(Formerly Sugam Vanijya Holdings Private Limited) Corporate Identity Number: U74899KA1987PTC070519

August 12, 2024

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

Ref: Scrip Code: 951654, 974772, 974773, 974774. ISIN: INE084S08013, INE084S07049, INE084S07031, INE084S07056.

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 Dakshin Private Limited (the "Company") in its meeting held today i.e., Monday, August 12, 2024, has, inter alia, considered and approved the Unaudited Financial Results along with the Limited Review Report for the quarter ended June 30, 2024.

Accordingly, we are enclosing the following:

- 1. A copy of the Unaudited Financial Results of the Company for the quarter ended June 30, 2024.
- 2. Limited Review Report issued by Statutory Auditors, M/s. S.R. Batliboi & Associates, LLP, Chartered Accountant.
- 3. Disclosures pursuant to Regulation 52(4) of the Listing Regulations.
- 4. 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 Dakshin Private Limited

Ms. Rashmi Sharma (Company Secretary & Compliance Officer) Independent Auditor's Review Report on the Quarterly Unaudited Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to The Board of Directors VR Dakshin Private Limited

- 1. We have reviewed the accompanying statement of unaudited financial results of VR Dakshin Private Limited (the "Company") for the quarter ended June 30, 2024 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
- 2. The Company's Management is responsible for the preparation of the Statement 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 Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion 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 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. 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 in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. Emphasis of Matter

We draw attention to Note 6 to the accompanying financial results in connection with certain ongoing legal proceedings related to property and other matters. Pending final outcome of the legal proceedings, no provision has been made towards any claims and the underlying assets are classified as good and recoverable in the accompanying financial results. Our conclusion is not modified in respect of this matter.

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

6. The Statement includes the results for the quarter ended March 31, 2024 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2024 and the published unaudited year-to-date figures up to the third quarter of the previous 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

per Sudhir Kumar Jain Partner Membership No.: 213157

UDIN: 24213157BKFNIR4177

Place: Bengaluru, India Date: August 12, 2024

VR Dakshin Private Limited

Corporate Identity Number (CIN): U74899KA1987PTC070519 Registered Office: VR Bengaluru, No. 11B, Sy No. 40/9, Devasandra Industrial Area, 2nd Stage, KR. Puram Hobli, Bengaluru, Karnataka - 560048

