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

12 November 2024

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

ISIN: Debt: INE094I07049, INE094I07064 and INE094I07072.

Ref: BSE Security Code and Security Name – Debt: 1. 974771 and KPDLZC33;
2. 975276 and KPDL221223;
3. 976030 and 0KPDL34.

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 September 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 September 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 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

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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.

3. Series 3 fully, secured, listed, rated, redeemable, non-convertible debentures of the company aggregating to Rs. 133.77 Crores as on 30 September 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 Unsold Earmarked Units including the entire rights, title, interest of the Company in relation to Project Land situated at Wagholi, Pune attributable to such Unsold Earmarked Units and all movables assets in relation to the Unsold Earmarked Units including but not limited to all furniture, fittings and also all rights to use common areas and facilities and incidentals attached thereto together with 239 car parking spaces together with all easements and appurtenances whatsoever to the Unsold Earmarked Units in relation thereto and hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto together with all right, title, interest, benefit, claims and demands whatsoever of the Company in 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 as well as all the rights, title and interest of the Company in, to or in respect of any bank accounts/ Escrow Accounts where the aforementioned Investor Receivables are held (excluding the bank accounts which are required to be opened in terms of the RERA) and all insurance proceeds received by the Company in relation to the Earmarked Units and (ii) First ranking exclusive mortgage and charge in respect of all the right, title and interest possessed by the Company in the Project Land and/or Project (including the development potential as envisaged under the Deed of Conveyance or any other documents/agreements that may be executed between the Company and the Previous Landowner) including the rights to develop the Project (including the Residential Units and the Retail Units),along with the right of the Company to consume FSI the extent of 51,286 square meters on the Project Land as per the Deed of Conveyance or any other FSI or development potential that may become available to the Company to be utilized on the Project Land in terms of any agreements/documents that may be executed by the Company with the Previous Landowner, together with all the buildings, erections and constructions of every description which are standing erected or attached or shall at any time hereafter, during the term of the Debentures be erected and standing or attached to the Project Land and all cash-flows attributable thereto together with all the hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto AND all estates, rights, title, interest, property, claims and demands whatsoever of the Company in, to and upon the same whether presently in existence or acquired thereafter. It being clarified that Secured Property 2 shall not include the Reserved Area and the Retail Receivables / cash-flows arising from the Retail Units including but not limited to the Retail Receivables and all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to or in respect of the said amounts and (iii) First ranking exclusive charge by way of hypothecation in respect of all the Investor Receivables/ cash-flows arising from the Earmarked Units (both, Sold Earmarked Units and Unsold Earmarked Units) including but not limited to the Investor Receivables and all rights, title, interest, benefits, claims

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and demands whatsoever of the Company in, to or in respect of the said amounts as well as all the rights title and interest of the Company in, to or in respect of any bank accounts where the aforementioned Investor Receivables are held (excluding the bank accounts which are required to be opened in terms of the RERA). All and singular, Company's tangible property (both present and future) in relation to the Earmarked Units (both, Sold Earmarked Units and Unsold Earmarked Units) including, without limitation, all actionable claims, inventory, insurance policies, all moveable plant and machinery (whether attached or otherwise), raw materials, all items of equipment, building materials and all other fixed assets other than land and buildings, both present and future, in respect of the Earmarked Units, whether installed or not, whether now belonging to or that may at any time during the continuance of the term of the Debentures belong to the Company and/or that may at present or hereafter be held by any party anywhere to the order or disposition of the Company and all replacements thereof and additions thereof whether by way of substitution, addition, replacement, conversion, realisation or otherwise howsoever together with all benefits, rights and incidentals attached thereto which are now or shall at any time hereafter be owned by the Company AND all estates, rights, title, interest, property, claims and demands whatsoever of the Company in, to and upon the same. 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

Kolte-Patil Developers Limited

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: As above

Annexure 1: Statement on book value of assets and security cover as at September 30, 2024 as per Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and SEBI Circular dated May 19, 2022 on Revised format of security cover certificate, monitoring and revision in timelines

