

SHOQUBA REALTY PRIVATE LIMITED

U68100MH2024PTC426680

Regd. Office: 2nd floor, Napha Kalina Project, village Kolekalyan, Nr University, Nr Raheja centre point, CST Road, Santacruz East, Vidyanagari, Mumbai - 400098

Email ID: compliance_shoquba@outlook.com || Phone no: +91 22 68073227 || Website: www.shoquba.in

Date: February 12,2026

To,
**The Department for Listing Compliances/
The Corporate Relationship Department
BSE limited**
P. J. Towers, Dalal Street,
Mumbai - 400 001
Scrip Code for Debt Instrument: 976351

Subject: Outcome of the Board meeting held on February 12,2026

Dear Sir/ Madam,

With reference to captioned subject, we hereby inform you that the Board of Directors of the Company at their meeting held today, i.e. on February 12, 2026, inter-alia other matters, has approved the Un-audited Financial Results of the Company for the third quarter and nine months ended December 31, 2025, in accordance with Regulation 52 read with Para A of Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') and other applicable regulations and circulars as issued or amended by SEBI from time to time.

We hereby enclose the following documents for your reference and record:

1. Un-Audited Financial Results of the Company for the third quarter and nine months ended December 31, 2025, pursuant to Regulation 52 along with Information as required pursuant to Regulation 52(4) of Listing Regulations;
2. Limited Review Report issued by the Statutory Auditors of the Company on the aforesaid Un-Audited Financial Results;

Further, the Company has fully utilized the issue proceeds of non-convertible securities and the same has been disclosed in previous financial results pursuant to Regulation 52(7) of Listing Regulations.

We hereby inform that the Statutory Auditors of the Company – M S K A & Associates, Chartered Accountants have converted to Limited Liability Partnership and is known as M S K A & Associates LLP (ICAI FRN: 105047WW101187) w.e.f. Jan 13, 2026.

Please note that the Company has listed its unsecured Non-Convertible Debentures. Accordingly, the Security cover disclosure & certificate as per regulation 54 of the Listing Regulations is not applicable to the Company. Further, in accordance with Regulation 52(8) of the Listing Regulations, the Company would be publishing the Unaudited Financial Results for the third quarter and nine months ended December 31, 2025, in the newspaper within the prescribed timeline.

The Board meeting commenced at 5:00 p.m. and concluded at 6:00 p.m.

Kindly take the same on your record.

Thanking you,
Yours Faithfully,
For **Shoquba Realty Private Limited**

Rutvi Kothari
Company Secretary and Compliance Officer
Encl: As above

Independent Auditor's Review Report on unaudited financial results of Shoquba Realty Private Limited for the quarter and year to date pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To The Board of Directors of Shoquba Realty Private Limited

1. We have reviewed the accompanying statement of unaudited financial results of Shoquba Realty Private Limited (hereinafter referred to as 'the Company') for the quarter ended December 31, 2025 and the year to-date results for the period from April 01, 2025 to December 31, 2025 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('the Regulations').
2. This Statement, which is the responsibility of Company's Management and has been 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' prescribed under Section 133 of the Companies Act, 2013('the Act') read with relevant rules issued thereunder ('Ind AS 34'), and other recognised accounting principles generally accepted in India and is in compliance with the Regulations. 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. 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 specified under section 143(10) of the Act 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 stated in paragraph 3 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 Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



MSKA & Associates LLP

(Formerly known as M S K A & Associates)

Chartered Accountants

5. The Statement includes results for the quarter ended December 31, 2024 and year to date results for the period from June 07, 2024 to December 31, 2024, prepared by the Management in accordance with Ind AS 34 and have not been subjected to review or audit by us.

For M S K A & Associates LLP (Formerly known as M S K A & Associates)

Chartered Accountants

ICAI Firm Registration No. 105047W/W101187



Virendra Kanak

Partner

Membership No.: 110811

UDIN: 26110811HVUSGS1697



Place: Mumbai

Date: February 12, 2026

Shoquba Realty Private Limited

CIN: U68100MH2024PTC426680

Registered Office: 2nd floor, Napha Kalina Project, Nr University, Nr Raheja centre point, CST Road, Santacruz East, Vidyanagari, Mumbai, Maharashtra, India, 400098
Unaudited Statement of Financial Results for the Quarter and Nine Months ended December 31, 2025

(All amounts in INR thousands, unless otherwise stated)