Statement of Unaudited Financial results for the quarter ended June 30, 2024

					(Rs. in millions)
Particulars		Quarter ended June 30, 2024	Preceding Quarter ended March 31, 2024	Corresponding Quarter ended June 30, 2023	Previous year ended March 31, 2024
		Unaudited	Audited (refer note 9)	Unaudited	Audited
1 Income					
Revenue from operations		588.07	572.94	532.47	2,210.52
Other income		91.62	71.44	33.13	201.61
Total Income		679.69	644.38	565.60	2,412.13
2 Expenses					,
Employee benefits expenses		20.68	23.70	14.34	78.92
Depreciation		105.44	89.13	100.33	390.56
Finance costs		478.61	389.41	524.94	1,796.71
Other expenses		246.29	200.82	194.26	922.00
Total Expenses		851.02	703.06	833.87	3,188.18
3 Loss before tax (1-2)		(171.33)	(58.68)	(268.27)	(776.05)
4 Tax expense					
(i) Current tax charge		-	-	-	-
(ii) Deferred tax charge/(credit)		(11.93)	13.18	11.91	41.91
Total		(11.93)	13.18	11.91	41.91
5 Loss for the year/period (3-4)		(159.40)	(71.86)	(280.18)	(817.96)
6 Other comprehensive income not to be r	eclassified to profit or				
loss in subsequent periods:	······				
(i) Re-measurement gains/ (losses) on a	lefined benefit plan	-	0.03	-	0.03
(ii) Income tax effect		-	(0.01)	-	(0.01)
Total		-	0.02	-	0.02
7 Total comprehensive income for the ye	ear/period (5+6)	(159.40)	(71.85)	(280.18)	(817.94)
8 Paid-up equity share capital (Face value		0.20	0.20	0.20	0.20
9 Reserves and Surplus [included under Ot	her Equity]	(5,410.12)	(5,250.72)	(4,712.96)	(5,250.72)
10 Net worth		(5,409.92)	(5,250.52)	(4,712.76)	(5,250.52)
 Paid-up debt capital Earnings Per Share (EPS) * (face value F 	a 10 man abana)	18,444.69	14,774.80	15,272.29	14,774.80
a) Basic	(s.10 per share)	(7,281)	(3,283)	(12,798)	(37,363)
b) Diluted		(7,281)	(3,283)	(12,798)	(37,363)
13 Capital Redemption Reserve (CRR)		(7,201)	(3,203)	(12,790)	(57,505)
14 Debenture redemption reserve (DRR)		-	-	-	-
· · · ·		-	-	-	-
		(2.41)	(2.01)	(2.2.4)	(2.91)
a) Debt equity ratiob) Debt service coverage ratio (DSCR)		(3.41) 0.60	(2.81) 0.85	(3.24) 0.04	(2.81) 0.14
c) Interest service coverage ratio (ISCR)		0.64	0.85	0.49	0.14
d) CRR/DRR		-	-	-	-
e) Current ratio		0.22	0.53	1.03	0.53
f) Long term debt to working capital		(2.84)	(12.42)	181.35	(12.42)
g) Bad debts to account receivable ratio		(0.05)	(0.76)	(0.11)	(0.78)
h) Current liability ratio		0.30	0.12	0.12	0.12
i) Total debts to total assets		1.22	0.98	0.98	0.98
j) Debtors turnover		2.84 0.41	3.71 0.56	2.43 0.62	13.69 2.25
k) Inventory turnoverl) Operating margin %		52.25%	57.72%	48.20%	2.25 46.17%
					(37.00%)
m) Net profit margin % * Not annualised for quarters		(27.11%)	(12.54%)	(52.62%)	

* Not annualised for quarters

See accompanying notes to financial results

VR Dakshin Private Limited Corporate Identity Number (CIN): U74899KA1987PTC070519

Registered Office: VR Bengaluru, No. 11B, Sy No. 40/9, Devasandra Industrial Area, 2nd Stage, KR. Puram Hobli, Bengaluru, Karnataka - 560048

Notes to the Unaudited financial results for the quarter ended June 30, 2024

- 1 VR Dakshin Private Limited ('the Company') had issued 448 Rated, redeemable, unsecured, listed non-convertible debentures ('NCD') of Rs.10,000,000 each on February 04, 2015, which were listed on BSE Limited ('BSE') on February 04, 2015. During the year ended March 31, 2024, the Company has issued 75,000 Rated, listed, collateralized, redeemable non-convertible bonds of Rs.100,000 each on April 18, 2023 ,which were listed on BSE Limited ('BSE') on April 19, 2023.
- 2 The Rated, listed, collateralized, redeemable non-convertible bonds of the Company are secured by way of exclusive mortgage on the property (retail mall in Chennai) and exclusive charge by way of hypothecation on certain assets in relation to property requiring 100% asset cover as per bond trust deed (actual asset cover of 136% as at June 30, 2024). The maintenance of security cover is not applicable for NCD as the same are unsecured and no assets has been offered as security as at June 30, 2024.
- 3 The above unaudited financial results of the Company for the quarter ended June 30, 2024 have been reviewed by Audit committee and taken on record at the meeting of the Board of Directors of the Company held on August 12, 2024. The statutory auditors of the company have carried out limited review of the above unaudited financial results of the Company for the quarter ended June 30, 2024.
- 4 These unaudited 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").
- 5 The Company is engaged in carrying on the business of real estate development, leasing and hospitality and related services. As such, the Company operates in single business and geographical segment and hence disclosing information as per requirements of Ind AS 108 "Operating Segments" is not required.
- 6 a) In March 2014, the Tehsildar of East Taluk, K.R. Puram, Bengaluru, had issued a notice to the Company to stop the construction of the VR Mall, Bengaluru at Dyvasandra Village, Bengaluru East Taluk, citing inaccurate allegations against the Company when the mall was under construction. The Tehsildar was of the contention that the Company had build the compound area in the encroached land ("the disputed land").

