



To,  
The Assistant Manager,  
National Stock Exchange of India Limited  
Listing Department, 'Exchange Plaza',  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai – 400051

To,  
The General Manager,  
BSE Limited,  
Corporate Relationship Department,  
1<sup>st</sup> Floor, Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400001

11 April 2023

**Subject: - Allotment of Secured, Unlisted, Redeemable Non-Convertible Debentures**

Ref: - NSE: Symbol and Series: KOLTEPATIL and EQ  
BSE Code and Scrip Code: 9624 and 532924

Dear Sir/Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read together with Para A of Part A of Schedule III of the Regulations, we wish to inform you that the Debenture Allotment Committee of Board of Directors of Kolte-Patil Developers Limited ("Company") at their meeting held on **Monday, 10 April 2023, approved** allotment of 14,000 (fourteen thousand) secured, unlisted, redeemable non- convertible debentures ("Debentures") of face value Rs. 1,00,000/- each, on a private placement basis, aggregating to Rs. 140,00,00,000/- (Rupees One Hundred and Forty Crores Only). The funds raised from this issuance will be utilized towards acquisition of land and for general corporate purposes of the Company.

The other required details in terms of the above regulations read with Circular no. CIR/CFD/CMD/4/2015 dated September 9, 2015 issued by the Securities and Exchange Board of India are as follows:

Sr. No.	Details	Particulars
1.	Tenure of the instrument	Unless redeemed earlier, the tenure of the NCDs shall be a period of 120 (One Hundred and Twenty) months
2.	Coupon/ interest offered,	A Coupon of 0.001% (Zero point Zero Zero One percent) per annum compounded annually on the principal amount of each Debentures.

Page 1 of 3



**KOLTE-PATIL DEVELOPERS LTD.**

CIN : L45200PN1991PLC129428

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Bangalore Office : 121, The Estate Building, 10th floor, Dickenson Road, Bangalore 560042. India. Tel.: 080 - 4662 4444 / 2224 3135 / 2224 2803  
Web : www.koltepatil.com

Sr. No.	Details	Particulars
3.	Schedule of payment of coupon/interest and principal	<p><b>Coupon/Interest:</b> Payable when able.</p> <p><b>Principal:</b> On the last Business Day of each month, subject to amounts being available in the relevant escrow account.</p>
4.	charge/security, if any, created over the assets	<p>(a) Exclusive first ranking Security Interest by way of registered mortgage on all the rights, title, interest and benefit of the Company in respect of the Residential Project Land and the Residential Project located in Baner (Pune), and together with all Units (including Saleable Area) FSI/FAR loaded on the Residential Project Land from time to time, and the proportionate undivided rights.</p> <p>(b) Exclusive first ranking Security Interest by way of registered mortgage on all the rights, title, interest and benefit of the Company in respect of the MHADA Project Land, and the MHADA Project, and together with all Units (including Saleable Area), FSI/FAR loaded on the MHADA Project Land from time to time, and the proportionate undivided rights excluding the sale proceeds / receivables arising out of the MHADA Project and / or the MHADA Project Land but including future sale proceeds/ balance receivables arising out of the MHADA Project and/or the MHADA Project Land on and from the date of enforcement of the Security on the MHADA Project and/or the MHADA Project Land.</p> <p>(c) By way of hypothecation over all rights, title, interest and benefit of the</p>





Sr. No.	Details	Particulars
		Company over: (i) the Sale Proceeds from the Residential Project (including the Investor Revenue Share) and (ii) subject to RERA, over all Project Accounts and the balances lying to the credit of such Project Accounts, both present and future.
5.	Special right/interest/privileges attached to the instrument and changes thereof;	Special Consent Rights and Exits rights in accordance with the Debenture Trust Deed and other Debenture Documents.
6.	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal;	Not Applicable
7.	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any	Not Applicable

The Debenture Allotment Committee Meeting was commenced at 05:15 PM and concluded at 05:45 PM.

We request you to take the above information on record and the same be treated as compliance under the applicable provision(s) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is for your information and record.

**For Kolte-Patil Developers Limited**



**Vinod Patil**  
**Company Secretary and Compliance Officer**  
**Membership No. A13258**

