

VR KONKAN PRIVATE LIMITED

(Formerly Elpis Ventures Private Limited)

CIN: U45309MH2019PTC448440

February 11, 2026

To,
General Manager
Department of Corporate Services
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400-001, Maharashtra

Ref: Scrip Code - 959096 (ISIN - INE0BBX08013)
Scrip Code - 974338 (ISIN - INE0BBX08021)

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

Dear Sir/Ma'am,

Pursuant to Regulations 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we wish to inform you that the Board of Directors of VR Konkan Private Limited (the Company) in its meeting held today i.e., Wednesday, February 11, 2026, has, inter alia, considered and approved the Financial Results for the quarter and year ended March 31, 2025, along with the Audit Report by the Statutory Auditor of the Company.

Accordingly, we are enclosing the following:

1. Financial Results of the Company for the quarter and year ended March 31, 2025.
2. Audit Report issued by Statutory Auditors, M/s. S.R. Batliboi & Associates, LLP, Chartered Accountant.
3. Disclosures pursuant to Regulation 52(3) of the Listing Regulations.
4. Disclosures pursuant to Regulation 52(4) of the Listing Regulations.
5. Statement pursuant to Regulation 52(7) of the Listing Regulations.

Kindly acknowledge receipt of the same and make these available to the public at large.

Thanking you,

Yours faithfully,

For VR Konkan Private Limited

Ms. Twinkle
(Company Secretary & Compliance Officer)

Regd. Office: Pokhran Road-1, Near Cadbury Junction, Jekegram, Thane,
Maharashtra, India, 400606

Website: www.vrkonkan.co.in; Email ID: company_secretary@vrkonkan.com

VR Konkan Private Limited
Corporate Identity Number (CIN) : U45309MH2019PTC448440

Registered Office: Pokhran Road-1, Near Cadbury Junction, Jekegram, Thane, Maharashtra, India, 400606

Statement of Audited Financial results for the quarter and year ended March 31, 2025

a. Statement of financial results

(Rs. in millions)

	Particulars	Quarter ended	Preceding	Corresponding	Current year	Previous year
		March 31, 2025	Quarter ended December 31, 2024	Quarter ended March 31, 2024	ended March 31, 2025	ended March 31, 2024
		[Audited] (refer Note 9)	[Unaudited]	[Audited] (refer Note 9)	[Audited]	[Audited]
1	Income					
	Other income	0.16	-	4.99	5.23	19.98
	Total Income	0.16	-	4.99	5.23	19.98
2	Expenses					
	Employee benefits expense	0.23	0.34	0.29	1.02	0.75
	Finance costs	281.74	286.95	282.83	1,139.61	1,129.68
	Depreciation expense	0.04	0.04	0.04	0.17	0.18
	Other expenses	16.38	14.41	9.87	54.43	23.85
	Total Expenses	298.39	301.74	293.03	1,195.23	1,154.46
3	Loss before exceptional items and tax (1-2)	(298.23)	(301.74)	(288.04)	(1,190.00)	(1,134.48)
4	Exceptional item- impairment losses (refer note 7 below)	1,123.89	-	-	1,123.89	-
5	Loss before tax (3-4)	(1,422.12)	(301.74)	(288.04)	(2,313.89)	(1,134.48)
6	Tax expense					
	(i) Current tax	-	-	-	-	-
	(ii) Deferred tax charge/(credit)	-	-	-	-	-
	Total	-	-	-	-	-
7	Loss for the year/period (5-6)	(1,422.12)	(301.74)	(288.04)	(2,313.89)	(1,134.48)
8	Other comprehensive income not to be reclassified to profit or loss in subsequent periods:					
	(i) Re-measurement gains/ (losses) on defined benefit plan	-	-	-	-	-
	(ii) Income tax effect	-	-	-	-	-
	Total	-	-	-	-	-
9	Total comprehensive income for the year/period (7+8)	(1,422.12)	(301.74)	(288.04)	(2,313.89)	(1,134.48)
10	Paid-up equity share capital (Face value per share - Rs. 10)	600.01	600.01	600.01	600.01	600.01
11	Other Equity	(6,221.06)	(4,798.94)	(3,907.17)	(6,221.06)	(3,907.17)
12	Net worth	(5,621.05)	(4,198.93)	(3,307.16)	(5,621.05)	(3,307.16)
13	Paid-up debt capital	13,045.67	12,763.93	7,622.00	13,045.67	7,622.00
14	Earnings Per Share (EPS) * (face value Rs.10 per share)					
	a) Basic	(23.70)	(5.03)	(4.80)	(38.56)	(18.91)
	b) Diluted	(23.70)	(5.03)	(4.80)	(38.56)	(18.91)
15	Capital Redemption Reserve (CRR)	-	-	-	-	-
16	Debenture redemption reserve (DRR)	-	-	-	-	-
17	Ratios * (refer Note 5 below)					
	a) Debt equity ratio	(2.32)	(3.04)	(2.30)	(2.32)	(2.30)
	b) Debt service coverage ratio (DSCR)	(4.05)	(0.05)	(0.02)	(1.03)	(0.00)
	c) Interest service coverage ratio (ISCR)	(4.05)	(0.05)	(0.02)	(1.03)	(0.00)
	d) CRR/DRR	-	-	-	-	-
	e) Current ratio	0.01	0.00	0.01	0.01	0.01
	f) Long term debt to working capital	(1.50)	(1.54)	(18.77)	(1.50)	(18.77)
	g) Bad debts to account receivable ratio	-	-	-	-	-
	h) Current liability ratio	0.40	0.39	0.03	0.40	0.03
	i) Total debts to total assets	1.65	1.42	0.84	1.65	0.84
	j) Debtors turnover	-	-	-	-	-
	k) Inventory turnover	-	-	-	-	-
	l) Operating margin %	-	-	-	-	-
	m) Net profit margin %	-	-	-	-	-

