED**

Sachin Sawant

Director

(DIN: 08245090)

TWENTY FIVE SOUTH REALTY LIMITED

Regd. Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road,
Prabhadevi, Mumbai – 400025 CIN: U51100MH1996PLC100876

Date: March 07, 2024

To,
Listing Department (Debt Listing)
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort
Mumbai – 400 001

Ref.: Scrip Code: 960399 and 949759

Sub: Outcome of the Board Meeting

Dear Sir/Madam,

Pursuant to applicable Regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e March 07, 2024, have, inter-alia, considered and approved the Unaudited Financial Results of the Company for the quarter ended December 31, 2023.

Accordingly, please find enclosed herewith the following:

- (i) Un-audited Financial Results of the Company for the quarter & nine month ended December 31, 2023 together with the Limited Review Report received from the Auditor as **Annexure – I**;
- (ii) Statement of ratio as per Regulation 52 (4) & (6) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as **Annexure – II**;
- (iii) Assets /Security cover certificate in terms of Regulation 54 (2) & 54 (3) of Listing Regulations as **Annexure-III**; and
- (iv) Disclosure in term of Regulation 52(7) of Listing Regulations as **Annexure-IV**.

In compliance with Regulation 52(8) of the Listing Regulations, we are arranging to publish the aforesaid financial results in the newspapers within 2 working days of conclusion of this Board Meeting.

The Board Meeting commenced on 05.30 P.M. and concluded on 07.30 P.M.

We request you to please take the same on record.

Thanking you,

Yours Faithfully,
For TWENTY FIVE SOUTH REALTY LIMITED


Mr. Sachin Sawant
Director
(DIN: 08245090)





Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
Twenty Five South Realty Limited,

1. We have reviewed the accompanying statement of unaudited financial results of TWENTY-FIVE SOUTH REALTY LIMITED ('the Company') for the quarter ended 31st December 2023 and the year to date results for the period 1 April 2023 to 31 December 2023 ('the Statement'), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').
2. This Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement's (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 Standards on Auditing 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. Bases of qualified conclusion:
 - a. The Company not having provided for interest income amounting to Rs. 215.35 Lakhs on certain loans/inter-corporate deposits and advances. Consequent to above, other income for the quarter and nine months ended 31st December 2023 has been understated by Rs. 215.35 Lakhs respectively resulting in a consequential increase in the loss for the quarter and nine months ended 31st December 2023.
5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed

(Formerly known as Haraniya & Kedia, Chartered Accountants)

Head-office: A-402, Rajeshri Accord, Telly Gally Cross Rd., Andheri East, Mumbai-400069.

Branch-office: I/706, Palacia, Hiranandani Estate, Waghbil, Thane West-400615

Web: www.arck.co.in

in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. Emphasis of Matter

We draw attention to:

- a. With regards to recognition of expense and income for ongoing projects, which, based upon estimated costs, is as per the judgement of the company's management and has been relied upon by the auditors, these being technical matters.

Our report is not qualified in respect of the above matter.

FUR No. : ARCK 204

Signature

: CHIRAG
MOHANLAL
HARANIYA

Digitally signed by CHIRAG
MOHANLAL HARANIYA
Date: 2024.03.07 18:10:06
+05'30'

UDIN : 24146683BKAUSQ5186

Date : 07th March, 2024
Place : Mumbai

Name

: Chirag M. Haraniya
(M. No. 146683)

Name and Address of
the firm

: A R C K & Co.
Chartered Accountants
(FRN 138758W)
A 402, Rajeshree Accord, Telly
Gully Cross Road, Andheri East,
Mumbai – 400 069

TWENTY FIVE SOUTH REALTY LIMITED

CIN : U51100MH1996PLC100876

Registered Office: Hindustan Mills compound, Kashinath Dhooori Marg, Prabhadevi, Mumbai 400025

Phone : 91 22 24221227; 24221228

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED AND NINE MONTHS ENDED 31ST DECEMBER, 2023