The Company filed a writ petition in Honourable High Court of Karnataka ("the High Court") against the said notice issued by the Tehsildar. A stay was granted by the High Court vide its order dated March 15, 2014 and also directed the Government of Karnataka to file its reply. The Government of Karnataka had filed its reply thereon. The High Court of Karnataka in its judgement dated February 16, 2016 had vacated the stay granted earlier and stated that the Government will take into consideration all the documents produced by the Company and would proceed further only after looking at all the documents. The High Court has also stated that the Company shall not be dispossessed of the disputed land otherwise other than under the process of law. On September 03, 2015, the Company had obtained final occupancy certificate for the Mall.

A new order was passed by the Assistant Commissioner, Bengaluru North, sub-division dated March 08, 2017 stating that the disputed land possessed by the Company was encroached Government land reserved for public purpose. The Commissioner ordered to evict the Company from an extent of 4046.86 square meters of land and directed the Tehsildar, Bengaluru East Taluk to take action to evict the Company from the said land, resume it to Government and safeguard the same as 'Government Property'. The Company had challenged the said order in the High Court of Karnataka. The High Court of Karnataka admitted the writ petition, granted a stay vide its order dated March 24, 2017 and has also directed the Government of Karnataka to file its reply. The Government of Karnataka and other respondents have not filed their objection till date. The Company has also filed a contempt petition on March 20, 2017 stating that new order issued by the Assistant Commissioner was against the earlier order issued by the High Court of Karnataka.

During the year ended March 31, 2018, a Special court, had initiated a suo moto proceedings against the Company. On February 27, 2018, the said Court has dismissed the proceedings and released the Company from the said proceedings.

In order to safeguard its Interest, Company has kept the writ petition open and the management of the Company does not expect any bearing on the matter whatsoever.

b) The Metrozone ("Chennai project") is a mixed use of residential cum commercial project being developed by Ozone Projects Private Limited (OPPL) and VR Dakshin Private Limited ("VR Dakshin" or "the Company"). The residential portion is to be developed by OPPL and the commercial portion is to be developed by VR Dakshin. As per the agreement executed between OPPL and VR Dakshin, OPPL was required to construct a retention wall in order to facilitate the commercial development undertaken by VR Dakshin. OPPL expressed its inability to construct the said retention wall and further OPPL requested VR Dakshin to bear the costs of construction of retention wall along with any incidental expenses and the same is refundable by OPPL. In view of above arrangement, the Company had incurred expenditure towards the construction of retention wall amounting to Rs. 152.09 million and the Company has further given bank guarantee of Rs. 96.73 million in favour of Chennai Metropolitan Development Authority on behalf of OPPL. The Company had demanded for the payment of the said amount during the year ended March 31, 2019.

The Company was finalising a plan to recover the above amount through transfer of certain units in the residential project of OPPL by OPPL and accordingly the Company, during the year ended March 31, 2021 had obtained possession of certain units pending for registration. During the year ended March 31, 2023, the Company has issued notice for execution of registration and possession of remaining units. Based on Company's future plans the said amount has been classified under capital advances.

During the year ended March 31, 2024, National Company Law Tribunal ('NCLT'), Chennai has ordered corporate insolvency resolution process against OPPL and accordingly the Company has filed its claims in the capacity of financial creditor and is confident of recovering their claims. Pending resolution process, these advances are classified as good and recoverable in the financial results by the Company.