* Not annualised

See accompanying notes to financial results

VR Konkan Private Limited
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Registered Office: Pokhran Road-1, Near Cadbury Junction, Jekegram, Thane, Maharashtra, India, 400606

Statement of Audited Financial results for the quarter and year ended March 31, 2025

b. Statement of assets and liabilities

(Rs. in millions)

	Particulars	As at March 31, 2025 [Audited]	As at March 31, 2024 [Audited]
1	ASSETS		
	Non-current Assets		
	Property, plant and equipment	0.11	0.23
	Capital work-in-progress	7,618.00	8,738.00
	Financial Assets		
	Investments	0.00	0.00
	Loan	205.64	142.50
	Other financial assets	0.16	60.16
	Income tax assets (net)	4.47	4.09
	Other non-current assets	8.12	83.11
	Sub total	7,836.50	9,028.09
	Current Assets		
	Financial assets		
	Cash and cash equivalents	10.11	4.49
	Bank balances other than cash and cash equivalents	44.66	0.26
	Other financial assets	4.05	0.03
	Other current assets	8.70	0.02
	Sub total	67.52	4.80
	Total Assets	7,904.02	9,032.89
2	EQUITY AND LIABILITIES		
	Equity		
	Equity share capital	600.01	600.01
	Other equity	(6,221.06)	(3,907.17)
	Sub total	(5,621.05)	(3,307.16)
	Non-Current Liabilities		
	Financial liabilities		
	Borrowings	8,032.82	7,622.00
	Other financial liabilities	60.00	4,307.16
	Sub total	8,092.82	11,929.16
	Current Liabilities		
	Financial liabilities		
	Borrowings	5,012.85	-
	Trade payables		
	- Total outstanding dues of micro enterprises and small enterprises	0.36	-
	- Total outstanding dues of creditors other than micro enterprises and small enterprises	12.89	409.73
	Other financial liabilities	404.28	-
	Other current liabilities	1.87	1.16
	Sub total	5,432.25	410.89
	Total Equity and Liabilities	7,904.02	9,032.89

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Statement of Audited Financial results for the quarter and year ended March 31, 2025

c. Statement of cash flows

(Rs. in millions)