Sr No.	Particulars	Quarter Ended			Nine months ended		(₹ in Lakh)
		31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	Year Ended
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	31.03.2023 Audited
1	Income						
	a. Revenue from Operations	36,766	17,179	77,017	72,988	77,155	1,20,808
	b. Other Income	(185)	1,319	9	1,698	50	607
	Total Income (a+b)	36,582	18,498	77,026	74,687	77,205	1,21,415
2	Expenses						
	a. Cost of Construction and development	4,724	2,568	41,580	14,167	46,707	26,895
	b. Purchases of stock-in-trade	420	296	742	1,146	1,188	1,829
	c. Changes in inventories of work-in-progress, finished properties and FSI	26,205	7,531	44,721	35,490	35,648	44,155
	d. Employee benefits expense	431	291	464	933	832	1,203
	e. Finance costs	14,304	13,933	10,713	36,311	12,825	55,461
	f. Depreciation and amortisation expense	106	97	33	235	48	83
	g. Legal and Professional fees	342	159	3,797	659	3,997	9,254
	h. Rates and Taxes	-	-	221	58	338	234
	i. Brokerage	82	606	1,385	873	1,910	2,718
	j. Advertisement	251	60	935	400	1,056	4
	k. Other expenses	1,070	1,391	(4,234)	3,679	5,508	21,841
	Total Expenses (a+b+c+d+e+f+g+h+i+j+k)	47,934	26,932	1,00,357	93,951	1,10,056	1,63,676
3	Loss before Exceptional Item and Tax (1-2)	(11,353)	(8,434)	(23,331)	(19,264)	(32,851)	(42,261)
4	Add/(Less) : Exceptional Item (net of tax expense)	-	-	-	-	-	-
5	Loss before Tax (3+/-4)	(11,353)	(8,434)	(23,331)	(19,264)	(32,851)	(42,261)
6	Tax Expense / (Credit)						
	(Add)/Less :						
	a. Current Tax	-	-	-	-	-	-
	b. Deferred Tax Charge / (Credit)	6,993	(4,650)	(4,808)	(5,418)	(4,808)	(4)
	c. Short / (Excess) provision for taxation in earlier year	-	-	-	-	-	142
	Total Tax expense (a+/-b+/-c)	6,993	(4,650)	(4,808)	(5,418)	(4,808)	138
7	Loss for the period (5+/-6)	(18,346)	(3,784)	(28,139)	(13,846)	(37,659)	(42,123)
8	Other Comprehensive Income (net of tax)	-	-	-	-	-	-
9	Total Other Comprehensive Income/ (Loss) (7+8)	(18,346)	(3,784)	(28,139)	(13,846)	(37,659)	(42,123)
10	Paid-up Equity Share Capital - Face Value ` 10 each	5	5	5	5	5	5
11	Other Equity	(42,477)	(24,131)	(24,167)	(42,477)	(24,167)	(28,631)
12	Net Worth	(42,472)	(24,126)	(24,162)	(42,472)	(24,162)	(28,626)
13	Paid-up Debt Capital	2,52,410	2,47,410	1,23,410	2,52,410	1,23,410	1,37,410
14	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year						
15	Debt Redemption reserve						
16	Earning per share before extraordinary items (EPS)						
	Basic EPS (not annualized) (₹)	(38,113)	(7,862)	(59,994)	(28,765)	(78,236)	(87,510)
	Diluted EPS (not annualized) (₹)	(38,113)	(7,862)	(59,994)	(28,765)	(78,236)	(87,510)
17	Earning per share after extraordinary items (EPS)						
	Basic EPS (not annualized) (₹)	(38,113)	(7,862)	(59,994)	(28,765)	(78,236)	(87,510)
	Diluted EPS (not annualized) (₹)	(38,113)	(7,862)	(59,994)	(28,765)	(78,236)	(87,510)
18	Debt Equity Ratio	(7.04)	(11.88)	(5.19)	(7.04)	(5.19)	(5.56)
19	Debt Service Coverage Ratio	0.47	0.64	(1.56)	0.47	(1.56)	0.24
20	Interest Service Coverage Ratio	0.47	0.64	(1.56)	0.47	(1.56)	0.24
21	Asset Coverage Ratio	0.90	0.97	0.83	0.90	0.83	0.95

