

Certificate on Financial Indebtedness

To,

The Board of Directors,
Pace Digitek Limited
Plot # V-12, Industrial Estate,
Kumbalgodu, Bangalore Mysore Highway,
Bangalore, Karnataka – 560074, India

Unistone Capital Private Limited
305, A Wing, Dynasty Business Park,
Andheri Kurla Road, Andheri East,
Mumbai 400059,
Maharashtra, India.

(hereinafter referred to as **Book Running Lead Manager/BRLM**).

Sub: Proposed initial public offering of equity shares (Equity Shares) by Pace Digitek Limited previously known as Pace Digitek Private Limited and Pace Digitek Infra Private Limited (Company) through a fresh issue of Equity Shares (Issue).

Dear Sirs,

We, M/s MRKS and Associates, Independent Chartered Accountants, have been requested to verify details of the financial indebtedness of the Company and its Subsidiaries. Accordingly, we have examined the restated consolidated financial statements of the Company for the financial years ended March 31, 2025, March 31, 2024, March 31, 2023, and March 31, 2022, books of account, corporate filings as well as the document pertaining to the financial indebtedness of the Company and its subsidiaries including sanction letters, loan agreements, bank statements and bank balance confirmations and other letters and correspondence between the lenders and the Company and the subsidiaries, as the case may be, as we deemed necessary, for the purpose of issuing this certificate.

Based on our examination, we hereby confirm that:

1. The Company and its subsidiaries have not defaulted, at any point of time, in repayment of any loan/ facility or interest thereon from April 1, 2021 till the date of this certificate including any of the loans outstanding on its balance sheet as on July 31, 2025.
2. The Company and its subsidiaries have not delayed or defaulted in repayment of interest or payment of penal interest (if applicable) due for the loans outstanding on its balance sheet as on July 31, 2025 including any delay in payment;
3. There have been no instances of non-compliance with the financial covenants of the credit facility agreements entered into by the Company and its subsidiaries with banks or financial institutions;

4. There have been no instances of rescheduling, restructuring in relation to the Company's or its subsidiaries' borrowings/ loans / debentures and interest thereon, deposits and interest thereon and loan from any bank/ other financial institution or interest thereon;
5. There have been no instances of conversion of loans availed by the Company or its subsidiaries into equity; and
6. None of the banks or institutions from whom the Company or its subsidiaries have availed of debt facilities, appearing in the balance sheet and the notes thereto of the Company or its subsidiaries as on July 31, 2025., have rolled over, or accelerated payment of the facility in full or in part on account of default in the repayment in any instalment or interest due for any of the outstanding loans/ debt facilities granted to the Company or its subsidiaries.

Further, we confirm the following:

1. The summary of the borrowings sanctioned to the Company and its subsidiaries outstanding, as of July 31, 2025, is stated at **Annexure A**.
2. The principal terms of the borrowings and assets charged as security by the Company and its subsidiaries are stated at **Annexure B**.
3. Except as stated at **Annexure C**, the Company and its subsidiaries has not provided any guarantees for the repayment of any loans availed by other entities.

We certify that the loans set out in Annexure A have been utilised for the respective purposes for which these loans have been availed and that the details set out at Annexures A, B and C to this letter are true and correct.

Except as provided in Annexures, there are no other outstanding loans or facilities availed by the Company or its subsidiaries or any guarantee extended by the Company or its subsidiaries.

We hereby consent to the extracts of this certificate being used in the Red herring prospectus (**RHP**) to be filed with the Securities and Exchange Board of India (**SEBI**), the BSE Limited (**BSE**) and the National Stock Exchange of India Limited (**NSE** and together with the BSE, the **Stock Exchanges**), and the prospectus (**Prospectus**, the **Issue Documents**) to be filed with the Registrar of Companies, Karnataka at Bangalore (**RoC**) and submitted to the SEBI and the Stock Exchanges in connection with the Issue, and submission of this certificate as may be necessary, to any regulatory authority statutory, judicial or governmental authorities, and in any other material used in connection with the Issue and for disclosure on the website of the Company in connection with the Issue and/or for the records to be maintained by the Book Running Lead Manager in connection with the Issue and in accordance with applicable law.

We have conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes' (Revised 2016) issued by the Institute of Chartered Accountants of India (**ICAI**) which requires that we comply with ethical requirements of the Code of Ethics issued by the ICAI and in accordance with 'Guidance Note on Reports in Company Prospectuses' (Revised 2019). We hereby confirm that while providing this certificate we have complied with the Code of Ethics issued by the ICAI. We have also 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.

We confirm that the information herein is true, fair, correct, complete, accurate, not misleading and does not contain any untrue statement of a material fact nor omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading. We hereby consent to this certificate being disclosed by the Book Running Lead Manager, if required (i) by reason of any law, regulation, order or request of a court or by any governmental or competent regulatory authorities or (ii) in seeking to establish a defence in connection with, or to avoid any actual, potential or threatened legal, arbitral or regulatory proceeding or investigation related to any matter regarding issuance and listing of the equity shares of the Company. Further, we also consent to this certificate and the documents annexed to this certificate to be uploaded on the websites of the Company and the BRLM and on the website, repository and, or, the database of the Stock Exchanges.

We undertake to update you, in writing, of any change in the above-mentioned disclosures which we are aware of until the Equity Shares allotted, pursuant to the Issue, are listed and commence trading on the Stock Exchanges. In the absence of any such communication from us, the above information should be considered as updated information until the Equity Shares commence trading on the Stock Exchanges, pursuant to the Issue.