	Particulars	Current year	Previous year
		ended March 31, 2025	ended March 31, 2024
		[Audited]	[Audited]
1	Cash flows from operating activities		
	Loss before tax	(2,313.89)	(1,134.48)
	<i>Adjustments to reconcile loss before tax to net cash flows:</i>		
	Depreciation expense	0.17	0.18
	Loss on disposal of capital work-in-progress	12.53	-
	Impairment loss on capital work-in-progress	1,123.89	-
	Interest income	(5.23)	(19.98)
	Interest expense	1,139.51	1,129.65
	Operating profit/(loss) before working capital changes	(43.02)	(24.63)
	Working capital adjustments:		
	(Increase)/ decrease in other financial assets	(2.17)	1.23
	(Increase)/ decrease in other assets	2.76	(8.35)
	Increase/ (decrease) in other financial liabilities	60.00	(0.00)
	Increase/ (decrease) in trade payables	7.80	(7.11)
	Increase/ (decrease) in other liabilities	0.71	0.28
	Cash generated from/(used in) operations	26.08	(38.58)
	Income tax paid (net of refund)	(0.38)	(0.26)
	Net cash flows from/(used in) operating activities (A)	25.70	(38.84)
2	Cash flows from investing activities		
	Purchase of property, plant and equipment (including Capital work-in-progress)	(6.74)	(0.00)
	Proceeds from disposal of Capital work-in-progress	53.84	-
	Investment in bank deposits	(44.53)	-
	Redemption of bank deposits	0.26	-
	Interest received	0.09	19.98
	Net cash flows from/(used in) investing activities (B)	2.92	19.98
3	Cash flows from financing activities		
	Interest paid	(23.00)	-
	Net cash flows from/(used in) financing activities (C)	(23.00)	-
4	Net increase/ (decrease) in cash and cash equivalents (A + B + C)	5.62	(18.86)
	Cash and cash equivalents at the beginning of the year	4.49	23.35
	Cash and cash equivalents at the end of the year	10.11	4.49

(Rs. in millions)

	Components of cash and cash equivalents	As at	As at
		March 31, 2025	March 31, 2024
		[Audited]	[Audited]
1	Balance with banks		
	- on current accounts	0.09	4.49
	- Deposits with original maturity of less than three months	10.02	-
	Total cash and cash equivalents as reported in Balance Sheet	10.11	4.49

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Statement of Audited Financial results for the quarter and year ended March 31, 2025

Notes to the financial results for the quarter and year ended March 31, 2025

- 1 VR Konkan Private Limited ('the Company' or 'VR Konkan') had issued 2,410 Unsecured, redeemable, non-convertible debentures of Rs.1,000,000 each on November 21, 2019, which were listed on BSE Limited ('BSE') on December 10, 2019. Further, the Company had issued 4,100 Unsecured, redeemable, non-convertible debentures of Rs.1,000,000 each on December 06, 2019, which were listed on BSE Limited ('BSE') on December 27, 2019 and the Company had issued 1,112 Rated, listed, redeemable, unsecured, non-convertible debentures of Rs.1,000,000 each on October 19, 2022, which were listed on BSE Limited ('BSE') on November 03, 2022.

Non-Convertible Debentures issued are unsecured and there is no requirement regarding maintenance of security/ asset cover, as at March 31, 2025.

- 2 The above financial results of the Company for the quarter and year ended March 31, 2025 have been reviewed by Audit committee and taken on record at the meeting of the Board of Directors of the Company held on February 11, 2026. The statutory auditors of the company have audited financial results of the Company for the quarter and year ended March 31, 2025.
- 3 These audited financial results of the Company has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
- 4 The Company's business activity falls within a single reportable segment, i.e., real estate and related activities. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Operating Segments with respect to the single reportable segment. Further, the Company is domiciled in India and does not have significant foreign operations.
- 5 Financial ratios:
- (a) Debt equity ratio = Paid-up debt capital [long-term borrowings + short-term borrowings] / Total equity (Net worth) [equity share capital+other equity].
 - (b) DSCR = Profit/ loss before finance cost and tax expenses/ (Finance cost + Principal repayment).
 - (c) ISCR = Profit/ loss before finance cost and tax expenses/ Finance cost.
 - (d) CRR/DRR = Capital Redemption Reserve (CRR) / Debenture redemption reserve (DRR).
 - (e) Current ratio = Total current assets / Total current liabilities.
 - (f) Long term debt to working capital = Non-current borrowings / Working capital [current assets-current liabilities].
 - (g) Bad debts to account receivable ratio = Bad debts incurred during the period / Average of opening and closing balances of Trade Receivables.
 - (h) Current liability ratio = Total current liabilities / Total liabilities.
 - (i) Total debts to total assets = Total debt [long-term borrowings + short-term borrowings] / Total assets.
 - (j) Debtors turnover = Revenue from operations / Average of opening and closing balances of Trade Receivables.
 - (k) Inventory turnover: The Company's business does not involve inventories and accordingly, the inventory turnover is not applicable to the Company.
 - (l) Operating margin % = Operating profit [Loss before tax - Other income + Finance cost] / Revenue from operations.
 - (m) Net profit margin % = Profit for the year/Revenue from operations.