Formulae for computation of ratios are as follows :

i. Paid up Debt Capital represents Non convertible Debentures

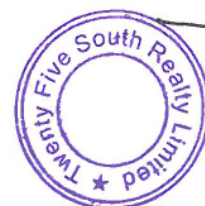
ii. Debt Equity Ratio=Debt/Networth (Net Worth = Equity Share Capital+ Reserves and Surplus) where
Debt = Long-term borrowings + current maturities+ Short Term Borrowings + Interest Accrued and due
+ Interest Accrued but not due.- Cash and cash equivalent

iii. Debt Service Coverage Ratio = Profit before Tax + Interest Costs /(Interest costs + Principal repayment during the period.)

iv. Interest Service Coverage Ratio = Profit before Tax + Interest Costs/ Interest costs

v. Asset Coverage Ratio =(Total Assets - Intangible Assets - Current Liabilities- Short Term Borrowings)/Total Debt

For and on behalf of Board of Directors



Praphul Shinde
Wholtime Director
DIN 3140671

Date: 7th March, 2024
Place: Mumbai


**UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED AND NINE MONTHS ENDED
DECEMBER 31, 2023**

NOTES:

1. The above results, which have been subjected to audit by the Auditors of the Company, were reviewed by the Audit Committee of Directors and subsequently approved and taken on record by the Board of Directors of the Company in its meeting held on 7th March, 2024 required under Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The audit/review of the results for the quarter ended and nine months ended December 31, 2023 was carried out by the Statutory Auditors of the Company M/s. A R C K & Co., Chartered Accountants.
2. The above financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules, 2016. Results for the quarter ended nine months ended December 31, 2023 are in compliance with the Indian Accounting Standards (IND AS) notified by the Ministry of Corporate Affairs.
3. As the Company's business activity falls within a single primary business segment, viz. 'Real Estate Development', the disclosure requirements under Ind AS - 108 'Operating Segments' are not applicable.
4. There is B+ Credit Rating for 18% Listed, Secured Cumulative Redeemable non-convertible debentures.
5. Figures for the previous period have been regrouped / reclassified to conform to the figures of the current period.

For and on Behalf of the Board




Praphul Shinde
Whole Time Director
DIN 03140671

Place: Mumbai
Date : 7th March, 2024

TWENTY FIVE SOUTH REALTY LIMITED		
Statement referred to in Regulation 52 (4) & (6) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as on December 31, 2023		
S.No	Particulars	Ratio
1	Debt-equity ratio;	-7.04
2	Debt service coverage ratio;	0.47
3	Interest service coverage ratio;	0.47
4	Outstanding redeemable preference shares (quantity and value);	NA
5	Capital redemption reserve/ debenture redemption reserve;	NA
6	Net worth;	0.89
7	Net profit after tax;	-13,846
8	Earnings per share:	-28,765
9	Current ratio	3.66
10	Net Profit Margin %	-18.97
11	Long term debt to working capital;	4.93
12	Bad debts to Account receivable ratio;	NA
13	Current liability ratio;	0.17
14	Total debts to total assets;	0.93
15	Debtors turnover;	NA
16	Inventory turnover	NA
17	Operating margin (%);	0.24
18	Operating margin (%);	0.24
19	Sector specific equivalent ratios	NA
20	Free reserve as on the end of period	NA
21	securities premium account balance (if redemption of redeemable preference share is to be done at a premium, such premium may be appropriated from securities premium account)	NA
22	track record of dividend payment on non-convertible redeemable preference shares: Provided that in case the dividend has been deferred at any time, then the actual date of payment shall be disclosed	NA
23	breach of any covenants under the terms of the non-convertible redeemable preference shares:	NA

Notes

Debt Equity Ratio=Debt/Networth (Net Worth = Equity Share Capital+ Reserves and Surplus) where
Debt = Long-term borrowings + current maturities+ Short Term Borrowings + Interest Accrued and due ' '+
Debt Service Coverage Ratio = Profit before Tax + Interest Costs / (Interest costs + Principal repayment during
Interest Service Coverage Ratio = Profit before Tax + Interest Costs/ Interest costs
Asset Coverage Ratio =(Total Assets - Intangible Assets - Current Liabilities- Short Term Borrowings)/Total