This certificate may be relied on by the Book Running Lead Manager, their affiliates and the legal counsel in relation to the Issue and to assist the Book Running Lead Manager in the context of due diligence procedures that the Book Running Lead Manager have to conduct and the documents in relation of their investigation of the affairs of the Company in connection with the Issue.

All capitalized terms not defined herein bear the meaning ascribed to them in the Issue Documents.

Yours sincerely,

For M/s MRKS and Associates

Chartered Accountants

Firm Registration No: 023711N

SAURABH KUCHHAL

Partner

Membership No.: 512362

Date: September 19,2025

Place: Gurgaon

UDIN: 25512362BMJHEG6985



Cc:

Legal Counsel to the Issue

Bharucha & Partners

13th Floor, Free Press House,
Free Press Journal Marg,
Nariman Point,
Mumbai, Maharashtra 400021

MRKS AND ASSOCIATES
CHARTERED ACCOUNTANTS

Annexure A

1. Details of the financial indebtedness of the Company, as on July 31, 2025

A. Fund based and non-fund-based borrowing of the Company

(in ₹ million, unless stated otherwise)

Category of borrowing	Sanctioned amount as on 31.07.2025	Outstanding amount as on 31.07.2025
Fund Based Borrowings		
(A) Secured		
From Banks	1387.70	1,112.23
From Others	331.76	213.47
Total secured borrowings	1719.46	1,325.70
(B) Unsecured		
From Others	-	-
Total unsecured borrowings	-	-
Total Fund Based borrowings (A+B)	1719.46	1,325.70
Non-Fund based borrowings		
From Banks	11521.40	4,726.23
From Others	340.00	2,148.25
Total Non Fund Based borrowings	11,861.40	6,874.48
Total Non-Fund Based borrowings (C)	11,861.40	6,874.48
Total borrowings (D=A+B+C)	13,580.86	8,200.18

B. Repayment details of each loan, as on

Fund Based Borrowings

Sr. No.	Nature of borrowing	Name of the bank	Purpose of borrowing	Amount Sanctioned (in ₹ million)	Amount outstanding as on July 31, 2025 (in ₹ million)	Rate of interest / Commission (p.a. in %)	Tenure	Repayment
Secured Loans from Banks								
1	Secured Loan	Canara Bank	GECL Loan	109.20	31.85	7.50%	5Yr	77.35
2	Secured Loan	Canara Bank	GECL Loan	54.60	36.40	7.50%	6Yr	18.20

3	Secured Loan	Canara Bank	GECL Loan	69.10	3.84	7.50%	4Yr	65.26
4	Secured Loan	Canara Bank	GECL Loan	36.70	20.39	7.50%	4Yr	16.3
5	Secured Loan	Canara Bank	Vehicle Loan	78.10	73.22	8.80%	7Yr	4.88
6	Secured Loan	Canara Bank	Overdraft Facility	450.00	445.09	10.85%	Repayable on demand	Repayable on demand
7	Secured Loan	ICICI Bank	Overdraft Facility	20.00	11.99	10.85%	Repayable on demand	Repayable on demand
8	Secured Loan	Canara Bank	Overdraft Facility	550.00	489.46	10.85%	Repayable on demand	Repayable on demand
9	Secured Loan	ICICI Bank	Overdraft Facility	20.00	-	10.00%	Repayable on demand	Repayable on demand
Total				1387.70	1,112.24			

Secured Loans from Others								
1	Secured Loan	'Indian Renewable Energy Development Agency Limited	Term Loan	272.34	108.32	10.20%	13.5Yr	129.97
2	Secured Loan	'Indian Renewable Energy Development Agency Limited	Term Loan - GECL	51.62	8.60	10.20%	4Yr	25.81
3	Secured Loan	Toyota Financial Services India Limited	Vehicle Loan	7.80	-	7.45%	3Yr	4.59
4	Unsecured Loans	Oxyzo Financial Services Pvt Ltd	Working Capital Loan	-	96.54	14%	18 Months	N.A.
Total				331.76	213.47			

Non Fund Based Borrowings

Sr. No.	Name/ Nature of borrowing	Name of the Bank	Purpose of borrowing	Amount Sanctioned (in ₹ million)	Amount outstanding as on July 31, 2025(in ₹ million)	Rate of interest / Commission (p.a. in %)	Tenure	Repayment
Secured Loans from Banks								
1	Secured Loans	Canara Bank	Bank Guarantee	5,712.90	4,008.12	2.50%	Repayable on demand	Credit Facility
2	Secured Loans	Canara Bank	Letter of credit facility	352.80	99.73	2.50%	Repayable on demand	Credit Facility
3	Secured Loans	ICICI Bank	Bank Guarantee	100.00	-	1.25%	Repayable on demand	Credit Facility
4	Secured Loans	ICICI Bank	Letter of credit facility	280.00	-	1.25%	Repayable on demand	Credit Facility
5	Secured Loans	Canara	Bank Guarantee	500.00	264.38	2.50%	Repayable on demand	NA as Non-Fund based facility
6	Secured Loans	Canara	Letter of credit facility	250.00	124.30	2.50%	Repayable on demand	NA as Non-Fund based facility
7	Secured Loans	ICICI	Letter of credit facility	380.00	229.70	1.20%	Repayable on demand	NA as Non-Fund based facility
8	Secured Loans	IREDA	Payment On order Instrument	320.75		2.50%	3 Yrs	Credit Facility
9	Secured Loans	IREDA	Payment On order Instrument	3,624.95		2.50%	3 Yrs	Credit Facility
	Total			11,521.40	4,726.23			

