East Buildtech Limited
(Formerly known as Chokhani Business Limited)

Regd. Office :
'CHOKHANI HOUSE'
D-3/2 Okhla Industrial Area, Phase-II,
New Delhi -110020 (INDIA)
Tel. : +91-11-26389150, 26384122
Fax. : +91-11-41615273
E-mail : contact@chokhani.in
CIN : L74999DL1984PLC018610

14th November, 2026

To
BSE Limited
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P.J. Towers,
Dalal Street, Mumbai-400001

BSE Scrip Code - 507917

Sub: Submission of Outcomes of Board Meeting- Financial Results

Dear Sir / Madam,

Pursuant to Regulation 30 & 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we furnish herewith the Unaudited Financial Results of the Company along with the Limited Review Report issued by the Statutory Auditors for the second quarter and half year ended on 30th September, 2026 as considered, approved and taken on record by the Board of the Directors in their meeting held on 14th November, 2026.

Further, it is informed you that the meeting of Board of Directors commenced at 11.00 A.M. and concluded at 11.55 A.M. The copy of above mentioned Financial Results along with Limited Review Report of the Statutory Auditors of the Company are enclosed here with.

Kindly record the same and acknowledge the receipt.

Thanking You,
Yours faithfully,

For East Buildtech Limited

SANJIV KUMAR TIWARI
Digitally signed by SANJIV KUMAR TIWARI
Date: 2026.11.14 12:00:56 +05'30'

Sanjiv Kumar Tiwari
Company Secretary & Compliance Officer
and Chief Financial Officer
M.No. F7150

Encl:- As above

SURESH KUMAR MITTAL & CO.
CHARTERED ACCOUNTANTS

42/A-57, Street No. 1, First Floor
Guru Nanak Pura, Laxmi Nagar
Delhi-110092
Phone : 9871411946
E-mail : sureshkmittalco@gmail.com

Auditor's Review Report on Quarterly Financial Results and Year to Date Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To
The Board of Directors of
East Buildtech Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of East Buildtech Limited for the quarter ended 30th September 2026 and the period from 1st April, 2026 to 30th September, 2026 attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('the Regulation').

2. 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, is the responsibility of the Company's Management and has been approved by the Board of Directors of the company. Our responsibility is to issue a report on these financial statements 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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and 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 of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Suresh Kumar Mittal & Co.
Chartered Accountants
Firm Registration No. 500063N

RASHI GOSWAMI
PARTNER
Membership Number: 522561

Place : New Delhi
Date : 14.11.2026
UDIN: 26522561CQZKFN5302

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EAST BUILDTECH LIMITED

(Amount in Lacs)(Except EPS)

Statement of Unaudited Financial Results for the Quarter & Half Year Ended 30th September 2026

Sl. No.	Particulars	QUARTER ENDED			HALF YEAR ENDED		YEAR ENDED
		30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (Audited)
I.	Revenue from operations	3.63	46.43	3.63	50.06	7.26	14.52
II.	Othe Income	0.45	0.00	0.00	0.45	0.02	0.38
III.	**Total Revenue (I+II)**	**4.08**	**46.43**	**3.63**	**50.51**	**7.28**	**14.90**
IV.	Expenses						
	(a) Cost of Land,Plots,Development Rights, Constructed Properties and others.	36.95	37.90	-	74.85	-	1,067.97
	(b) Change in inventories of finished goods, work in progress and stock in trade	(36.95)	(19.40)	-	(56.35)	-	(1,067.97)
	(c) Employees benefits expense	6.30	5.87	3.95	12.17	7.80	16.67
	(d) Finance costs	3.28	1.11	52.20	4.39	52.67	0.85
	(e) Depreciation and amortisation expense	-	-	-	-	-	-
	(f) Other expenses	11.12	5.72	12.14	16.84	25.03	45.93
	Total expenses	**20.70**	**31.20**	**68.29**	**51.90**	**85.50**	**63.45**
V.	**Profit / (Loss) before exceptional and tax (III-IV)**	**(16.62)**	**15.23**	**(64.65)**	**(1.39)**	**(78.21)**	**(48.55)**
VI.	Exceptional items	-	-	-	-	-	-
VII.	Profit / (Loss) before tax (V-VI)	**(16.62)**	**15.23**	**(64.65)**	**(1.39)**	**(78.21)**	**(48.55)**
VIII.	Tax expense						
	(i) Current Tax	-	-				-
	(ii) MAT credit entitlement	-	-	-	-	-	-
	(iii) MAT credit Written Off					-	11.96
	(iv) Deferred Tax Assets/(Liabilities)	(4.18)	3.85	(19.29)	(0.33)	(19.47)	(12.01)
	(v) Tax adjustments for earlier years	-				-	0.52
	Total tax expense	**(4.18)**	**3.85**	**(19.29)**	**(0.33)**	**(19.47)**	**0.47**
IX.	Profit /(Loss) for the period (XI-XIV)	**(12.44)**	**11.38**	**(45.36)**	**(1.06)**	**(58.74)**	**(49.02)**
X	Other comprehensive income						
i	Items that will not be reclassified to profit or loss	0.61	(0.59)	0.99	0.02	0.99	3.49
	Tax on above	(0.16)	0.15	(0.25)	(0.01)	(0.25)	(0.88)
ii	Items that will be reclassified to profit or loss						-
	Total other comprehensive income	**0.45**	**(0.44)**	**0.74**	**0.02**	**0.74**	**2.61**
XI.	Total comprehensive income (IX + X)	**(11.99)**	**10.94**	**(44.62)**	**(1.04)**	**(58.00)**	**(46.41)**
XII.	(Paid-up Equity Share Capital(Face Value Per Share Rs. 10 each)	**190.76**	**190.76**	**190.76**	**190.76**	**190.76**	**190.76**
XIII.	Other Equity						**437.53**
XIV.	Earnings Per Equity Share (EPS) (in Rs.)						
	Basic	(0.63)	0.61	(2.38)	(0.06)	(3.13)	(2.57)
	Diluted	(0.63)	0.61	(2.38)	(0.06)	(3.13)	(2.57)

