

REPORT ON SITE VISIT OF SEPCTRAA TECHNOLOGY SOLUTIONS LIMITED

Name of the Company: Spectraa Technology Solutions Limited

Reason for Site Visit Inspection: Application by Company for listing on Emerge Platform of NSE Limited/SME Platform of BSE Limited

Registered Office Address of the Company: 17/7 Ali Asker Road, Cunningham Rd, Bangalore G.P.O., Bangalore, Bangalore North, Karnataka, India, 560001

Basic Information:

Sr. No.	Site Visit Details	Remarks
1.	Place, Day & Date of site visit i.e., Registered office, Manufacturing Unit 1 (Malur unit) and Manufacturing Unit 2 (Jaipur unit)	Registered Office - 17/7 Ali Asker Road, Cunningham Rd, Bangalore G.P.O., Bangalore, Bangalore North, Karnataka, India, 560001 visited on February 24, 2026 (Tuesday) Manufacturing Unit 1 (Malur Unit): Plot No. 88-Part (Additional) Malur 4th Phase Industrial Area, Sy. No. 130-Part of H-Hoskote Village, Lakkur Hobli, Malur Taluk, Kolar District visited on July 23, 2025 (Wednesday) Manufacturing Unit 2 (Jaipur Unit): Plot No. B-471, Manda-II, Industrial Area, Unit Office – Jaipur (North), District – Jaipur visited on March 16, 2026 (Monday)
2.	Company has painted or affixed its name, and the address of its registered office, outside of office (Yes/No)	Yes
3.	Name of the KMP available on the day of site visit	For Registered Office – Name: A L Arun Kumar Designation: Chairman and Managing Director Name: Anandi Viswanathan Designation: Chief Financial Officer For Manufacturing Unit 1 – Name: Karthik G Designation: Production Manager For Manufacturing Unit 2 – Name: Nikhil Singh Designation: Production Engineer
4.	Ownership of Office and Factory Buildings, if on lease then Lease Agreement and Tenure of Lease	Please refer Annexure 1
5.	Area of the Property	Registered Office – 3,455 Sq. ft Manufacturing Unit 1 – 28,524.36 Sq. ft Manufacturing Unit 2 – 86,111.28 Sq. ft
6.	No. of Employees as at February 28, 2026	71
7.	Shops & Establishments Registration Certificate	Registered Office – Registration under Karnataka Shops and Commercial Establishment Act,1961 (Last renewed on February 17, 2025) Manufacturing Units – Not Applicable

Annexure 1

Property Owned by the Company

Sr. No.	Date of the Agreement	Name of the Seller	Area of the Property (Sq. Ft.)	Address of the Property	Consideration (₹)	Usage	Stamp Duty (₹)	Registration Details	Is the Vendor or a Related Party
1	July 14, 2025	Radhika Shriranjini M D. M. D. Sriram @ Maddagiri Doraiswamy Sriram Iyengar	3,455 Sq. ft	Site No. 17/7, PID No.78-45-17/7, "E" PID No. 61070174 74, Ali Asker Road, Bangalore , 560052	₹11,00,00,000/-	Registered Office	₹ 61,60,000	Registered as Document No. 2717 of Book-I 2025-26 Deputy Registrar, Shivajinagar (Indiranagar), Bangalore	No
2	March 18, 2024	Karnataka Industrial Areas Development Board represented by Sri. G.S Satish Kumar, Assistant Secretary	28,524.36 Sq. ft	Plot No. 88-Part (Additional) Malur 4th Phase Industrial Area, Sy. No. 130-Part of H-Hoskote Village, Lakkur Hobli, Malur Taluk, Kolar District	₹71,23,898/-	Factory	₹1,00,625	Registered as Document No: MLR-1-00774-2024-25 dated 29.04.2024 Sub Registrar - Malur, Kolar District	No