UnSecured Loans from Others								
1	Unsecured Loans	Oxyzo Financial Services Pvt Ltd	Trade Finance	200	200	14%	1 Yr	N.A.
2	Unsecured Loans	Oxyzo Financial Services Pvt Ltd	Working Capital Loan	140	96.54	14%	18 Months	N.A.
3	Unsecured Loans	IREDA	Payment On order Instrument	-	320.75	2.50%	3 Yrs	Credit Facility
4	Unsecured Loans	IREDA	Payment On order Instrument	-	1,627.50	2.50%	3 Yrs	Credit Facility
Total				340.00	2,148.25			

D. Bridge loan(s):

Nil

E. Debentures:

Nil

Annexure B

[A] Principal terms of the borrowings availed by the Company:

1. **Penal Interest:** The terms of certain facilities availed by our Company prescribe penalties for default in the repayment obligations of the Company, delay in creation of the stipulated security or in case of events of default. The penal interest can be up to 24% per annum. Additionally, for GECL Loan, penal interest of 2% on the outstanding liability shall be collected if the Audited financial statement is not submitted before October 31, October of every year or within a fortnight from the date of Audit of financial accounts of the Company whichever is earlier.
2. **Pre-payment:** The terms of facilities availed by us typically have prepayment provisions which allow for pre-payment of the outstanding loan amount, subject to such prepayment penalties as laid down in the facility agreements.
3. **Events of Default:** The financing arrangements entered into by our Company contain standard events of default, including:
 - i. material adverse change in the ownership/ control or management of our Company without prior approval of the lender;
 - ii. failure to pay outstanding principal and interest amounts on due dates;
 - iii. winding up, insolvency/ bankruptcy or dissolution;
 - iv. commencement of or existence of any legal proceedings/ investigations that may have a material adverse change/ effect;
 - v. failure to procure or maintain insurance on assets;
 - vi. cessation or change in business; and
4. **Consequences of Events of Default:** The financing arrangements entered into by our Company set out the consequences of occurrence of events of default, including:
 - i. Bank may levy additional interest/default.
 - ii. Costs and expenses to cover a comprehensive insurance over the assets issued as security to be borne by the Company.
5. Interest payable by the Company if the security is not created in the bank's favour within the sanctioned timeline.
6. **Restrictive Covenants:** Certain financing arrangements entered into by us contain restrictive covenants. An indicative list of such restrictive covenants is disclosed below. Our Company shall not without the prior approval of the lenders:

- i. Make any further borrowings or create a fresh charge on the assets of the Company.
- ii. Change the equity, management and operating structure of the Company.
- iii. Declare any dividends.
- iv. Issue guarantees of any kind.

[B] Details of security in relation to the credit facilities of the Company:

1. Securities provided against the loans:

Sr. No	Name of the lender	Nature of Loan	Description	Amount of Guarantee/ Loan (in Millions)
1	Canara Bank	GECL Loan	<p>For Working Capital:</p> <p>1. Hypothecation of Stocks 154.4</p> <p>2. Book debts 874.2</p> <p>3. For existing term Loan {Rs.3.50 crore Present liability - Rs.0.57crores}. Commercial office premises (flat) at Bangalore, standing in the name of company, represented by Sri. M. Venugopal Rao. 133</p> <p>4. Hypothecation of Plant & Machinery and other miscellaneous assets. 4.9</p> <p>5. Immovable Landed Properties:</p> <p>(a) EMT of 10.25 acres of land at Bengaluru (purchase price of land Rs. 11.70 crore) with building , KIADB has allotted the land on Lease cum sale basis. The lease period is 10 years. 592.2</p> <p>(b) EMT of 4.00 acres, Industrial land allotted by KIADB on lease cum sale basis at Bengaluru, KIADB has allotted the land on Lease cum sale basis. The lease period is 10 years. 300.42</p> <p>(c) EMT of Indl. Land and building at Bengaluru at standing in the name of Mis. Pace Power System (Partnership Firm) 167.8</p> <p>(d) EMT of Indl. Land and building at Bengaluru at standing in the name of Mis. Pace Power System (Partnership Firm) 66.3</p> <p>(e) EMT of Industrial land and building at Bangalore 197</p> <p>(f) Continuing MODTD of Residential Flat at Bengaluru in the name of M VenugopalaRao. 96.4</p> <p>(g) Continuing MODTD of Residential Flat at Bengaluru in the name of M VenugopalaRao. Admeasuring 5654 sqft., (This property already mortgaged to bank for the Housing loan of Rs 3.82Crores{o/s as on 14.06.2021} availed by M 52.9</p>	

