GAURS
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Date: 14.08.2026

Asst. Vice President, Listing Deptt.
National Stock Exchange of India Ltd.
Exchange Plaza, Plot C-1, Block G, Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

Re: ISIN: INEIBEC07011

Sub: Disclosure under Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/ Madam,

Pursuant to Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the required financial informations for the quarter ended June 30, 2026.

We request you to kindly take the same on your records.

Thanking you,

For and on behalf of Gaursons India Private Limited

ANJALI VERMA Digitally signed by ANJALI VERMA Date: 2026.08.14 12:52:22 +05'30'

Anjali Verma
Compliance Officer and Company Secretary
M.NO:F7362

CC:

1. Debenture Trustees
   Catalyst Trusteeship Limited
   Address: 910-911, 9th Floor, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi-110001, India
   Telephone Number: (011) 43029101
   Email address: ComplianceCTL-Mumbai@ctltrustee.com

2. Rating Agency:
   ICRA Limited
   Address: B-710, Statesman House, 148, Barakhamba Road, New Delhi – 110001
   Telephone Number: +91-11-23357940
   Email address: anupama.reddy@icraindia.com

Independent Auditor's Limited Review Report on Unaudited Standalone Financial Results of Gaursons India Private Limited for the quarter ended June 30, 2026, pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of
Gaursons India Private Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Gaursons India Private Limited (`the Company') for the quarter ended June 30, 2026 together with the notes thereon, ('the Statement'), attached herewith, being prepared and submitted by the Company pursuant to the requirement of Regulation 52 of the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Listing Regulations), which has been initialed by us for identification purpose.

2. This Statement, which is the responsibility of the Company's Management and has been approved by the Board of Directors of the Company, 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, as amended (the "Act"), read with relevant Rules issued thereunder and other accounting principles generally accepted in India, read with the Listing Regulations. 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 Engagements (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 the person 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. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in all material respects in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') prescribed under the Act read with relevant rules issued thereunder including the amendments thereof and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

5. We draw attention to Note 7 to the Statement, which describes the uncertainty relating to income-tax matters arising from a search initiated on the Company under Section 132 of the Income-tax Act, 1961 during the financial year ended March 31, 2022. Pursuant thereto, assessments were completed in the financial year 2023–24 and demand notices under Section 156 of the Income-tax Act were received. Further, during the financial year 2024–25, penalty proceedings under Section 271D were concluded and penalties were imposed on the

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Company. The Company has filed appeals before the Commissioner of Income-tax (Appeals) against the aforesaid demands and penalties.

As at June 30, 2026, The Company has deposited INR 3,617.73 lakhs under protest in connection with the aforesaid matters, including INR 1,098.00 lakhs deposited during the quarter ended June 30, 2026. Based on legal advice obtained from independent tax experts and judicial precedents on similar matters, management is of the view that the demands and penalties imposed are not sustainable in law and is confident that no material tax liability will devolve on the Company upon completion of the appellate proceedings.

Our conclusion is not modified in respect of this matter.

For **S S Kothari Mehta & Co. LLP**
Chartered Accountants
Firm Reg. No. – 000756N/N500441

S S KOTHARI MEHTA & CO. LLP
NEW DELHI
Chartered Accountants

Deepak K. Aggarwal
Partner
Membership No. – 095541
UDIN No: - 26095541HEJRJT2277
Place: Ghaziabad
Date: August 14, 2026

GAURSONS INDIA PRIVATE LIMITED
CIN: U74899DL1995PTC064555
Registered Office: 101, 1st Floor, Ashish Comm. Complex, Plot No-2/3, LSC New Rajdhani Enclave, Delhi-110092
Statement of Unaudited Standalone Financial Results
For the Quarter ended June 30, 2026

(All amounts are in lacs, unless otherwise stated)