For and on behalf of Board of Directors

Date: 7th March, 2024

Place:Mumbai



Sachin Sawant
Director
DIN 08245090

TWENTY FIVE SOUTH REALTY LIMITED

Regd. Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road,
Prabhadevi, Mumbai – 400025 CIN: U51100MH1996PLC100876

March 07, 2024

To,

Listing Department (Debt Listing)
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort
Mumbai – 400 001

Ref.: Scrip Code: 960399

Sub: - : Disclosure pursuant to Regulation 54(2) and 54(3) of SEBI (Listing Obligations and
Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

Pursuant to Regulation 54(2) and 54(3) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, we would like to state that all secured Non-Convertible Debentures (NCDs) issued by the Company and outstanding as on December 31, 2023 are fully secured by first pari passu charge created over the freehold immovable properties, current assets, cash flows and receivables of the Company.

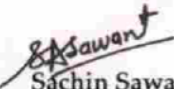
We hereby enclose the Assets/Security Cover Certificate Issued by practicing chartered accountant.

We request you to please take the same on record.

Thanking you,

Yours Faithfully,

For TWENTY FIVE SOUTH REALTY LIMITED


Sachin Sawant
Director
(DIN: 08245090)



To

Catalyst Trusteeship Limited
604, Windsor, Off, CST Road,
Kolivery Village, Vidya Nagari,
Kalina, Santacruz East,
Mumbai:-400098

Independent practitioner's report on Asset/security cover by debenture trustee in respect of listed debt securities of the listed entity as on 31st December 2023

- 1 This certificate is issued in accordance with our engagement letter with **Twenty Five South Realty Limited** (hereinafter the "Company").
- 2 The Catalyst Trusteeship Limited (**Debenture Trustee**) has represented to us, that the Debenture Trustee is required to obtain a certificate from a practising Chartered Accountant for Asset cover by debenture trustee in respect of listed debt securities of the listed entity as on 31st December 2023.

Management's Responsibility

- 3 The preparation of the statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the statement.

Practitioner's Responsibility

- 4 Pursuant to requirement of the client, it is our responsibility to provide reasonable assurance that the details have been accurately extracted from the audited financial statement provided by the Management. We have relied upon the audited financial statement shared by the Management and Management's representation.
- 5 We conducted our examination of the statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
- 6 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.



Opinion

- 7 Based on the information and explanation given to us and relevant details, documents and records produced before us and to the best of our knowledge, we hereby certify that
- i. The total assets of the listed entity provide coverage of **1.00 times** of the interest and principal amount, which is in accordance with the terms of issue/ debenture trust deed (as per calculation of Annexure I – Format of Security cover)

Restriction on Use

- 8 The certificate is addressed to and provided to the **Catalyst Trusteeship Limited** solely for the purpose to enable them to pursuant to Trust deed/its acceptance to act as Debenture Trustee for the issue of Quarterly Asset cover compliance certificate for the quarter ended December 2023, and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **K A Mehta & Associates**

Chartered Accountants

Firm's Registration No.: 143624W



Ketan A. Mehta

Proprietor

Membership No.: 138174

UDIN: 24138174BKHVQI1929

Place: Mumbai

Date: 7 March 2024

Annexure I- Format of Security Cover

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		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					
	Description of asset for which this certificate relates	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	Other assets on which there is pari-Passu charge (excluding items covered		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)	
					with pari-passu charge)	in column F)									
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
ASSETS				Yes											
Property, Plant and Equipment							12,12,44,544		12,12,44,544						



Annexure I- Format of Security Cover

Capital Work-in-Progress							-		-					
Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development														
Investments														