Property Leased by the Company

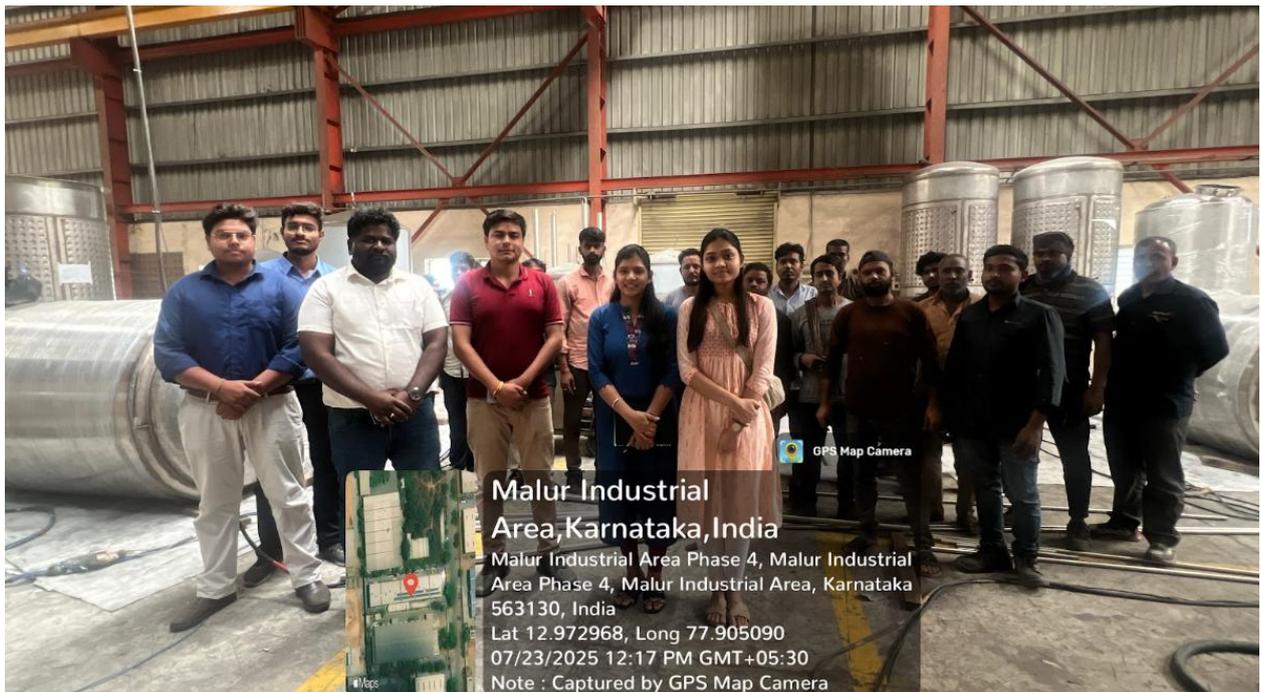
Sr. No.	Date of the Agreement	Name of Vendor/ Transferor/ Lessor	Area of the Property (Sq. Ft.)	Address of the Property	Annual Rent (₹)	Tenure	Usage	Stamp Duty (₹)	Registration Details	Is the Lessor a Related Party
1	July 11, 2022	Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur	86,111.28 Sq. ft	Plot No. B-471, Manda-II, Industrial Area, Unit Office – Jaipur (North), District - Jaipur	₹1,62,60,000	99 years from the date March 29, 2022	Factory	₹6,398	Registered as Document No. 202201019012587 dated 13.07.2022, Sub Registrar, Jaipur - V	No

Site Visit Pictures:

For Registered Office:



For Manufacturing Unit 1 (Malur Unit):



For Manufacturing Unit 2 (Jaipur Unit):



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For Indcap Advisors Private Limited

Ravi Mundhra

Ravi Mundhra

Vice President (Merchant Banking)

Pulkit Agarwal

Pulkit Agarwal

Assistant Vice President (Merchant Banking)

Aditi Chachan

Aditi Chachan

Junior Associate (Merchant Banking)

Date: March 17, 2026