			<p>VenugopalaRao (0426627000003). Hence, residual / Spillover value of Rs.5.29crores is considered.</p> <p style="text-align: right;">21.8</p> <p>(h) Continuing MODTD dtd 07.05.2020 of third party Commercial property No 412/1,Commercial building name "SOUNDARYA SAMPIGE" at Bangalore,</p> <p style="text-align: right;">24</p> <p>(i) MODTD dtd 07.05.2020 at Bangalore North Taluk.</p> <p style="text-align: right;">1518.82</p> <p>Subtotal {landed properties}</p> <p style="text-align: right;">232.00</p> <p>Fixed deposit kept as margin money for NFB limit and additional TD of Rs. 0.28 crore</p> <p style="text-align: right;">1750.82</p> <p>Total of Collateral Securities</p>	
2	Canara Bank	Overdraft Facility	<p>For Working Capital:</p> <p>Hypothecation of Stocks:</p> <p>Book Debts</p> <p style="text-align: right;">7406.2</p> <p>Hypothecation on Plant & Machinery</p> <p style="text-align: right;">8836.4</p> <p>Immovable Landed Properties</p> <p>(a) EMT of 10.25 acres of land at Bengaluru (purchase price of land Rs. 11.70 crore) with building , KIADB has allotted the land on Lease cum sale basis. The lease period is 10 years.</p> <p style="text-align: right;">589.3</p> <p>(b) EMT of 4.00 acres, Industrial land allotted by KIADB on lease cum sale basis at Bengaluru,KIADB has allotted the land on Lease cum sale basis. The lease period is 10 years.</p> <p style="text-align: right;">353.5</p> <p>(c) Continuing MODTD of Residential Flat at Bengaluru in the name of M VenugopalaRao.</p> <p style="text-align: right;">89.50</p> <p>(d) Continuing MODTD dated 07.05.2020 of Residential flat situated at Bengaluru, standing in the name of Sri. M Venugopala Rao. (This property already mortgaged to us for the Housing loan-0426627000003 of Rs.3.95 Crores (O/s as on 14.08.2024 is Rs.3.34 Crores) availed by Sri.M Venugopal Rao. Hence, residual value is considered.</p> <p style="text-align: right;">44.30</p> <p>(e) MODTD dtd 07.05.2020 at Bangalore North Taluk.</p> <p style="text-align: right;">27.10</p> <p>(f) Commercial office premises (flat) at Bengaluru, standing in the name of M/s.Lineage Power Pvt Ltd.</p> <p style="text-align: right;">162.10</p> <p>Subtotal-Landed properties</p> <p style="text-align: right;">1265.80</p> <p>Existing Term Deposit</p> <p style="text-align: right;">2.80</p> <p>Total Collateral</p> <p style="text-align: right;">1494.00</p> <p>Fixed deposit kept as margin money for NFB limits of M/s.PDIPL (Exe BSNL Project)</p> <p style="text-align: right;">253.80</p> <p>Total Value</p> <p style="text-align: right;">1747.80</p>	<p>1430.2</p> <p>7406.2</p> <p>8836.4</p> <p>225.4</p> <p>589.3</p> <p>353.5</p> <p>89.50</p> <p>44.30</p> <p>27.10</p> <p>162.10</p> <p>1265.80</p> <p>2.80</p> <p>1494.00</p> <p>253.80</p> <p>1747.80</p>

			<p>(A) Primary: Hypothecation of Project Current assets and all Project Cash Flows.</p> <p>(a) Residential Apartments, Situated at Bengaluru, to the extent of 1340.73 Sq Ft, in the name of Mr. Rajiv Maddisetty (Son of Mr. Venugopal Rao) 131.60</p> <p>(b) Residential Apartments, Situated at Bengaluru, in the name of Mr. Rajiv Maddisetty (Son of Mr. Venugopal Rao) 104.6</p> <p>(c) Vacant Site (Land) at situated Bangalore North in the name of Mrs. M.Padma 933.5</p> <p>(d) Residential Land and building situated at Bangalore, to the extent of 16894.21 Sq Ft in the name of Mr. M.Venugopal Rao and Mrs .M.Padma 275.7</p> <p>(e) One Site having site No 24 at Bengaluru Rural District- 562110 in the name of Mrs.Mudduluru Rohita 30.6</p> <p>(f) 13 Flats at "RR Signature" Bengaluru - 560064 in the name of Mrs. Mudduluru Rohita 162.6</p> <p>(g) Residential site Property bearing Municipal No. Hyderabad, in the name of M/s. IRP Infra Tech Private Limited. The promoter directors (Mr. Raghu Kranthi Vemuri & Mr. Kanaka Durga Prasad Vemuri) of the said company are related to promoters of borrower. 348.4</p> <p>Total 1987.00</p>	
3.	IREDA	Term Loan	<p>SECURITIES STIPULATED</p> <p>a) Upfront Margin Money of 20% in the form of BG/FDR for issuance of non-fund facility, with validity up-to the claim period of counter guarantee/ non-fund-based facility.</p> <p>b) Irrevocable and unconditional Personal Guarantee of Mr. Venugopalrao Maddisetty, Mr. Padma Maddisetty, Mr. Rajiv Maddisetty.</p> <p>c) Extension of charge on cashflows of existing IREDA funded group Project of Pace Digitek i.e. Pace Power Systems Pvt. Ltd .</p> <p>d) Pari passu charge on the movable and immovable asset of the proposed project funded by IREDA won after bidding till the claim period of PBG / Pol.</p>	320
4.	IREDA	Term Loan	<p>SECURITIES STIPULATED</p> <p>a) Upfront Margin Money of 5% in the form of BG/FDR for issuance of non-fund facility, with validity up-to the claim period of counter guarantee/ non-fund-based facility.</p> <p>b) Irrevocable and unconditional Personal Guarantee of Mr. Venugopalrao Maddisetty , Mr. Padma Maddisetty , Mr. Rajiv Maddisetty.</p> <p>c) Extension of charge on cashflows of existing IREDA funded group Project of Pace Digitek i.e. Pace Power Systems Pvt. Ltd . (Project No. 2372)</p>	