	Particulars	Quarter ended			Year ended
		June 30, 2026 (Unaudited)	March 31, 2026 (Audited)	June 30, 2025 (Audited)	March 31, 2026 (Audited)
1	**Income**				
	(a) Revenue from operations	5,268.53	12,065.26	1,723.54	28,972.02
	(b) Other income	1,543.97	2,318.80	1,703.20	6,286.02
	Total Income	**6,812.50**	**14,384.06**	**3,426.74**	**35,258.04**
2	**Expenses**				
	(a) Cost of construction materials, labour, land & other project cost	9,102.08	35,822.85	3,725.36	1,22,406.11
	(b) (Increase)/ decrease in inventories of finished goods and work-in-progress	(9,085.32)	(32,529.30)	(3,634.89)	(1,17,623.46)
	(c) Employee benefits expense	486.03	664.85	449.81	2,272.74
	(d) Finance costs	3,669.20	3,658.02	1,504.89	10,005.09
	(e) Depreciation and amortisation expense	193.19	184.45	172.42	708.80
	(f) Other expenses	3,143.35	4,137.98	3,845.81	16,761.59
	Total expenses	**7,508.53**	**11,938.85**	**6,063.40**	**34,530.87**
3	**Profit/(Loss) before exceptional items and tax (1-2)**	**(696.03)**	**2,445.21**	**(2,636.66)**	**727.17**
4	Exceptional items	-	-	-	-
5	**Profit/(Loss) before tax (3-4)**	**(696.03)**	**2,445.21**	**(2,636.66)**	**727.17**
6	**Tax expenses**				
	- Current tax	-	127.05	-	127.05
	- Adjustment of tax relating to earlier periods	0.07	-	-	4.63
	- Deferred Tax	(35.40)	685.96	(845.73)	60.45
	Total tax expenses	**(35.33)**	**813.01**	**(845.73)**	**192.13**
7	**Net Profit for the period/year (5-6)**	**(660.70)**	**1,632.20**	**(1,790.93)**	**535.04**
8	Other Comprehensive Income/(Loss)				
	Items that will not to be reclassified to profit or loss:				
	Re-measurement gain/(losses) on defined benefit plans	-	(3.74)	3.11	5.73
	Income tax on above	-	1.31	(1.09)	(2.00)
	Other Comprehensive Income/(Loss) for the period/year (net of taxes)	-	**(2.43)**	**2.02**	**3.73**
9	**Total Comprehensive Income for the period/year (net of taxes) (7+8)**	**(660.70)**	**1,629.77**	**(1,788.91)**	**538.77**
10	**Paid-up equity share capital (Face value INR 10/- per share)**	1,417.47	1,417.47	1,417.47	1,417.47
11	**Other Equity**				36,288.90
12	**Basic & Diluted Earnings per share (EPS) (INR 10/-each)**				
	a) Basic (INR)	(4.66)	11.51	(12.63)	3.71
	b) Diluted (INR)	(4.66)	11.51	(12.63)	3.71
		(Not annualised)	(Not annualised)	(Not annualised)	

S S KOTHARI MEHTA & CO. LLP
NEW DELHI
Chartered Accountants

Gaursons India Pvt. Ltd.

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CIN: U74899DL1995PTC064555
Registered Office: 101, 1st Floor, Ashish Comm. Complex, Plot No-2/3, LSC New Rajdhani Enclave, Delhi-110092
Notes to the Unaudited Standalone Financial Results for the Quarter ended June 30, 2026

1) The above unaudited Standalone Financial results of Gaursons India Private Limited ('the Company') have 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, read with the relevant rules issued thereunder, and in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.

2) The Company had issued 44,000 secured, rated, listed, redeemable, Non-Convertible Debentures ('NCDs') of face value on INR 1,00,000 each aggregating to INR 44,000 lacs issued on a private placement basis. As at June 30, 2026, the said proceeds aggregating to INR 44,000 lacs have been partially utilized as per the objects of the issue and the balance unutilised amount have been lying in bank accounts. The Company has maintained security cover exceeding 2 times of outstanding principal and interest as at June 30, 2026.

3) Disclosures as per Regulation 52(4) of the SEBI (LODR) are as under:

Particulars	Quarter ended			Year ended
	June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
	(Unaudited)	(Audited)	(Audited)	(Audited)
Debt Equity Ratio	4.46	4.57	2.12	4.57
Debt service coverage ratio*	0.48	0.93	0.00	0.72
Interest service coverage ratio*	0.52	1.11	(0.65)	0.83
Outstanding reedemable preference shares (qty and value)	NA	NA	NA	NA
Capital redemption reserve	126.00	126.00	126.00	126.00
Net worth	37,045.68	37,706.37	35,378.70	37,706.37
Net profit after tax	(660.70)	1,632.20	(1,790.93)	535.04
Basic & Diluted Earnings per share*	(4.66)	11.51	(12.63)	3.71
Current ratio	1.63	1.73	1.13	1.73
Long term debt to working capital	1.33	1.30	2.98	1.30
Bad debts to Accounts receivable ratio*	-	0.00	0.00	0.01
Current liability ratio	0.52	0.49	0.70	0.49
Total debts to total assets	0.44	0.47	0.32	0.47
Debtors turnover*	0.39	0.19	0.62	2.54
Inventory turnover ratio#	NA	NA	NA	NA
Operating margin percentage	30.79%	60.04%	43.16%	17.79%
Net profit margin percentage	-12.54%	24.69%	-103.91%	1.85%