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c) During the year ended March 31, 2023, the Company had terminated Agreement to Lease (ATL) with a party due to refusal by the party to adhere to certain clauses in the ATL. During the year ended March 31, 2024, the party has initiated arbitration proceedings against the Company for the alleged breach of ATL and has made claims amounting to Rs. 1,124 million along with interest. The Company has disputed the said claims. Pending resolution of the arbitration proceedings and based on management's internal assessment as regards the ultimate outcome of the proceedings, no provision has been made towards any claim in the accompanying financial results.

Pending final outcome of the aforesaid legal proceedings, no provision has been made towards any claims and the underlying assets are classified as good and recoverable by the Company in the accompanying financial results.

7 Financial ratios:

(a) Debt equity ratio = Paid-up debt capital [long-term borrowings + short-term borrowings] / Total equity (Net worth) [equity share capital+other

- (b) DSCR = Profit or loss before finance cost and tax expenses/ (Finance cost + Principal repayment).
- (c) ISCR = Profit or 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 = Cost of materials consumed / Average of opening and closing balances of inventories.
- (1) Operating margin % = Operating profit [Loss before tax Other income + Finance cost] / Revenue from operations.
- (m) Net profit margin % = Profit/(loss) for the year (before OCI) /Revenue from operations.
- 8 The accumulated losses of the Company as of June 30, 2024 have exceeded its paid up capital and reserves. The Company has incurred net loss for the quarter ended June 30, 2024 and the Company's current liabilities exceeded its current assets as at that date. 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 and to continue its business as a going concern.
- 9 The figures of the preceding quarter ended March 31, 2024 are the balancing figures between audited figures in respect of the full financial year upto March 31, 2024 and the unaudited published year to date figures up to December 31, 2023, being the end of the third quarter of the previous financial year which were subjected to limited review.

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

Jay Viresh Dayani Director DIN: 09663289

Place: Gurugram, India Date: August 12, 2024

(Formerly Sugam Vanijya Holdings Private Limited) Corporate Identity Number: U74899KA1987PTC070519

Date: August 12, 2024

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

Ref: Scrip Code: 951654, 974772, 974773, 974774. ISIN: INE084S08013, INE084S07049, INE084S07031, INE084S07056.

Subject: Submission of additional information pursuant to Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended June 30, 2024.

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 ended June 30, 2024.

This is for your kind information and necessary records.

Thanking you,

Yours faithfully, For VR Dakshin Private Limited

Ms. Rashmi Sharma (Company Secretary & Compliance Officer)

(Formerly Sugam Vanijya Holdings Private Limited) Corporate Identity Number: U74899KA1987PTC070519

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 June 30, 2024:

S. No.	Particulars	Quarter ended June 30, 2023 (Unaudited)	Corresponding Quarter ended June 30, 2023 (Unaudited)	Previous year ended March 31, 2024 (Audited)
1	Debt-Equity Ratio (Times)	(3.41)	(3.24)	(2.81)
2	Debt Service Coverage Ratio (Times)	0.60	0.04	0.14
3	Interest Service Coverage Ratio	0.64	0.49	0.57
4	Current Ratio	0.22	1.03	0.53
5	Long-Term Debt to Working Capital Ratio	(2.84)	181.35	(12.42)
6	Bad Debts to Account Receivable Ratio	(0.05)	(0.11)	(0.78)
7	Current Liability Ratio	0.30	0.12	0.12
8	Total Debts to Total Assets Ratio	1.22	0.98	0.98
9	Debtors' Turnover Ratio	2.84	2.43	13.69
10	Inventory Turnover Ratio	0.41	0.62	2.25
11	Operating Margin (%)	52.25%	48.20%	46.17%
12	Net Profit Margin (%)	(27.11%)	(52.62%)	(37.00%)
13	Outstanding Redeemable Preference Shares (Quantity & Value)	NA	NA	NA
14	Debenture Redemption Reserve (Rs. in millions)	-	-	-
15	Net Worth (Rs. in millions)	(5,409.92)	(4,712.76)	(5,250.52)
16	Net Profit / (Loss) After Tax (Rs. in millions)	(159.40)	(280.18)	(817.96)
17	Earnings / (Loss) Per Share (In Rs.)	(7,281)	(12,798)	(37,363)