			<p>d) Pari passu charge on the movable asset of the proposed project funded by IREDA won after bidding till the claim period of PBG / Pol.</p> <p>e) Pari passu charge on the immovable asset of the proposed project funded by IREDA won after bidding till the claim period of PBG / Pol.D33</p>	
5	Oxyzo Financial Services Limited	Working Capital Loan	<p>Financed Party under the Facility Documents (listed herein below) shall be secured by the following</p> <ol style="list-style-type: none"> 1 A demand promissory note and a letter of continuity. 2. Security cheque/s from Pace Digitek Infra Ltd A/C ending with 767 and from Lineage Power Private Limited Canara Bank CC A/C ending with 5577 3. NACH Mandate 4. FD Lien in favor of Oxyzo Financial services limited for an amount of Rs. 4,00,00,000/- (Rupees Four Crore Only) 	32.075
6	Canara Bank	Vehicle Loan	Hypothecation of Four Wheeler - New Vehicle (202412 & Bentley Bentayga EWB Azure V8)	78.100
7	Canara Bank	BG/LC	<ol style="list-style-type: none"> 1. Hypothecation of Stock 2. Hypothecation of Book Debts 3. Immovable Landed Properties: <ul style="list-style-type: none"> (a) EMT of Indl. Land and building at Bangalore-74, standing in the name of M/s. Pace Power System (Partnership Firm). 159.8 (b) EMT of Indl. Land and building at Bangalore-74, standing in the name of M/s. Pace Power System (Partnership Firm). 56.4 (c) EMT of Industrial land and building at Bangalore, standing in the name of Smt. M Padma W/o Sri. M VenugopalRao. 226.7 (d) Continuing MODTD dtd 07.05.2020 of third party Commercial property Bangalore, standing in the name of Mrs. J V Suresh Kumar s/o J Venkateshlu. 23.6 <p>Subtotal (landed properties) 466.5</p> <p>Cash Collateral for Security perfection 20</p> <p>Total Collateral (incl TD) 486.5</p> <p>Fixed deposit kept as margin money for NFB regular limits 158.7</p> <p>Total 645.2</p> <p>Total Value of EMT properties 466.5</p>	<p>65.48</p> <p>600.45</p>
8	Toyota Financial Services India Ltd	Vehicle Loan	Hypothecation of Vehicle	7.8

9	ICICI Bank	Bank Guarn tee		100
10	ICICI Bank	Letter of Credit		280
11	Canara Bank	Over raft Facilit y	Secured against Stock and Debtors	450
12	ICICI Bank	Over raft Facilit y	Secured against Stock and Debtors	20
13	IREDA	Term Loan	Security: i. Assignment/ Transfer of rights of use/right of way of project land to the lender both present & future if and as permitted by state government. falling which letter of Assurance shall be obtained as per the IREDA/state policy. ii. Charge on movable assets by way of registered mortgage both present & future.	324

2. Except as stated below, no securities have currently been made in favor of the Company and its subsidiaries:

Name of the Company	Nature of loan/ Borrowing	Nature of the guarantee	Name of Guarantor/Lender	Amount of Guarantee/Loan (In million)
Pace Digitek Limited	As per sanction letter dated September 10, 2024	Collateral Security (Residential Apartment, Rajaji Nagar, Bengaluru)	Mr. Rajiv Maddisetty	131.60
		Collateral Security (Residential Apartment, Rajaji Nagar, Bengaluru)	Ms. Lahiri Maddisetty	104.60
		Collateral Security (Vacant site (Land) at survey no. 16,17,18	Mr. Padma Venugopal Maddisetty, Mr. Maddisetty Venugopal Rao.	933.50

		<p>situated at Ullalu village, yashwanth pura Hobli, Bangalore North) Collateral Security - Residential Land and Building "TUSTI" Situated at Ullal Main Road.</p> <p>Collateral Security -On Site No. 24 at Sy. No.191/2, Devanahalli Town, Six Sites having site No. 39,42, 50,51,61 & 62, Devanahalli Town.</p> <p>Collateral Security - 13 Flats at "R R Signature", Chokkanahalli Village, Bengaluru North Taluk.</p>	<p>Mr. Padma Venugopal Maddisetty, Mr. Maddisetty Venugopal Rao.</p> <p>Ms. Mudduluru Rohita</p> <p>Ms. Mudduluru Rohita</p>	<p>275.70</p> <p>30.60</p> <p>162.60</p>
Pace Digitek Limited	As per sanction letter dated September 10, 2024	<p>Collateral Security - Residential Flat No. 6 in 5th Floor, Nitesh Wembledon Park, Race Course Road, Bengaluru.</p>	Mr. Venugopal Maddisetty	89.50

		Collateral Security - Residential Flat No. A-1303 situated in 13 th Floor in Tower A, RMZ latitude, Hebbal Village, Bengaluru North Taluk.	Mr. Venugopal Maddisetty	44.30
		Collateral Security - No.10/643, Old Site No.10, situated at N.G.E.F layout, yeshavantha Pura Hobli, Bengaluru North Taluk.	Ms. Padma Venugopal Maddisetty	27.10
		Collateral Security - Commercial Office premises at No. S 407, 4 th Floor, WTC Brigade Gateway, No.26/1, Rajaji Nagar, Bengaluru.	Lineage Power Private Limited	162.10
Lineage Power Private Limited	As per Sanction letter dated September 24, 2024	Collateral Security- Plot No. 27A Industrial Estate, Kumbalgodu, Bangalore.	Pace Systems Power	159.80
		Collateral Security- Plot No. V-12, Industrial Estate, Kumbalgodu, Bangalore.	Pace Systems Power	56.40

		Collateral Security- No.30-A1, 1 st hase, Industrial Area, Kumbalgodu. Bangalore.	Pace Systems Power	226.70
		Collateral Security- "Soundaraya Sampige", 2 nd main, Sampige Road, Malleshwaram	Mrs. J V Suresh Kumar	23.60

3. Securities by the Company: Except as stated below, the Company and its subsidiaries have not provided any securities to third parties: **NIL**

4. Except as stated below, none of our Promoters, individuals or entities forming the part of promoter group, shareholders or any directors have issued any loans(s) which is outstanding, any guarantee or any securities:

Name of the Company	Nature of loan/ Borrowing	Nature of the guarantee	Name of Guarantor/Lender	Amount of Guarantee/Loan (In million)
Pace Digitek Limited	As per sanction letter dated September 10, 2024	Collateral Security (Residential Apartment, Rajaji Nagar, Bengaluru)	Mr. Rajiv Maddisetty	131.60
		Collateral Security (Residential Apartment, Rajaji Nagar, Bengaluru)	Ms. Lahiri Maddisetty	104.60
		Collateral Security (Vacant site (Land) at survey no. 16,17,18 situated at Ullalu village, yashwanth pura Hobli, Bangalore North	Mr. Padma Venugopal Maddisetty, Mr. Venugopal Rao.	933.50

		<p>Residential Land and Building "TUSTI" Situated at Ullal Main Road.</p> <p>One Site No.24 at Sy. No.191/2, Devanahalli Town, Six Sites having site No. 39,42, 50,51,61 & 62, Devanahalli Town.</p> <p>13 Flats at "R R Signature", Chokkanahalli Village, Bengaluru North Taluk.</p>	<p>Mr. Padma Venugopal Maddisetty, Mr. Maddisetty Venugopal Rao.</p> <p>Ms. Mudduluru Rohita</p> <p>Ms. Mudduluru Rohita</p>	<p>275.70</p> <p>30.60</p> <p>162.60</p>
Pace Digitek Limited	As per sanction letter dated September 10, 2024	<p>Collateral Security - Residential Flat No. 6 in 5th Floor, Nitesh Wembledon Park, Race Course Road, Bengaluru.</p> <p>Collateral Security - Residential Flat No. A-1303 situated in 13th Floor in Tower A, RMZ latitude, Hebbal Village, Bengaluru North Taluk</p> <p>Collateral Security – No.10/643, Old Site No.10, situated at N.G.E.F layout, yeshavantha Pura Hobli, Bengaluru North Taluk.</p> <p>Collateral Security – Commerical Office premises at No. S 407, 4th Floor, WTC Brigade Gateway, No.26/1,Rajaji Nagar, Bengaluru.</p>	<p>Mr. Venugopal Maddisetty</p> <p>Mr. Venugopal Maddisetty</p> <p>Ms. Padma Venugopal Maddisetty</p> <p>Lineage Power Private Limited</p>	<p>89.50</p> <p>44.30</p> <p>27.10</p> <p>162.10</p>

Details of Category of Borrowing:

Category of borrowing	Sanctioned / amount (in ₹)	Loaned	Outstanding amount (in ₹) as on July 31, 2025
Working Capital Facility		1040.00	920.48
Term Loans		668.59	290.63
Demand Loan/ Bank Guarantee		11693.34	7171.49
Total		13401.94	8382.60

Annexure C

1.) **Guarantees in favor of the Company:** Except as stated below, no guarantees have currently been made in favor of the Company and its subsidiaries:

SI No	Name of the Company	Nature of loan/ Borrowing	Nature of the guarantee	Name of Guarantor/Lender	Amount of Guarantee/Loan (amounts in ₹ million)
1	Pace Digitek Limited	As per sanction letter dated September 10, 2024	Personal Guarantee provided to Canara Bank for the loan availed by Pace Digitek Limited	Maddisetty Venugopal Rao	₹ 640
				Padma Venugopal Maddisetty	₹580.0
				Rajiv Maddisetty	₹40.0
				J V Suresh Kumar	₹24.9
				Lahiri Maddisetty	₹140.0
				Mudduluru Rohita	₹29.9
2	Pace Digitek Limited	As per sanction letter dated September 10, 2024	Corporate Guarantee provided for the loan availed by Pace Digitek Limited	Pace Power Systems	₹177.5 (Tangible Net Worth)
				Pace Renewable Energies Private Limited	₹578.1 (Tangible Net Worth)
				IRP Infra Tech Private Limited	₹216.8 (Tangible Net Worth)

Sl No	Name of the Company	Nature of loan/ Borrowing	Nature of the guarantee	Name of Guarantor/Lender	Amount of Guarantee/Loan (amounts in ₹ million)
				Lineage Power Private Limited	₹1486.5 (Tangible Net Worth)
3	Pace Digitek Limited	As per sanction letter dated October 05, 2013	Personal Guarantee provided to Canara Bank for the loan availed by Pace Digitek Limited	Maddisetty Venugopal Rao	₹99 (Net Worth)
				Padma Venugopal Maddisetty	₹85 (Net Worth)
4	Pace Digitek Limited	As per sanction letter dated October 05, 2013	Corporate Guarantee provided for the loan availed by Pace Digitek Limited	Pace Power Systems	₹79.3 (Tangible Net Worth)
5	Pace Digitek Limited	As per sanction letter dated September 09, 2024	Personal Guarantee provided to IREDA for the loan availed by Pace Digitek Limited	Maddisetty Venugopal Rao	₹ 650
				Padma Venugopal Maddisetty	₹600
				Rajiv Maddisetty	₹40
6	Pace Digitek Limited	As per sanction letter dated July 23, 2018	Personal Guarantee provided to IREDA for the loan availed by Pace Digitek Limited	Maddisetty Venugopal Rao	-
				Padma Venugopal Maddisetty	-
7	Pace Digitek Limited	As per sanction letter dated December 28, 2023	Personal Guarantee provided to ICICI for the loan availed by Pace Digitek Limited	Mr. Maddisetty Venugopal Rao	-
				Ms. Padma Venugopal Maddisetty	-
				Mr. Rajiv Maddisetty	-
8	Pace Digitek Limited	As per sanction letter dated January 09, 2025	Personal Guarantee provided to IREDA for the loan availed by Pace Digitek Limited	Mr. Maddisetty Venugopal Rao	₹ 654.60 (Networth as on 31.03.2024)
				Ms. Padma Venugopal Maddisetty	₹ 603.40 (Networth as on March 31,2024)