* ratios for the quarter have not been annualised
# considering the nature of business, inventory turnover is not applicable.

Formulae used for calculation are as under:
(i) Debt equity ratio: Debt / Total equity
(ii) Debt: Long-term borrowings+ Short-term borrowings
(iii) Total Equity/ Net Worth: Paid up equity share capital + Other equity
(iv) Debt service coverage ratio: (Profit after tax+ interest on borrowings+ depreciation and amortization expense+ net gain/loss on disposal of assets)/ (Interest + Principal repayments of long term borrowing excluding prepayement)
(v) Interest service coverage ratio: Earnings before interest and Tax/ interest expense incurred
(vi) Earnings per share: Profit after taxes/ Weighted average number of equity shares
(vii) Current ratio: Current assets/ Current liabilities
(viii) Long-term debt to working capital: Long-term borrowings (including current maturities of non-current borrowings)/ (Current assets - Current liabilities excluding current maturities of non-current borrowings)
(ix) Bad debts to accounts receivable ratio: Bad debts / Average Trade Receivables
(x) Current liability ratio: Current liability/ Total liabilities
(xi) Total debts to total assets: Total debts (Long term borrowing+ Short term borrowing) / Total assets
(xii) Debtors' turnover: Revenue from operations (excluding revenue from sale of constructed properties) / Average trade receivables
(xiii) Operating margin: (Profit before depreciation, interest and tax less other income)/ Revenue from operations
(xiv) Net profit margin: Net profit / Revenue from operations

4) The Company is primarily engaged in colonisation and real estate development in India. The Chief Operating Decision Makers (CODM) monitor and review the operating result of the company as a whole. Accordingly, there are no additional disclosures to be furnished in accordance with the requirement of Ind AS 108 "Operating Segments".

5) The above unaudited standalone financial results of the Company for the quarter ended June 30, 2026 have been approved by the Board of Directors at their meeting held on August 14, 2026. These results have been reviewed by the statutory auditors of the Company.

6) The financial results are available on the stock exchange website "www.nseindia.com" and the company's website "www.gaursonsindia.com".

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NEW DELHI
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Notes to the Unaudited Standalone Financial Results for the Quarter ended June 30, 2026

7) In the financial year ended March 31, 2022, a search was initiated on the Company under Section 132 of the Income-tax Act, 1961. Pursuant to which, assessments were made and demand notices under Section 156 of the Act were received. Further, in the financial year 2024-25, penalty proceedings under Section 271D were concluded and a penalty was imposed on the Company.

The Company has filed appeals before the Commissioner of Income-tax (Appeals) against the demands so raised. Based on advice obtained from independent tax experts and considering judicial precedents and interpretations of the relevant provisions of the Income-tax Act, 1961, management believes that the demands and penalty imposed are not sustainable in law and are likely to be set aside on completion of the appellate proceedings. Accordingly, no provision has been recognised in the financial statements in respect of these demands/penalties.

As at June 30, 2026, the Company has deposited an amount of INR 3,617.73 lacs (March 31, 2026: INR 2,519.73 lacs) under protest in connection with the aforesaid matters, including INR 1,098.00 lacs deposited during the quarter ended June 30, 2026. Management does not expect the ultimate outcome of these proceedings to have a material adverse impact on the Company's financial position.

8) The figures for the quarter ended March 31, 2026 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures upto December 31, 2025, while the figures for the corresponding quarter ended June 30, 2025 are special purpose figures which were audited by the Statutory Auditors of the Company.

For and on behalf of the Board of Directors of
Gaursons India Private Limited

S S KOTHARI MEHTA & CO. LLP
NEW DELHI
Chartered Accountants

Manoj Kumar Gaur
Managing Director
DIN: 00582603

Place: Ghaziabad
Date: August 14, 2026