



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,
1st floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Date: 22 December 2023

Subject: Allotment of Senior, Secured, Listed, Rated, Redeemable, Non-Convertible Debentures

ISIN: Equity: INE094I01018 and Debt: INE094I07049

Ref: NSE Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code - Equity: 9624 and 532924
BSE Security Code and Security Name – Debt: 974771 and 0KPDL33

Dear Sir/Madam,

Pursuant to Regulation 30 and 51 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 **Friday, 22 December 2023, approved** allotment of 11,090 (Eleven Thousand and Ninety) senior, secured, listed, rated, redeemable, non-convertible debentures having face value of Rs. 1,00,000/- (Rupees One Lakh only) each aggregating to Rs. 110,90,00,000/- (Rupees One Hundred and Ten Crore and Ninety Lakhs only) (“**Debentures**”), on a private placement basis to Marubeni Corporation, Japan. The funds raised from this issuance will be utilized towards general corporate purposes of the Company including without limitation, towards construction and development of the Project.

The other required details in terms of the above regulations read with Circular no. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July 2023 issued by the Securities and Exchange Board of India are as follows:

Sr. No.	Details	Particulars
1.	Nature and Tenure of the instrument	Senior, Secured, Listed, Rated, Redeemable Non-Convertible debentures. The Debentures will be listed on BSE Limited. Unless redeemed earlier, the tenure of the Debentures shall be a period of 10 years.
2.	Coupon/ interest offered,	Zero Coupon.
3.	Schedule of payment of coupon/interest and principal	Coupon/Interest: Not Applicable. Principal: The Debentures shall be redeemed at par at the end of 10 years from the Date of Allotment.

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

Pune Regd. Office: 2nd Floor, City Point, Dhole Patil Road, Pune 411001. Maharashtra, India. Tel.: +91 20 6622 6500 Fax : +91 20 6622 6511
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 Email id: vinod.patil@koltepatil.com

Sr. No.	Details	Particulars
4.	Charge/security, if any, created over the assets	<p>Secured Property 1: First ranking exclusive mortgage and charge in respect of all the right, title and interest possessed by the Company in the Earmarked Units in the Project Alora being developed at Village Kole Kalyan, Sunder Nagar, Road No. 2, Vidyanagari, Kalina, Mumbai, including, but not limited to, all furniture, fittings and also all right to use common areas and facilities attached thereto together with car parking spaces.</p> <p>Secured Property 2: First ranking exclusive mortgage and charge in respect of all the development rights of the Company in respect of the Developer's Entitlement in terms of the Development Agreement together with all the right, title and interest of the Company in Units earmarked for the Company together with car parking spaces (save and except the Sold Units earmarked for the Company and allocated car parks for such Sold Units) and all movable assets in relation to units earmarked for the Company (save and except the Sold Units earmarked for the Company and allocated car parks for such Sold Units).</p> <p>Secured Property 3: First ranking exclusive charge by way of hypothecation over all the Investor Receivables / cash-flows arising from the Earmarked Units, including, but not limited to, the Investor Receivables, and all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to or in respect of the said amounts.</p>
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 documents executed with regard to the issue of debentures
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

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The Debenture Allotment Committee Meeting was commenced at 11.15 AM and concluded at 11.45 AM.

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

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