- 6 As per the Company's business plan, the Company is undertaking a project which is proposed to be a mixed use real estate development. The Company has temporarily suspended active development of the project, pending finalisation of project plan including project funding and obtaining requisite approvals.

In view of the foregoing, the Company's management has suspended further capitalisations including borrowing costs and the Company has not recognised deferred tax asset on unutilized tax losses. Further, the Company has incurred land cost and other related expenses which has been classified as Capital work-in-progress and the Company's management would reclassify the land cost and other related expenses based on their ultimate end use pattern. During the year ended March 31, 2025, the Company has recognised impairment loss on capital work in progress (refer note 7 for details). Further, the accumulated losses of the Company as at March 31, 2025 have exceeded its paid up capital and other equity and the Company's current liabilities exceeded its current assets as at that date.

In view of the fact that the only project of the Company is under suspension, the Company has obtained a support letter from its Parent confirming that the Parent will take necessary actions to organize for any shortfall in liquidity during the period of 12 months from the balance sheet date. Based on the above, the Company is confident of its ability to meet the funds requirement, obtaining the requisite approvals to continue the project in due course and also to continue its business as a going concern.

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Statement of Audited Financial results for the quarter and year ended March 31, 2025

- 7 During the year ended March 31, 2025, impairment loss on capital work-in-progress of Rs.1,123.89 million, have been recognised in the statement of profit and loss as an exceptional item, which represents the write-down value of capital work-in-progress to its recoverable amount. In this regard, the Company's management, in consultation with an external valuer, has performed impairment assessment consequent to changes in market environment in which the asset operates and economic performance of the asset, which led to delay in approval of financial results of the Company.

Consequently, the Company has not complied with the provisions of certain laws and regulations as below:

- a) The financial statements of the Company as at and for the year ended March 31, 2025 were not laid before the board and shareholders of the Company within the required timelines. Accordingly, the Company has not complied with the applicable provisions of the Companies Act, 2013 in relation to holding the Annual General Meeting for the year ended March 31, 2025 within the prescribed timelines.
- b) The Company has not complied with the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended in relation to submission of financial results for the quarter and year ended March 31, 2025, within the prescribed timelines.
- c) The Company has not complied with the provisions of the Central Goods and Services Tax Act, 2017 in relation to filing of annual return forms for the year ended March 31, 2025 within the prescribed timelines.

The Company's management expects to regularise the aforesaid non-compliances under the provisions of the respective laws and regulations and is confident that penalties, if any, that may be imposed on the Company and consequential impact thereon would not be material.

Accordingly, no further adjustments are required in the financial results in respect of the aforesaid matters.

- 8 The Government of India has consolidated 29 existing labour legislations into a unified framework comprising four Labour Codes, namely, Code on Wages, 2019, Code on Social Security, 2020, Industrial Relations Code, 2020 and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the 'New Labour Codes'). The New Labour Codes have been made effective from 21 November 2025. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. Based on Company's assessment, the New Labour Codes do not have a material impact on the Company. The Company continues to monitor the finalization of the rules and clarifications from the Government on the New Labour Codes and would provide appropriate accounting effect, if any, as and when such clarifications are issued / rules are notified.
- 9 The figures of the last quarters are the balancing figures between audited figures in respect of the full financial year and the unaudited published year-to-date figures up to end of the third quarter of the financial year which were subjected to limited review.