Loans														
Inventories					3,50,15,53,500	15,20,43,58,476	-	18,70,59,11,976						
Trade Receivables							-							
Cash and Cash Equivalents						98,28,65,958		98,28,65,958						
Bank Balances other than Cash and Cash Equivalents							-							
Others						11,07,62,84,294	2,19,59,58,523	13,27,22,42,817						
Total					3,50,15,53,500	27,38,47,53,272	2,19,59,58,523	33,08,22,65,295						
LIABILITIES														



Annexure I- Format of Security Cover

[illegible]

Annexure I- Format of Security Cover

***Includes Debt securities of Rs. 10,00,000/- and Debt Securities Premium on Redemption on listed Debentures amounting to Rs. 4,83,700/-**



- i This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.*
- ii This column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.*
- iii This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.*
- iv This column shall include a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). other debt sharing pari- passu charge along with debt for which certificate is issued.*
- v This column shall include book value of all other assets having pari passu charge and outstanding book value of corresponding debt.*
- vi This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.*
- vii In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.*
- viii Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/Carrying Value.*
- ix The market value shall be calculated as per the total value of assets mentioned in Column O.*

TWENTY FIVE SOUTH REALTY LIMITED

Regd. Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road,
Prabhadevi, Mumbai - 400025 CIN: U51100MH1996PLC100876

March 07, 2024

To,

Listing Department (Debt Listing)
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort
Mumbai - 400 001

Ref.: Scrip Code: 960399 and 949759

Sub: - Statement of utilization of issue proceeds under Regulation 52(7) and Regulation 52(7A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

Pursuant to Regulation 52(7) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 (SEBI LODR), we hereby confirm that issue proceeds of Non-Convertible Debentures (NCDs) issued by the Company and outstanding as on December 31, 2023 have been utilized as per the objects stated in the offer document and there have been no deviations, in the use of proceeds of issue of NCDs from the objects stated in the offer document.

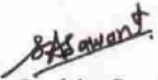
In terms of the Regulation 52(7) and 52(7A) of SEBI LODR read with SEBI/HO/DDHS/DDHS_Div1/P/CIR/2022/0000000103 dated July 29, 2022, we further confirm that, there has been no material deviation in the use of proceeds of issue of NCDs from the objects stated in the offer document. A "Nil" report is annexed as Annexure-I.

We request you to please take the same on record.

Thanking you,

Yours Faithfully,

For TWENTY FIVE SOUTH REALTY LIMITED


Sachin Sawant
Director
(DIN: 08245090)



TWENTY FIVE SOUTH REALTY LIMITED

Regd. Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road, Prabhadevi, Mumbai – 400025 CIN: U51100MH1996PLC100876

Annexure-I

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks , if any
1	2	3	4	5	6	7	8	9	10
Twenty Five South Realty Limited	INE681H07110	Private Placement	Listed, Secured, Rated, Redeemable Non-Convertible Debentures (NCDs)	Allotment Date- 31-12-2020	100 crores	100 Crores	No	NA	NA

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks
Name of listed entity	Twenty Five South Realty Limited
Mode of fund raising	Public issue/ Private placement
Type of instrument	Non-convertible Securities
Date of raising funds	Allotment Date- 31-12-2020
Amount raised	Rs. 100 crore
Report filed for quarter ended	December 31, 2023
Is there a deviation/ variation in use of funds raised?	NO
Whether any approval is required to vary the objects of the issued in the prospectus/ offer document?	Yes/ No
If yes, details of the approval so required?	



TWENTY FIVE SOUTH REALTY LIMITED

Regd. Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road, Prabhadevi, Mumbai - 400025 CIN: U51100MH1996PLC100876

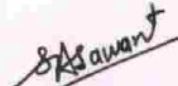
Date of approval	-
Explanation for the deviation/ variation	--
Comments of the audit committee after review	-
Comments of the auditors, if any	No Comments

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:

Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilised	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
To raise senior debt to the extent up to Rs.1,000,000,000 (Rupees one billion only)	NA	100 Crores	NA	100 Crores	NA	

Deviation could mean:

- Deviation in the objects or purposes for which the funds have been raised.
- Deviation in the amount of funds actually utilized as against what was originally disclosed.


Name of signatory: Sachin Sawant
Designation: Director
Date: March 07, 2024

