



To,
The General Manager,
BSE Limited,
Corporate Relationship Department,
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai 400 001

09 August 2024

Subject: Confirmation under Regulation 54(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

ISIN: Debt: INE094I07049 and INE094I07064

**Ref: BSE Security Code and Security Name –Debt: 1. 974771 and KPDLZC33
2. 975276 and KPDL221223**

Dear Sir/Madam,

Pursuant to Regulation 54(2) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, we confirm that –

1. The Senior, Secured, Listed, Rated, Redeemable Non-Convertible Debentures of the Company aggregating to Rs. 206.50 Crores as on 30 June, 2024 are secured by way of an exclusive charge on (i) right, title and interest possessed by the Company in the Earmarked Units identified (ii) the right, title and interest possessed by the Company in the Project Land admeasuring 13,069.38 square meters and/or the Project including but not limited to the development rights of the Company in respect of the said project land including all development potential whether by way of FAR / TDR or otherwise), along with the right of the Company on all present and future FSI arising from the Project Land together with all present and future buildings, erections and constructions of every description which are standing erected or attached, during the term of the Debentures (iii) hypothecation on all the receivables/ cash-flows arising from the Earmarked Units along with the right of the Company in the Project Land attributable to the Earmarked Units in the project. The total asset cover is hundred percent of the principal amount of the said debentures. We enclose herewith Security Cover Certificate as per the SEBI Circular dated 31 March 2023.
2. The Senior, Secured, Listed, Rated, Redeemable Non-Convertible Debentures of the Company aggregating to Rs. 110.9 Crores as on 30 June 2024, are secured by way of first ranking exclusive mortgage and charge on – (i) 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, (ii) 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



KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

Pune Regd. Office.: 8th Floor, City Bay, CTS NO. 14 (P), 17 Boat Club Road, Pune - 411001, Maharashtra, India. Tel.: + 91 20 6742 9200 / 6742 9201
Bengaluru Office : 121, The Estate Building, 10th floor, Dickenson Road, Bengaluru - 560042, India. Tel.: +91 80 4662 4444 / 2224 3135 / 2224 2803

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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) and (iii) 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. The total asset cover is hundred percent of the principal amount of the said debentures. We enclose herewith Security Cover Certificate as per the SEBI Circular dated 31 March 2023.

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.

Thanking you,

For Kolte-Patil Developers Limited



Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: As above

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(Rs. In Lakhs)

Column A	Column B	Column C (I)	Column D(II)	Column E(III)	Column F(IV)	Column G(V)	Column H(VI)	Column I (VII)	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari-passu debt holder (includes for which this certificate is issued & other debt with Pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column "F")		Debt Amount considered more than once (due to exclusive pari-passu charge)		Market Value for assets charged on exclusive basis	Carrying/book value of exclusive charge where market value is not ascertainable or applicable (for eg. Bank balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets VIII	Carrying/book value of pari-Passu charge where market value is not ascertainable or applicable (for eg. Bank balance, DSRA market value is not applicable)	Total restated value Total of (K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment		-	-	-	-	-	5,059	-	5,059	-	-	-	-	-
Capital Work-in-Progress		-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets		-	-	-	-	-	2,504	-	2,504	-	-	-	-	-
Goodwill		-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	53	-	53	-	-	-	-	-
Intangible Assets under Development		-	-	-	-	-	-	-	-	-	-	-	-	-
Investments		-	-	-	-	-	42,007	-	42,007	-	-	-	-	-
Loans		-	-	-	-	-	3,697	-	3,697	-	-	-	-	-
Inventories		8,994	109,590	-	-	-	100,540	-	219,123	21,210	-	-	-	21,210
Trade Receivables		-	-	-	-	-	1,660	-	1,660	-	-	-	-	-
Cash and Cash Equivalents		637	-	-	-	-	19,843	-	20,480	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents		-	-	-	-	-	1,574	-	1,574	-	-	-	-	-
Others		-	-	-	-	-	52,906	-	52,906	-	-	-	-	-
Total		9,631	109,590				229,843		349,063	21,210				21,210
LIABILITIES														
Debt Securities to which this certificate pertains	NCD	19,414	-	-	-	-	-	-	19,414	19,414	-	-	-	19,414
Other Debt sharing pari-passu charge with above debt (Bank Term Loan)		-	-	-	-	-	-	-	-	-	-	-	-	-
Other Debt		-	70,507	-	-	-	-	-	70,507	-	-	-	-	-
Subordinated debt		-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings														
Bank (Unsecured WCDL)		-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Securities (CP,Unsecured Debt and CBLO borrowings)		-	-	-	-	-	25,480	-	25,480	-	-	-	-	-
Trade payables		-	-	-	-	-	34,926	-	34,926	-	-	-	-	-
Lease Liabilities		-	-	-	-	-	3,260	-	3,260	-	-	-	-	-
Provisions		-	-	-	-	-	2,081	-	2,081	-	-	-	-	-
Others		-	-	-	-	-	134,122	-	134,122	-	-	-	-	-
Total		19,414	70,507				199,869		289,790	19,414				19,414
Cover on Book Value****		0.50	1.55							1.09				
Cover on Market Value		1.09												
		Exclusive Security Cover Ratio	1.09		Pari-Passu Security Cover Ratio	0.00								