Project Name-24K Manor

(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		**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**				
	Description of asset for which this certificate relate	**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		-	-		-	-	5,043		5,043	-				-
Capital Work-in-Progress		-	-		-	-	-		-	-				-
Right of Use Assets		-	-		-	-	2,311		2,311	-				-
Goodwill		-	-		-	-	-			-				-
Intangible Assets		-	-		-	-	49		49	-				-
Intangible Assets under Development		-	-		-	-	-			-				-
Investments		-	-		-	-	44,082		44,082	-				-
Loans		-	-		-	-	3,709		3,709	-			-	-
Inventories		13,354*	123,809		-	-	76,870		214,033	21,489				21,489
Trade Receivables		-	-		-	-	3,387		3,387	-				-
Cash and Cash Equivalents		490	345		-	-	23,417		24,252	-				-
Bank Balances other than Cash and Cash Equivalents		-	-		-	-	2,703		2,703	-				-
Others		-	-		-	-	51,141		51,141	-				-
Total		**13,844**	**124,154**		-	-	**212,712**		**350,710**	**21,489**		-	-	**21,489**
LIABILITIES														
Debt Securities to which this certificate pertains		**18,644**	-		-		-		18,644	**18,644**				18,644
Other Debt sharing pari-passu charge with above debt (Bank Term Loan)		-	-		-		-			-				-
Other Debt		-	82,893		-		-		82,806	-				-
Subordinated debt		-	-		-					-				-
Borrowings		-	-		-		-			-				-
Bank (Unsecured WCDL)		-	-		-				-	-				-
Debt Securities (CP,Unsecured Debt and CBLO borrowings)		-	-		-		29,472		29,472	-				-
Trade payables		-	-		-		25,927		25,927	-				-
Lease Liabilities		-	-		-		3,077		3,077	-				-
Provisions		-	-		-		2,127		2,127	-				-
Others		-	-		-		126,959		126,959	-				-
Total		**18,644**	**82,893**		-	-	**187,562**		**289,013**	**18,644**		-	-	**18,644**
Cover on Book Value* **		0.74	1.50		-					1.15				
Cover on Market Value		**1.15**												
		Exclusive Security Cover Ratio	**1.15**		**Pari-Passu Security Cover Ratio**	**0.00**								

* This represents cost incurred by the Company on the "24K Manor" Project (both for units earmarked with NCD subscriber and remaining units of the Company) included in inventory as at September 30, 2024, since inventory cost in respect of earmarked is not idenfiable separately. The Company has also received customer advance against the above inventory of Rs. 10,218 lakhs as at September 30, 2024.

*** The Exclusive security cover ratio on market value is calculated based on valuation report dated Novemeber 11, 2024 for project 24K Manor' 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.

Authorised Signatory

Kolte-Patil Developers Limited

Annexure 1: Statement on book value of assets and security cover as at September 30, 2024 as per Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and SEBI Circular dated May 19, 2022 of security cover certificate, monitoring and revision in timelines

Project Name-Alora-Golden Pebbles

(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		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				
	Description of asset for which this certificate relate	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-	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		-	-		-	-	5,043		5,043	-				-
Capital Work-in-Progress		-	-		-	-	-		-	-				-
Right of Use Assets		-	-		-	-	2,311		2,311	-				-
Goodwill		-	-		-	-	-			-				-
Intangible Assets		-	-		-	-	49		49	-				-
Intangible Assets under Development		-	-		-	-	-			-				-
Investments		-	-		-	-	44,082		44,082	-				-
Loans		-	-		-	-	3,709		3,709	-			-	-
Inventories		13,592*	123,571		-	-	76,870		214,033	11,531				11,531
Trade Receivables		-	-		-	-	3,387		3,387	-				-
Cash and Cash Equivalents		115	720		-	-	23,417		24,252	-				-
Bank Balances other than Cash and Cash Equivalents		-	-		-	-	2,703		2,703	-				-
Others		-	-		-	-	51,141		51,141	-				-
Total		**13,708**	**124,291**		-	-	**212,712**		**350,710**	**11,531**		-	-	**11,531**
LIABILITIES														
Debt Securities to which this certificate pertains		**10,321**	-		-		-		10,321	**10,321**				10,321
Other Debt sharing pari-passu charge with above debt (Bank Term Loan)		-	-		-		-			-				-
Other Debt		-	91,130		-		-		91,130	-				-
Subordinated debt		-	-		-					-				-
Borrowings		-	-		-		-			-				-
Bank (Unsecured WCDL)		-	-		-				-	-				-
Debt Securities (CP,Unsecured Debt and CBLO borrowings)		-	-		-		29,472		29,472	-				-
Trade payables		-	-		-		25,927		25,927	-				-
Lease Liabilities		-	-		-		3,077		3,077	-				-
Provisions		-	-		-		2,127		2,127	-				-
Others		-	-		-		126,959		126,959	-				-
Total		**10,321**	**91,130**		-	-	**187,562**		**289,013**	**10,321**		-	-	**10,321**
Cover on Book Value* **		1.33	1.36		-					1.12				
Cover on Market Value		**1.12**												
		Exclusive Security Cover Ratio	**1.12**		**Pari-Passu Security Cover Ratio**	**0.00**								