For VR Dakshin Private Limited

Ms. Rashmi Sharma (Company Secretary & Compliance Officer)

> Registered Address: VR Bengaluru, Plot No. 11B, Sy No. 40/9, Dyvasandra Industrial Area Stage II,KR Puram Hobli Bengaluru -560 048, Karnataka Website: <u>www.vrdakshin.com</u>; Tel +91 96634 67772

(Formerly Sugam Vanijya Holdings Private Limited) Corporate Identity Number: U74899KA1987PTC070519

August 12, 2024

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

Ref: Scrip Code: 951654, 974772, 974773, 974774. ISIN: INE084S08013, INE084S07049, INE084S07031, INE084S07056.

Subject: Submission of Statement under Regulation 52(7) of SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015

Dear Sir/Ma'am,

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

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 (In Crores)	Funds utilized (In Crores)	Any devia tion (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remark s, if any
1	2	3	4	5	6	7	8	9	10
VR Dakshin Private Limited	INE084S 08013	Private Placement	Unsecured Redeemable Non- Convertible Debentures	04-02-2015	448	448	No		
VR Dakshin Private Limited	INE084S 07049	Private Placement	Secured Rated Listed Redeemable Non- Convertible Bonds Series- 1	18-04-2023	268	268	No		

Registered Address: VR Bengaluru, Plot No. 11B, Sy No. 40/9, Dyvasandra Industrial Area Stage II,KR Puram Hobli Bengaluru -560 048, Karnataka Website: <u>www.vrdakshin.com</u>; Tel +91 96634 67772

(Formerly Sugam Vanijya Holdings Private Limited) Corporate Identity Number: U74899KA1987PTC070519

VR	INE084S	Private	Secured	18-04-2023	191	191	No	
Dakshin	07031	Placement	Rated Listed		-	-		
Private			Redeemable					
Limited			Non-					
			Convertible					
			Bonds Series-					
			2					
VR	INE084S	Private	Secured	18-04-2023	291	291	No	
Dakshin	07056	Placement	Rated Listed					
Private			Redeemable					
Limited			Non-					
			Convertible					
			Bonds Series-					
			3					

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

Particular	`S				Remarks	
Name of li	sted entity					
Mode of f	und raising	Public issue/ Private placement				
Type of in	strument	Non-convertible Securities				
Date of rai						
Amount ra	uised	in Rs. crore				
Report file	ed for quarter en	nded				
Is there a c	leviation/ varia	tion in use of fu	unds raised?			
Whether a stated in the	ny approval is n ne prospectus/ o	required to vary	the objects of th?	e issue	Yes/ No	
If yes, deta	ails of the appro	oval so required	!?			
Date of ap	proval					
Explanatio	on for the devia	tion/ variation				
Comments	s of the audit co	ommittee after r	eview			
Comments	s of the auditor	s, if any				
Objects for following		have been rais	sed and where t	here has be	een a deviation/ variation	n, in the
Original	Modified object if	Original allocation	Modified allocation if	Funds utilised	Amount of deviation/ variation	Remarks, if any
object	any		any	uunseu	for the quarter according to applicable object (in Rs. crore and in %)	

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.

(Formerly Sugam Vanijya Holdings Private Limited) Corporate Identity Number: U74899KA1987PTC070519

Name of signatory: Ms. Rashmi Sharma Designation: Company Secretary & Compliance officer Date: August 12, 2024

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

Thanking you,

Yours faithfully, For VR Dakshin Private Limited

Ms. Rashmi Sharma (Company Secretary & Compliance Officer)