SURESH KUMAR MITTAL & CO. * CHARTERED ACCOUNTANTS *

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NOTES :

1 **Statement of Segment wise revenue, results and capital employed for quarter & half year ended 30th September 2026**

Particulars	QUARTER ENDED			HALF YEAR ENDED		YEAR ENDED
	30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (Audited)
1. Segment Revenue						
(a) Segment -A(Real Estate/Constn)	3.63	46.43	3.63	50.06	7.26	14.52
(b) Segment -B(Consultancy)	-	-	-	-	-	-
(c) Segment-C (Trading)	-	-	-	-	-	-
(d) Unallocated	0.45	0.00	-	0.45	0.02	0.38
Total	**4.08**	**46.43**	**3.63**	**50.51**	**7.28**	**14.90**
Less: i) Inter Segment Revenue	-	-	-	-	-	-
Net Sales/Income from Operation	**4.08**	**46.43**	**3.63**	**50.51**	**7.28**	**14.90**
2.Segment Results (Profit (+)/Loss(-) before tax and interest from each segment						
(a) Segment -A(Real Estate/Constn)	(1.33)	23.63	(0.02)	22.30	(1.95)	(2.61)
(b) Segment -B(Consultancy)	(4.20)	-	(6.94)	(4.20)	(12.26)	(20.93)
(c) Segment-C (Trading)	-	-	-	-	-	-
(d) Unallocated	(7.81)	(7.29)	(5.48)	(15.10)	(11.33)	(24.16)
Total	**(13.34)**	**16.35**	**(12.45)**	**3.00**	**(25.55)**	**(47.70)**
Less : i) Interest	3.28	1.11	52.20	4.39	52.67	0.85
ii) Other Un-allocated Expenditure net off	-	-	-	-	-	-
iii) Un-allocated income	-	-	-	-	-	-
Total Profit Before Tax	**(16.62)**	**15.23**	**(64.65)**	**(1.39)**	**(78.21)**	**(48.55)**
3. Capital Employed (Segment Assets- Segment Liabilities)						
(a) Segment -A(Real Estate/Constn)	627.32	636.03	615.74	627.32	615.74	625.20
(b) Segment -B(Consultancy)	(0.08)	3.21	0.96	(0.08)	0.96	3.09
Total	**627.25**	**639.23**	**616.70**	**627.25**	**616.70**	**628.29**

2 The above financial results have been reviewed by the audit committee and approved by the Board of Directors in their meeting held on 14/11//2026.The same have been reviewed by the Statutory Auditors who have issued an unmodified opinion thereon after segment result.

3 Based on the legal opinion of tax consultant relating to admissibility of interest on borrowings under Income Tax Act, Interest on borrowings of Rs.74.85 Lacs for payment of New Okhla Industrial Development Authority have been during the 6 months ended on 30-09-2026 added to Inventory. Finance cost of Rs.91.56 Lacs for the period September'2025 to December'2025 have been reversed during the quarter ended 31-03-2026.

4 Figures for Previous year / period have been re-grouped and re-arranged wherever necessary.

5 These financial results have been prepared in accordance with Indian Accounting Standard (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules 2015 and relevent amendment rule thereafter..