For and on behalf of the Board of Directors of
VR Konkan Private Limited

JAY
VIRESH
DAYANI

Digitally signed by
JAY VIRESH
DAYANI
Date: 2026.02.11
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Jay Viresh Dayani

Director

DIN: 09663289

Place: Delhi, India

Date : February 11, 2026

Independent Auditor's Report on the Quarterly and Year to Date Audited Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**To
The Board of Directors of
VR Konkan Private Limited**

Report on the audit of the Financial Results**Opinion**

We have audited the accompanying statement of quarterly and year to date financial results of VR Konkan Private Limited (the "Company") for the quarter ended March 31, 2025 and for the year ended March 31, 2025 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net loss and other comprehensive income and other financial information of the Company for the quarter ended March 31, 2025 and for the year ended March 31, 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matters

We draw attention to the following notes to the accompanying financial results:

- a. Note 7 in relation to delay in approval of financial results and non-compliances with certain laws and regulations thereon.
- b. Note 6 regarding the temporary suspension of active development of Company's ongoing project.

Our opinion is not modified in respect of the aforesaid matters.

Management's Responsibilities for the Financial Results

The Statement has been prepared on the basis of the annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net loss and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and

detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The Statement includes the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

SUDHIR Digitally signed
by SUDHIR
KUMAR KUMAR JAIN
JAIN Date: 2026.02.11
17:47:16 +05'30'

per Sudhir Kumar Jain

Partner

Membership Number: 213157

UDIN: 26213157LYBRZA8820

Place: Bengaluru, India

Date: February 11, 2026

VR KONKAN PRIVATE LIMITED

(Formerly Elpis Ventures Private Limited)

CIN: U45309MH2019PTC448440

February 11, 2026

To,
General Manager
Department of Corporate Services
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400-001, Maharashtra

Ref: Scrip Code - 959096 (ISIN - INE0BBX08013)
Scrip Code - 974338 (ISIN - INE0BBX08021)

Subject: Declaration pursuant to Regulation 52(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for Unmodified Opinion.

Dear Sir/Ma'am,

Pursuant to the requirement of Regulation 52(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, we hereby declare that M/s. S R Batliboi & Associates LLP, Chartered Accountants, Statutory Auditors of the Company, have submitted the Audit Report dated February 11, 2026, with an unmodified opinion for the Financial Results of the Company for the quarter and year ended March 31, 2025.

This is for your kind information and necessary records.

Thanking you,

Yours faithfully,
For VR Konkan Private Limited

Ms. Twinkle
(Company Secretary & Compliance Officer)

VR KONKAN PRIVATE LIMITED

(Formerly Elpis Ventures Private Limited)

CIN: U45309MH2019PTC448440

February 11, 2026

To,
General Manager
Department of Corporate Services
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400-001, Maharashtra

Ref: Scrip Code - 959096 (ISIN - INE0BBX08013)
Scrip Code - 974338 (ISIN - INE0BBX08021)

Subject: Submission of additional information pursuant to Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and year ended March 31, 2025.

Dear Sir/Ma'am,

With reference to the captioned subject, we are enclosing herewith additional information in Annexure-A pursuant to Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for the quarter and year ended March 31, 2025.

This is for your kind information and necessary records.

Thanking you,

Yours faithfully,
For VR Konkan Private Limited

Ms. Twinkle
(Company Secretary & Compliance Officer)

VR KONKAN PRIVATE LIMITED

(Formerly Elpis Ventures Private Limited)

CIN: U45309MH2019PTC448440

ANNEXURE-A

Pursuant to Regulation 52(4) of SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015, please refer below the following information in respect of the Non-Convertible Debentures issued by the Company as on March 31, 2025:

S. No.	Particulars	Quarter ended March 31, 2025 (Audited)	Quarter ended March 31, 2024 (Audited)	Year ended March 31, 2025 (Audited)
1	Debt-Equity Ratio (Times)	(2.32)	(2.30)	(2.32)
2	Debt Service Coverage Ratio (Times)	(4.05)	(0.02)	(1.03)
3	Interest Service Coverage Ratio	(4.05)	(0.02)	(1.03)
4	Current Ratio	0.01	0.01	0.01
5	Long-Term Debt to Working Capital Ratio	(1.50)	(18.77)	(1.50)
6	Bad Debts to Account Receivable Ratio	-	-	-
7	Current Liability Ratio	0.40	0.03	0.40
8	Total Debts to Total Assets Ratio	1.65	0.84	1.65
9	Debtors' Turnover Ratio	-	-	-
10	Inventory Turnover Ratio	-	-	-
11	Operating Margin (%)	-	-	-
12	Net Profit Margin (%)	-	-	-
13	Outstanding Redeemable Preference Shares (Quantity & Value)	NA	NA	NA
14	Debenture Redemption Reserve (Rs. in millions)	-	-	-
15	Net Worth (Rs. in millions)	(5,621.05)	(3,307.16)	(5,621.05)
16	Net Profit / (Loss) After Tax (Rs. in millions)	(1,422.12)	(288.04)	(2,313.89)
17	Earnings / (Loss) Per Share (In Rs.)	(23.70)	(4.80)	(38.56)

