

Shridhar & Associates

Chartered Accountants

Date: 26 June, 2025

To,
IDBI Trusteeship Services Limited
Universal Insurance Building,
Ground Floor, Sir P.M. Road,
Fort, Mumbai-400 001

Security Coverage certificate as per SEBI circular dated May 16, 2024 & in terms of regulation 54 read with Regulation 56(1)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 (the “Regulations”) for the Quarter ended March 31, 2025 in respect of NUVOCO VISTAS CORP. LTD

The IDBI Trusteeship Services Limited (ITSL) (referred to as the Company's Debenture Trustee') has requested us by engagement letter dated May 03, 2023, to certify the particulars in Annexure I containing the accompanying Security Cover Certificate as on March 31, 2025 (the 'Statement') of M/s NUVOCO VISTAS CORP. LTD (the 'Company'). This Statement has been prepared by the Company and certified by the company's statutory auditor to comply with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 as amended till date (referred to as the 'Regulations') for the purpose of its onward submission to the "Security Exchange Board of India" (SEBI) (referred to as the "Regulatory Authority").

Management's responsibility for the Statement

1. The preparation and presentation of the accompanying the 'Statement' from the books of accounts audited financial results of the Company for the quarter ended March 31, 2025, and other relevant records and documents 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 designing, implementing and maintaining 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.
2. The Management is also responsible for maintenance of Security cover and complies with the requirements of the Regulations and the Debenture Trust Deeds.

The Debenture Trustee's responsibility for the Statement

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3. Debenture Trustee on quarterly basis provide the certified market value of assets which are offered as security based on the due diligence carried out by it or through independent professionals .
4. To provide the particulars contained in the aforesaid statement with respect to book value of assets charged against the listed debt securities issued by the Company are in agreement with the audited books of accounts, audited financial results for the quarter ended March 31, 2025, and other relevant records and documents maintained by the Company,

Independent Chartered Accountants responsibility for the Statement

5. We have undertaken independent evaluation of the financial statements, specified elements, accounts or items thereof, for the purpose of this report to ascertain the security cover available. Accordingly, our opinion is limited to the evaluation and ascertaining the security cover available for the Listed NCD issued by the Company wherein ITSL is the Debenture Trustee
6. Pursuant to the request from ITSL being the company's Debenture Trustee, it is our responsibility to provide limited assurance on whether the Company has maintained the required Security cover (as set out in the Statement) as per the requirements of Debenture Trust Deeds (DTDs) for all outstanding listed NCDs and nothing has come to our attention that causes us to believe that the Statement and calculation thereof is not arithmetically accurate.
7. We have performed the following procedures in relation to the Statement:
 - i. Read the information memorandum and debenture trust deed in relation the non-convertible debentures issued by the Company to assess the nature of the debentures i.e., secured or unsecured;
 - ii. Examined and verified the arithmetical accuracy of the Computation of security cover in the accompanying Statement;
 - iii. Compares the Security Cover with the Security Cover required to be maintained as per information memorandum and/or Debenture Trust Deed;
8. The Audited Financial Results for the quarter ended March 31, 2025, was reviewed by statutory auditor of the Company in accordance with the Standards on Review Engagements ("SRE")

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2410 'Review of Interim Financial Information by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). Those standards requires that the auditor plan and perform the review to obtain moderate assurance as to whether the financial results are free of material misstatement.

9. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (the "Guidance Note") issued by the Institute of Chartered Accountant of India (ICAI) and the Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 in so far as applicable for the purpose of this Certificate, which includes the concepts of test checks and materiality. 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. Based on the procedures mentioned above, according to information and Explanation given to us by the management of the Company:
 - i. The Financial information as stated in the security cover certificate as of March 31, 2025 extracted from the Audited Standalone Financial Results of the Company for the quarter ended March 31, 2025.
 - ii. The security cover provided by the Company is 3.49 times (market value) of the amount borrowed through non-convertible debentures is in accordance with the terms of the issue.