SURESH KUMAR MITTAL & CO. * CHARTERED ACCOUNTANTS *

For East Buildtech Limited

Madhusudan Chokhani
Managing Director
DIN :00307234

Place : New Delhi
Date : 14-11-2026

East Buildtech Limited

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Unaudited Statement of Assets & Liabilities as at 30th September'2026

	Particulars	As at 30.09.2026	As at 31.03.2026
		Amount in Lacs	
	ASSETS		
I	**NON CURRENT ASSETS**		
1	Property, Plant and Equipments	0.38	0.38
2	Investment	12.34	12.31
3	Other Non Current Assets	2.98	0.18
4	Deferred Tax Assets (net)	11.45	11.13
	Total Non-Current Assets	**27.15**	**24.00**
II	**CURRENT ASSETS**		
1	Inventories	1,790.57	1,734.22
2	Financial Assets		
	Trade receivables	5.21	6.52
	Cash and cash equivalents	4.90	20.04
	Bank Balance other than Cash & Cash Equivalent	25.00	-
3	Current Tax Assets (Net)	2.18	1.46
4	Other Current Assets	12.85	8.12
	Total Current Assets	**1,840.71**	**1,770.35**
	Total Assets	**1,867.86**	**1,794.35**
	EQUITY AND LIABILITIES		
I	**Equity**		
1	Equity Share Capital	190.76	190.76
2	Other Equity	436.49	437.53
	Total Equity	**627.25**	**628.29**
II	**NON-CURRENT LIABILITIES**		
1	Financial liabilities		
	Borrowings	946.00	1,026.00
	Total Non-Current Liabilities	**946.00**	**1,026.00**
III	**CURRENT LIABILITIES**		
1	Financial Liabilities		
	Borrowings	90.00	-
	Trade Payables	-	-
	(a) Total outstanding dues of Micro and Small Enterprises	-	-
	(b) Total outstanding dues of other than Micro and Small Enterprises	-	1.29
	Other Current Financial Liabilities	6.84	19.20
2	Other Current Liabilities	197.77	119.57
	Total Current Liabilities	**294.61**	**140.06**
	Total Equity and Liabilities	**1,867.86**	**1,794.35**

Place: New Delhi
Date : 14-11-2026

SURESH KUMAR MITTAL & CO. ★ CHARTERED ACCOUNTANTS ★

For East Buildtech Ltd.

Madhusudan Chokhani
Managing Director
DIN : 00307234

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UNAUDITED CASH FLOW STATEMENT AS AT 30TH SEPTEMBER'2026

Amount in Lacs

Particulars	For the period 01.04.2026 to 30.09.2026	For the period 01.04.2025 to 30.09.2025	For the Year 01.04.2025 to 31.03.2026
Cash Flow From Operating Activities			
Net Profit before exceptional items and tax	(1.39)	(78.21)	(48.55)
Adjustments for:-			
Dividend / Interest Income	(0.44)	(0.01)	(0.37)
Interest paid	-	52.66	-
Operating profit /(loss) before working capital changes	**(1.83)**	**(25.56)**	**(48.93)**
Adjustment for (increase)/decrease in operating assets			
Trade and Other receivables	(6.23)	(3.78)	(3.39)
Inventories	(56.35)	(938.45)	(1,067.97)
Trade Payables & other liabilities	64.56	2.36	128.12
Cash Generated From operations	**0.15**	**(965.44)**	**(992.17)**
Direct Tax paid	(0.72)	(1.28)	4.83
Net Cash Flow From /(used in) operating activities(A)	**(0.57)**	**(966.72)**	**(987.33)**
Cash Flow From Investing Activities			
Bank Balance other than cash and cash equivalents	(25.00)	(0.03)	0.43
Dividend / Interest received	0.44	0.01	0.37
Purchase of Investment	-	(8.83)	(8.83)
Net Cash Flow From/(used in) Investing Activities(B)	**(24.56)**	**(8.84)**	**(8.03)**
Cash flow From Financing Activities			
(Repayment)/Proceeds from current borrowings	(80.00)	(11.00)	1,026.00
(Repayment)/Proceeds from non current borrowings	90.00	1,051.00	(11.00)
Interest paid	-	(0.83)	-
Net Cash Flow from /(used in) Financing Activities (C)	**10.00**	**1,039.17**	**1,015.00**
Net Increase /(decrease) in Cash and Cash Equivalents (A+B+C)	(15.13)	63.61	19.64
Cash and cash equivalents at the beginning of the year	20.04	0.39	0.39
Cash and cash equivalents at the end of the year	**4.90**	**64.00**	**20.04**

SURESH KUMAR MITTAL & CO. CHARTERED ACCOUNTANTS

Place: New Delhi
Date : 14-11-2026

For East Buildtech Ltd

Madhusudan Chokhani
Managing Director
DIN : 00307234

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