* This represents cost incurred by the Company on the "Alora-Golden Pebbles" Project (both for units earmarked with NCD subscriber and remaining units of the Company) included in inventory as at September 30, 2024, since inventory cost in respect of earmarked is not identiable separately. The Company has also received customer advance against the above inventory of Rs 4,178 lakhs as at September 30, 2024.

*** The Exclusive security cover ratio on market value is calculated based on valuation report dated November 05, 2024 for project 'Golden Pebbles' located at Kalina,Mumbai,Maharashtra 400098. 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.

Authorised Signatory

Kolte-Patil Developers Limited

Annexure 1: Statement on book value of assets and security cover as at September 30, 2024 as per Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and SEBI Circular dated May 19, 2022 of security cover certificate, monitoring and revision in timelines

Project Name-Springshire- Wagholi Sanskruti

(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		-	-		-	-	5,043		5,043	-				-
Capital Work-in-Progress		-	-		-	-	-		-	-				-
Right of Use Assets		-	-		-	-	2,311		2,311	-				-
Goodwill		-	-		-	-	-			-				-
Intangible Assets		-	-		-	-	49		49	-				-
Intangible Assets under Development		-	-		-	-	-			-				-
Investments		-	-		-	-	44,082		44,082	-				-
Loans		-	-		-	-	3,709		3,709	-			-	-
Inventories		7,812*	129,351		-	-	76,870		214,033	13,640				13,640
Trade Receivables		-	-		-	-	3,387		3,387	-				-
Cash and Cash Equivalents		230	605		-	-	23,417		24,252	-				-
Bank Balances other than Cash and Cash Equivalents		-	-		-	-	2,703		2,703	-				-
Others		-	-		-	-	51,141		51,141	-				-
Total		**8,043**	**129,956**		-	-	**212,712**		**350,710**	**13,640**		-	-	**13,640**
LIABILITIES														
Debt Securities to which this certificate pertains		**13,377**	-		-		-		13,377	**13,377**				13,377
Other Debt sharing pari-passu charge with above debt (Bank Term Loan)		-	-		-		-			-				-
Other Debt		-	88,095		-		-		88,095	-				-
Subordinated debt		-	-		-					-				-
Borrowings		-	-		-		-			-				-
Bank (Unsecured WCDL)		-	-		-				-	-				-
Debt Securities (CP,Unsecured Debt and CBLO borrowings)		-	-		-		29,472		29,472					-
Trade payables		-	-		-		25,927		25,927	-				-
Lease Liabilities		-	-		-		3,077		3,077	-				-
Provisions		-	-		-		2,127		2,127	-				-
Others		-	-		-		126,937		126,937	-				-
Total		**13,377**	**88,095**		-	-	**187,540**		**289,013**	**13,377**		-	-	**13,377**
Cover on Book Value* **		0.60	1.48		-					1.02				
Cover on Market Value		**1.02**												
		Exclusive Security Cover Ratio	**1.02**		**Pari-Passu Security Cover Ratio**	**0.00**								

* This represents cost incurred by the Company on the "Springshire- Wagholi Sanskruti" Project (both for units earmarked with NCD subscriber and remaining units of the Company) included in inventory as at September 30, 2024, since inventory cost in respect of earmarked is not idenfiable separately. The Company has also received customer advance against the above inventory of Rs. 4.88 lakhs as at September 30, 2024.

*** The Exclusive security cover ratio on market value is calculated based on valuation report dated August 30, 2024 for project Springshire located at Wagholi, Pune, Maharashtra – 412207 . 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.

Authorised Signatory

Kolte-Patil Developers Limited