	Particulars	Quarter Ended			For the Nine months ended December 31, 2025	For the period June 07, 2024 to December 31, 2024	For the period June 07, 2024 to March 31, 2025
		December 31, 2025	September 30, 2025	December 31, 2024			
		(Unaudited)	(Unaudited)	(Unaudited) (Refer Note 2)	(Unaudited)	(Unaudited) (Refer Note 2)	(Audited)
I.	Revenue from operations	23,449	-	-	23,449	-	-
II.	Other income	10,324	-	-	10,324	-	-
III.	Total Income (I+II)	33,773	-	-	33,773	-	-
IV.	Expenses:						
	Finance costs	1,00,329	4	51	1,00,333	51	57
	Depreciation and amortization expense	1,097	96	-	1,195	-	-
	Other expenses	9,907	8,951	4,882	22,638	5,183	9,413
	Total expenses (IV)	1,11,333	9,051	4,933	1,24,166	5,234	9,470
V.	(Loss) before tax (III-IV)	(77,560)	(9,051)	(4,933)	(90,393)	(5,234)	(9,470)
VI.	Tax expense :						
	Current tax	-	-	-	-	-	-
	Deferred tax	7,320	-	-	7,320	-	-
		7,320	-	-	7,320	-	-
VII.	(Loss) for the period	(84,880)	(9,051)	(4,933)	(97,713)	(5,234)	(9,470)
VIII.	Other comprehensive income						
	(i) Items that will not be reclassified to profit or loss						
	Remeasurement of the net defined benefit liability/asset	-	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
	Total other comprehensive income, net of tax	-	-	-	-	-	-
IX.	Total comprehensive (loss) for the period	(84,880)	(9,051)	(4,933)	(97,713)	(5,234)	(9,470)
	Paid up equity share capital (Face value of INR 10 each)	1,000	1,000	1,000	1,000	1,000	1,000
	Other equity	-	-	-	-	-	(9,470)
X.	Earnings per equity share (Nominal value per share Rs. 10/-)						
	- Basic (INR)	(848.80)	(90.51)	(49.33)	(977.13)	(52.34)	(94.70)
	- Diluted (INR)	(848.80)	(90.51)	(49.33)	(977.13)	(52.34)	(94.70)
	(Not annualized except for the period ended March 31, 2025)						



For and on behalf of the Board of Directors
of Shoquba Realty Private Limited

(Signature)

Shailesh Tripathi
Whole-time Director
DIN: 10337821
Place : Mumbai
Dated: February 12, 2026

Notes to the Financial Results

- The above unaudited financial results for the quarter and nine months ended December 31, 2025 have been reviewed and approved by the Board of Directors ("the Board") at their meeting held on February 12, 2026. The statutory auditors of the Company have carried out the limited review of the above financial results and expressed an unmodified conclusion.
- The unaudited financial results for the quarter and nine months ended December 31, 2024, are presented based on the information prepared by the management in accordance with Ind AS 34 and have not been subjected to a review or audit by the statutory auditors. However, the management has prepared the results for the said period applying consistent accounting policies.
- On December 16, 2025 the Company allotted 5,275, unsecured, 8.25 % Optionally convertible debentures (OCD) of Rs.1,00,000 each amounting to Rs. 52,75,00,000 through private placement.
- The Company is in the business of 'Development and Leasing out Real Estate Property' and hence has only one reportable operating segment as per Ind AS 108 - Operating Segments.
- Additional disclosures as per regulation 52(4) of Securities and Exchange Board of India (Listing obligations and Disclosure Requirements) Regulations, 2015 for the Quarter and Nine months ended December 31, 2025:

Particulars	Quarter Ended			For the Nine months ended December 31, 2025	For the period June 07, 2024 to December 31, 2024	For the period June 07, 2024 to March 31, 2025
	December 31, 2025	September 30, 2025	December 31, 2024			
a) Debt equity ratio	(62)	(118)	(527)	(62)	(527)	(274)
b) Debt service coverage ratio	0.12	NA*	NA*	NA*	NA*	NA*
c) Interest service coverage ratio	0.12	NA*	NA*	NA*	NA*	NA*
d) Capital Redemption Reserve/Debt Redemption Reserve (I)	NA	NA	NA	NA	NA	NA
e) Current ratio	1.09	1.31	1.90	1.09	1.90	13.61
f) Longterm debt to working capital ratio	22.68	77.97	35.58	22.68	35.58	18.76
g) Bad debts to account receivable ratio (II)	NA	NA	NA	NA	NA	NA
h) Current liability ratio	0.296	0.040	0.030	0.296	0.030	0.004
i) Total debts to total assets ratio	0.93	1.01	1.00	0.93	1.00	1.00
j) Debtors turnover	1.86	NA	NA	1.86	NA	NA
k) Inventory turnover (III)	NA	NA	NA	NA	NA	NA
l) Operating margin %	53.07%	NA	NA	(33%)	NA	NA
m) Net profit margin %	(251%)	NA	NA	(289%)	NA	NA
n) Net worth (Amounts in INR thousand)	(72,900)	(21,303)	(4,234)	(72,900)	(4,234)	(8,470)

* Since company has incurred operational losses for the reported period. The same is not applicable

Notes to ratio

- Debt redemption reserve shall be created out of profits of the company available for payment of dividend. Since the company did not have any profits available for payment of dividend hence no amount was transferred to Debt Redemption Reserve in respective period / financial year.
- Company has not made any bad debt during the reported period / financial year.
- The Company is into leasing business, hence no inventory held as on respective period / financial year.