Restriction on use

12. This certificate has been issued at the request of the ITSL (company's debenture trustee) with the aforesaid Regulations. As a result, this certificate may not be suitable for any other purpose and is intended solely and entirely for the above-mentioned purpose. Accordingly, our certificate should not be quoted or referred to in any other document or made available to any other person or persons without our prior written consent. Also, we neither accept nor assume any duty or liability for any other purpose or to any other party to whom our certificate is shown or into whose hands it may come without our prior consent in writing.

Shridhar & Associates
Chartered Accountants

**For SHRIDHAR AND ASSOCIATES,
CHARTERED ACCOUNTANT**
Firm Reg. No: 134427W

Hemant Phatak
PARTNER
Membership No: 160832
UDIN – 25160832BMILEA5018
Mumbai

NUVOCO VISTAS CORP. LIMITED
Annexure I
Security Cover as per Regulation 54(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as on 31st March, 2025

(Rs in Crores)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Column P
Particulars	Description of asset for which this certificate relates	Exclusive Charge	Exclusive Charge	Part-Passu Charge	Part-Passu Charge	Part-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	Debt Not Backed by any Assets offered as Security	(Total C to H)	Related to only those Item covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt being issued	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	Market Value for Pari-passu charge Assets	Carrying/ book value for pari-passu charge assets where market value is not ascertainable or applicable	Total Value (L + M + N + O)
		Book Value	Book Value	Yes/No	Book Value	Book Value									
		Referring to Column F													
Assets															
Property, Plant & Equipments			Yes	6,227.67						6,227.67			5,609.77	-	5,609.77
Capital Work in Progress			Yes	98.24						98.24			-	98.24	98.24
Right to use assets			Yes	83.32				117.00		840.72			132.00	83.32	215.84
Goodwill			No	-				2,443.86		2,443.86			-	-	-
Intangible Assets			No	-				1,047.10		1,047.10			-	-	-
Intangible Assets under development			No	-				-		-			-	-	-
Investments (i)	includes investment properties		Yes	0.82				3,500.78		3,501.60			-	0.82	0.82
Lease			Yes	1.37				1.37		2.49			-	1.37	1.37
Inventory			Yes	510.65				510.65		510.65			-	510.65	510.65
Trade Receivables			Yes	691.47				691.47		691.47			-	691.47	691.47
Cash & Cash Equivalents			Yes	157.19						157.19			-	157.19	157.19
Bank balances other than Cash and Cash Equivalents			No	-				5.18		5.18			-	-	-
Others - Other Financial assets (income tax assets, other assets)			Yes	535.31				538.68		1,073.99			-	535.31	535.31
Total			-	8,314.94				7,696.42		16,012.36			5,742.37	2,878.27	7,828.64
Liabilities															
Debt Securities to which this certificate relates			Yes	365.74						365.74				365.74	365.74
Other Debt sharing pari-passu charge with above			Yes	1,877.78				320.96		1,877.78				1,877.78	1,877.78
Other Debt			No	-				-		-				-	-
Subordinated Debt	(Short Term)		No	-				25.18		25.18				-	-
Bank			No	-				-		-				-	-
Debt Securities			No	-				-		-				-	-
Others	(Financial Liabilities)		No	-				786.34		786.34				-	-
Trade Payables			No	-				1,217.05		1,217.05				-	-
Lease liabilities			No	-				203.39		203.39				-	-
Provisions			No	-				539.09		539.09				-	-
Others			No	-				1,553.43		1,553.43				-	-
Total			-	2,243.82				4,595.86		6,839.38				2,243.82	2,243.82
Cover as Book Value					3.71										
Cover as Market Value															
		Exclusive Security Cover Ratio	N/A	Part-Passu Security Cover Ratio	3.71										3.40

Notes :
(i) - Includes Investment property
(ii) - Market Valuation of the assets offered as security (i.e Capital Work in Progress & RDT Assets & Whole of Investments , Lease, Inventory, Trade Receivables, Cash & Cash Equivalents & others is not feasible , hence they are measured at their carrying value.
(iii) - Market value of Property, Plant & Equipments is based on valuation certificate dated 31.3.2023 (distress value).