SI No	Name of the Company	Nature of loan/ Borrowing	Nature of the guarantee	Name of Guarantor/Lender	Amount of Guarantee/Loan (amounts in ₹ million)
				Mr. Rajiv Maddisetty	₹ 39.80 (Networth as on March 31,2024)
9	Lineage Power Private Limited	As per Sanction Letter dated September 24, 2024	Personal Guarantee provided to Lineage Power Private Limited against the loan availed from Canara Bank.	Mr. Maddisetty Venugopal Rao	₹ 640.00
				Ms. Padma Venugopal Maddisetty	₹ 580.00
				Mr. Rajiv Maddisetty	₹40.0
				J V Suresh Kumar	₹24.9
				Ms. Mudduluru Rohita	₹29.9
10	Lineage Power Private Limited	As per sanction letter dated September 24, 2024	Corporate Guarantee provided to Lineage Power Private Limited against the loan availed from Canara Bank.	Pace Power Systems	₹183.5 (Tangible Net Worth)
				Pace Renewable Energies Private Limited	₹549.9 (Tangible Net Worth)
				Pace Digitek Limited	₹3139.6 (Tangible Net Worth)
11	Lineage Power Private Limited	As per sanction letter dated September 10, 2024	Corporate Guarantee provided to Canara Bank for the loan availed by Pace Digitek Limited	Lineage Power Private Limited	₹1486.5 (Tangible Net Worth)
12	Lineage Power Private Limited	As per sanction letter dated December 12, 2024	Personal Guarantee provided to Canara Bank against vehicle loan	Maddisetty Venugopal Rao	As per Sanction Letter.
				Padma Venugopal Maddisetty	

SI No	Name of the Company	Nature of loan/ Borrowing	Nature of the guarantee	Name of Guarantor/Lender	Amount of Guarantee/Loan (amounts in ₹ million)
				Rajiv Maddisetty	
				Rohitha Mudduluru	
13	Pace Renewable Energies Private Limited	As per sanction letter dated September 10, 2024	Corporate Guarantee provided to Canara Bank for the loan availed by Pace Digitek Limited	Pace Renewable Energies Private Limited	₹ 578.1 (Tangible Net Worth)
14	Pace Renewable Energies Private Limited	As per sanction letter dated September 24, 2024	Corporate Guarantee provided to Canara Bank for the loan availed by Lineage Power Private Limited	Pace Renewable Energies Private Limited	₹549.9 (Tangible Net Worth)

2.) Details of Guarantee / Comforts provided by the Company: Except as stated below, the Company and its subsidiaries have not provided any guarantees:

SI No	Name of the Borrower	Nature of loan/ Borrowing	Nature of the guarantee	Name of Guarantor/Lender	Amount of Guarantee/Loan (amounts in ₹ million)
1	Lanarsy Infra Limited	As per sanction letter dated November 21, 2024	Corporate Guarantee	Pace Digitek Limited	₹ 1496.1 (Tangible Networth)
2.	Lineage Power Private Limited	As per sanction letter September 24,2024	Corporate Guarantee	Pace Digitek Limited	₹ 3139.6 (Tangible Net worth)

3.) Except as stated below, none of our Promoters, individuals or entities forming the part of promoter group, shareholders or any directors have issued any loans(s) which is outstanding, any guarantee or any securities:

SI No	Name of the Company	Nature of loan/ Borrowing	Nature of the guarantee	Name of Guarantor/Lender	Amount of Guarantee/Loan (amounts in ₹ million)
1	Pace Digitek Limited	As per sanction letter dated September 10, 2024	Personal Guarantee provided to Canara Bank for the loan availed by Pace Digitek Limited	Maddisetty Venugopal Rao	₹ 640
				Padma Venugopal Maddisetty	₹580.0
				Rajiv Maddisetty	₹40.0
				Lahiri Maddisetty	₹140.0
				Mudduluru Rohita	₹29.9
2	Pace Digitek Limited	As per sanction letter dated September 10, 2024	Corporate Guarantee provided for the loan availed by Pace Digitek Limited	Pace Power Systems	₹177.5 (Tangible Net Worth)
				Pace Renewable Energies Private Limited	₹578.1 (Tangible Net Worth)
				Lineage Power Private Limited	₹1486.5 (Tangible Net Worth)
3	Pace Digitek Limited	As per sanction letter dated September 10,2024	Collateral Security- Residential Flat No.6, 5 th Floor, Nitesh Wimbledon Park, Race Course Road. Collateral Security- Residential Flat No.A-	Mr. Maddisetty Venugopal Rao	₹89.5

			1303, situated in 13 th Floor, In Tower A, RMZ Lattitude, Hebbal Village, Bengaluru North Taluk	Mr. Maddisetty Venugopal Rao	₹44.3
			Collateral Security – No.10/643, Old Site No.10, situated at N.G.E.F layout, yeshavantha Pura Hobli, Bengaluru North Taluk.	Mrs. Padma Venugopal Maddisetty	₹27.1
			Collateral Security (Residential Apartment, Rajaji Nagar, Bengaluru)	Mr. Rajiv Maddisetty	₹131.6
			Collateral Security (Residential Apartment, Rajaji Nagar, Bengaluru)		
			Collateral Security (Vacant site (Land) at survey no. 16,17,18 situated at Ullalu village, yashwanth pura Hobli, Bangalore North	Ms. Lahiri Maddisetty	₹104.6
			Residential Land and Building “TUSTI” Situated at Ullal Main Road.	Mr. Padma Venugopal Maddisetty, Mr. Maddisetty Venugopal Rao.	₹ 933.5
			One Site No.24 at Sy. No.191/2, Devanahalli Town, Six Sites having site No. 39,42, 50,51,61 & 62, Devanahalli Town.	Mr. Padma Venugopal Maddisetty, Mr. Maddisetty Venugopal Rao.	₹275.7
			13 Flats at “R R Signature”, Chokkanahalli Village, Bengaluru North Taluk.	Ms. Mudduluru Rohita	₹ 30.6
				Ms. Mudduluru Rohita	₹162.6