For VR Konkan Private Limited

Ms. Twinkle
(Company Secretary & Compliance Officer)

Regd. Office: Pokhran Road-1, Near Cadbury Junction, Jekegram, Thane,
Maharashtra, India, 400606

Website: www.vrkonkan.co.in; Email ID: company_secretary@vrkonkan.com

VR KONKAN PRIVATE LIMITED

(Formerly Elpis Ventures Private Limited)

CIN: U45309KA2019PTC124570

May 30, 2025

To,
General Manager
Department of Corporate Services
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400001, Maharashtra

Ref: Scrip Code - 959096 (ISIN - INE0BBX08013)
Scrip Code - 974338 (ISIN - INE0BBX08021)

Subject: Submission of Statement under Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and year ended March 31, 2025

Dear Sir/Ma'am,

Pursuant to Regulation 52(7) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), please find below the following details:

A. Statement of utilization of issue proceeds:

S. No.	Particulars	I		II
1.	Name of the Issuer	VR Konkan Private Limited		
2.	ISIN	INE0BBX08013		INE0BBX08021
3.	Mode of Fund Raising (Public issues/ Private placement)	Private Placement		Private Placement
4.	Type of instrument	2410 Unsecured Redeemable NCDs	4100 Unsecured Redeemable NCDs	1112 Unsecured Redeemable NCDs
5.	Date of raising funds	November 21, 2019	December 06, 2019	October 19, 2022
6.	Amount Raised (In Crores)	241	410	111.2
7.	Funds utilized (In Crores)	241	410	111.2
8.	Any deviation (Yes/ No)	No	No	No
9.	If 7 is Yes, then specify the purpose of for which the funds were utilized	NA	NA	NA
10.	Remark, if any	-	-	-

Regd. Office: VR Bengaluru, No. 11b, Sy No. 40/9, Devasandra Industrial Area, 2 Stage,

Kr. Puram, Hobli, Bangalore – 560048, Karnataka

Website: <https://vrkonkan.co.in/>; Email ID: vr_m_compliance@virtuousretail.com

VR KONKAN PRIVATE LIMITED

(Formerly Elpis Ventures Private Limited)

CIN: U45309KA2019PTC124570

B. Statement of deviation/ variation in use of Issue proceeds: Not Applicable

Particulars		Remarks				
Name of listed entity						
Mode of fund raising		Public issue/ Private placement				
Type of instrument		Non-convertible Securities				
Date of raising funds						
Amount raised		in Rs. crore				
Report filed for quarter ended						
Is there a deviation/ variation in use of funds raised?						
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?		Yes/ No				
If yes, details of the approval so required?						
Date of approval						
Explanation for the deviation/ variation						
Comments of the audit committee after review						
Comments of the auditors, if any						
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
-	-	-	-	-	-	-
Deviation could mean: a. Deviation in the objects or purposes for which the funds have been raised. b. Deviation in the amount of funds actually utilized as against what was originally disclosed.						

This is for your kind information and necessary records.

Thanking you,

Yours faithfully,

For VR Konkan Private Limited

TWINKLE
Digitally signed by
TWINKLE
Date: 2025.05.30
15:12:39 +05'30'

Ms. Twinkle
(Company Secretary & Compliance Officer)

Regd. Office: VR Bengaluru, No. 11b, Sy No. 40/9, Devasandra Industrial Area, 2 Stage,

Kr. Puram, Hobli, Bangalore – 560048, Karnataka

Website: <https://vrkonkan.co.in/>; Email ID: vrn_compliance@virtuousretail.com