Debt equity ratio = Debt / Total Equity (Equity share capital + Reserve & Surplus)

Debt service coverage ratio = Earning before interest and tax/ (interest + principal repayment long term and short term debts (excluding refinancing prepayment of loan)

Interest service coverage ratio = Earning before interest and tax/ Interest expense on long term and short term debts

Net Worth = Equity share capital + other equity (excluding capital reserve, Debt Redemption Reserve)

Current Ratio = Current asset/Current liabilities

Current Liability Ratio = Current liabilities/Total liabilities

Longterm debt to working capital ratio = Long term borrowing/ Working capital (Current assets - current liabilities)

Total debt to total assets ratio = (Long term borrowing+ Short term borrowing + current maturities)/Total assets

Debtors turnover ratio = Revenue from operations / Average Trade receivable

Inventory turnover ratio = Revenue from operations / Average Inventory

Bad debts to account receivable ratio = Bad Debt/Average Trade Receivable

Operating margin % = Earning before interest expense, Tax impairment of assets & exceptional items less other income / Revenue from operation

Net profit margin % = Profit after tax / Total Income



For and on behalf of the Board of
of Shoquba Realty Private Limited

Shailesh Tripathi
Whole-time Director
DIN: 10337821
Place : Mumbai
Dated: February 12, 2026

Shoquba Realty Private Limited

CIN: U68100MH2024PTC426680

Registered Office: 2nd floor, Napha Kalina Project, Nr University, Nr Raheja Centre Point, CST Road, Santacruz East, Vidyanagari, Mumbai, Maharashtra, India, 400098

EXTRACT OF STATEMENT OF UNAUDITED FINANCIALS RESULTS FOR THE QUARTER AND NINE MONTH ENDED DECEMBER 31, 2025

(All amounts in INR thousands, unless otherwise stated)

S.No	Particulars	Quarter ended		For the Nine months ended December 31, 2025	For the period June 07, 2024 to December 31, 2024	For the period June 30, 2024 to March 31, 2025
		December 31, 2025	December 31, 2024			
		(Unaudited)	(Unaudited)			
1	Total Income from Operations	33,773	-	-	-	-
2	Net Profit/ (Loss) for the period (before Tax, Exceptional and/ or Extraordinary items)	(77,560)	(4,933)	(90,393)	(5,234)	(9,470)
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(77,560)	(4,933)	(90,393)	(5,234)	(9,470)
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(84,880)	(4,933)	(97,713)	(5,234)	(9,470)
5	Total Comprehensive Income for the period [Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(84,880)	(4,933)	(97,713)	(5,234)	(9,470)
6	Paid up Equity Share Capital (Face value: Rs.10 per Share)	1,000	1,000	1,000	1,000	1,000
7	Reserves (excluding Revaluation Reserve)	(73,900)	(4,933)	(22,303)	(5,234)	(9,470)
8	Securities Premium Account	-	-	-	-	-
9	Net worth	(72,900)	(3,933)	(21,303)	(4,234)	(8,470)
10	Paid up Debt Capital/ Outstanding Debt	49,47,321	21,73,113	25,12,963	22,30,704	23,24,681
11	Outstanding Redeemable Preference Shares	NA	NA	NA	NA	NA
12	Debt Equity Ratio	(62)	(527)	(62)	(527)	(274)
13	Earnings / (Loss) per equity share in Rs.:					
	(1) Basic	(848.80)	(49.33)	(977.13)	(52.34)	(94.70)
	(2) Diluted	(848.80)	(49.33)	(977.13)	(52.34)	(94.70)
14	Capital Redemption Reserve	NA	NA	NA	NA	NA
15	Debenture Redemption Reserve (Refer Note c)	NA	NA	NA	NA	NA
16	Debt Service Coverage Ratio (Refer Note d)	NA	NA	NA	NA	NA
17	Interest Service Coverage Ratio (Refer Note d)	NA	NA	NA	NA	NA

Note:

- The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation of the SEBI(Listing and Other Disclosure Requirements) Regulations, 2015 read with SEBI circular 5th July,2016 .The full format of the Quarterly Financial Results are available on the websites of the Stock Exchange(s) BSE Limited (www.bseindia.com).
- The above results were reviewed and approved by the Board at its meeting held on February 12, 2026.
- Debenture redemption reserve shall be created out of profits of the company available for payment of dividend. Since the company did not have any profits available for payment of dividend hence no amount was transferred to Debenture Redemption Reserve.
- Since company has incurred losses for the reported financial year.



For and on behalf of the Board of Directors
of Shoquba Realty Private Limited

(Signature)

Shailesh Tripathi
Whole-time Director
DIN: 10337821
Place : Mumbai
Dated: February 12, 2026