*** The Exclusive security cover ratio on market value is calculated based on valuation report dated March 10, 2023 for project 24K Glitterati' located at Pimple Nilakh, Pune, Maharashtra - 411027. The exclusive charge is created on the said project for listed NCDs. The Book value of the project on which exclusive charge is created is calculated on the basis of project wise breakup of book values provided by the company.

For KOLTE PATIL DEVELOPERS LTD.



[Signature]
Authorized Signatory

(Rs. In Lakhs)

Column A	Column B	Column C [i]	Column D [ii]	Column E [iii]	Column F [iv]	Column G [v]	Column H [vi]	Column I [vii]	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Related to only those items covered by this certificate					
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari-passu debt holder (includes for which this certificate is issued & other debt with Pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column "F")		Debt Amount considered more than once (due to exclusive pari-passu charge)		Market Value for assets charged on exclusive basis	Carrying/book value of exclusive charge where market value is not ascertainable or applicable (for eg. Bank balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets viii	Carrying/book value of pari-Passu charge where market value is not ascertainable or applicable (for eg. Bank balance, DSRA market value is not applicable)	Total restated value Total of (K+L+M+N)	
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
ASSETS															
Property, Plant and Equipment		-	-	-	-	-	5,059	-	5,059	-	-	-	-	-	
Capital Work-in-Progress		-	-	-	-	-	-	-	-	-	-	-	-	-	
Right of Use Assets		-	-	-	-	-	2,504	-	2,504	-	-	-	-	-	
Goodwill		-	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets		-	-	-	-	-	53	-	53	-	-	-	-	-	
Intangible Assets under Development		-	-	-	-	-	-	-	-	-	-	-	-	-	
Investments		-	-	-	-	-	42,007	-	42,007	-	-	-	-	-	
Loans		-	-	-	-	-	3,697	-	3,697	-	-	-	-	-	
Inventories		12,023	106,561	-	-	-	100,540	-	219,123	11,119	-	-	-	11,119	
Trade Receivables		-	-	-	-	-	1,660	-	1,660	-	-	-	-	-	
Cash and Cash Equivalents		76	-	-	-	-	20,404	-	20,480	-	-	-	-	-	
Bank Balances other than Cash and Cash Equivalents		-	-	-	-	-	1,574	-	1,574	-	-	-	-	-	
Others		-	-	-	-	-	52,906	-	52,906	-	-	-	-	-	
Total		12,099	106,561				230,404		349,063	11,119				11,119	
LIABILITIES															
Debt Securities to which this certificate pertains	NCD	10,617	-	-	-	-	-	-	10,617	10,617	-	-	-	10,617	
Other Debt sharing pari-passu charge with above debt (Bank Term Loan)		-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Debt		-	79,304	-	-	-	-	-	79,304	-	-	-	-	-	
Subordinated debt		-	-	-	-	-	-	-	-	-	-	-	-	-	
Borrowings															
Bank (Unsecured WCDL)		-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Securities (CP, Unsecured Debt and CBLO borrowings)		-	-	-	-	-	25,480	-	25,480	-	-	-	-	-	
Trade payables		-	-	-	-	-	34,926	-	34,926	-	-	-	-	-	
Lease Liabilities		-	-	-	-	-	3,260	-	3,260	-	-	-	-	-	
Provisions		-	-	-	-	-	2,081	-	2,081	-	-	-	-	-	
Others		-	-	-	-	-	134,122	-	134,122	-	-	-	-	-	
Total		10,617	79,304				199,869		289,790	10,617				10,617	
Cover on Book Value****		1.14	1.34							1.05					
Cover on Market Value		1.05													
		Exclusive Security Cover Ratio	1.05		Pari-Passu Security Cover Ratio	0.00									

**** The Exclusive security cover ratio on market value is calculated based on valuation report dated November 09, 2023 for project Golden Pebbles' located at Kalina, Mumbai, Maharashtra 400098. The exclusive charge is created on the said project in form of NCDs. The Book value of the project on which exclusive charge is created is calculated on the basis of project wise breakup of book values provided by the company.



[Signature]
Authorised Signatory

KOTTE PATTI DEVELOPERS LTD.