4	Pace Digitek Limited	As per sanction letter dated October 05, 2013	Personal Guarantee provided to Canara Bank for the loan availed by Pace Digitek Limited	Maddisetty Venugopal Rao	₹99 (Net Worth)
				Padma Venugopal Maddisetty	₹85 (Net Worth)
5	Pace Digitek Limited	As per Sanction letter dated October 05, 2013	Collateral Security- Plot No. 27A Industrial Estate, Kumbalgodu, Bangalore. Collateral Security- Plot No. V-12, Industrial Estate, Kumbalgodu, Bangalore.	Pace Power Systems	₹ 78.9
				Pace Power Systems	₹ 29.1
6	Pace Digitek Limited	As per sanction letter dated October 05, 2013	Corporate Guarantee provided for the loan availed by Pace Digitek Limited	Pace Power Systems	₹79.3 (Tangible Net Worth)
7	Pace Digitek Limited	As per sanction letter dated September 05, 2024	Personal Guarantee provided to IREDA for the loan availed by Pace Digitek Limited	Maddisetty Venugopal Rao	₹ 650
				Padma Venugopal Maddisetty	₹600
				Rajiv Maddisetty	₹40
8	Pace Digitek Limited	As per sanction letter dated July 23, 2018	Personal Guarantee provided to IREDA for the loan availed by Pace Digitek Limited	Maddisetty Venugopal Rao Padma Venugopal Maddisetty	-
9	Pace Digitek Limited	As per sanction letter dated December 28, 2023	Personal Guarantee provided to ICICI for the loan availed by Pace Digitek Limited	Mr. Maddisetty Venugopal Rao Ms. Padma Venugopal Maddisetty Mr. Rajiv Maddisetty	
10	Pace Digitek Limited	As per sanction letter dated January 09, 2025	Personal Guarantee provided to IREDA for the loan availed by Pace Digitek Limited	Mr. Maddisetty Venugopal Rao Ms. Padma Venugopal Maddisetty	₹654.60 (Networth as on March 31,2024)

				Mr. Rajiv Maddisetty	₹603.40 (Networth as on March 31,2024) ₹39.80 (Networth as on March 31,2024)
11	Lineage Power Private Limited	As per Sanction Letter dated September 24, 2024	Personal Guarantee provided to Lineage Power Private Limited against the loan availed from Canara Bank.	Mr. Maddisetty Venogopal Rao	₹ 640.00
				Ms. Padma Venugopal Maddisetty	₹ 580.00
				Mr. Rajiv Maddisetty	₹40.0
				Ms. Mudduluru Rohita	₹29.9
12	Lineage Power Private Limited	As per sanction letter dated September 24, 2024	Corporate Guarantee provided to Lineage Power Private Limited against the loan availed from Canara Bank.	Pace Power Systems	₹183.5 (Tangible Net Worth)
				Pace Renewable Energies Private Limited	₹549.9 (Tangible Net Worth)
				Pace Limited Digitek	₹3139.6 (Tangible Net Worth)
13	Lineage Power Private Limited	As per Sanction letter dated September 24, 2024	Collateral Security- Plot No. 27A Industrial Estate, Kumbalgodu, Bangalore.	Pace Power Systems	₹ 159.8
			Collateral Security- Plot No. V-12, Industrial Estate, Kumbalgodu, Bangalore.	Pace Power Systems	₹ 56.4
			Collateral Security- No.30-A1, 1 st hase, Industrial Area, Kumbalgodu. Bangalore.	Pace Power Systems	₹ 226.7

14	Lineage Power Private Limited	As per sanction letter dated September 10, 2024	Corporate Guarantee provided to Canara Bank for the loan availed by Pace Digitek Limited	Lineage Power Private Limited	₹1486.5 (Tangible Net Worth)
15	Lineage Power Private Limited	As per sanction letter dated December 12, 2024	Personal Guarantee provided to Canara Bank against vehicle loan	Maddisetty Venugopal Rao	As per Sanction Letter.
				Padma Venugopal Maddisetty	
				Rajiv Maddisetty	
				Rohitha Mudduluru	
16	Pace Renewable Energies Private Limited	As per sanction letter dated September 10, 2024	Corporate Guarantee provided to Canara Bank for the loan availed by Pace Digitek Limited	Pace Renewable Energies Private Limited	₹ 578.1 (Tangible Net Worth)
17	Pace Renewable Energies Private Limited	As per sanction letter dated September 24, 2024	Corporate Guarantee provided to Canara Bank for the loan availed by Lineage Power Private Limited	Pace Renewable Energies Private Limited	₹549.9 (Tangible Net Worth)
18	Pace Digitek Limited		Outstanding as on February 28, 2025	Ms. Padma Venugopal Maddisetty	₹ 79.07
19	Pace Digitek Limited		Outstanding as on February 28, 2025	Mr. Maddisetty Venugopal Rao	₹ 100.92
20	Pace Renewable Energies Private Limited		Outstanding as on February 28, 2025	Pace Digitek Limited	₹ 513.26

