

VARDHITA PROPERTIES PVT. LTD.

A Joint Venture between Birla Estates Pvt. Ltd. and MJR Investment Pte. Ltd.

July 01, 2025

To,
BSE Limited ("BSE")
Department of Corporate Services
P. J. Towers, Dalal Street,
Mumbai – 400001.

Dear Sir/Madam,

Scrip Code: 976433

Subject: Intimation under Regulations 57 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") for payment of the Coupon (interest) towards listed, unsecured, rated, redeemable, principal-protected, non-convertible debentures ("Debentures").

This is in continuation to our earlier intimation dated June 10, 2025, wherein we had intimated about the Record Date for payment of Coupon (interest) due on the Debentures. We hereby inform you in compliance with Regulation 57 of the SEBI Listing Regulations and in accordance with the terms of the Debenture Trust Deed ("DTD") that the Company is required to pay fixed rate of 8% p.a. IRR payable on the Outstanding Nominal Value of the relevant Series of Debentures only subject to affirmative availability of sufficient Distributable Surplus in accordance with the terms of the Debenture Trust Deed. For this purpose and therefore, the Distributions Committee approved the NIL payment of the Coupon (interest) towards the Debentures since no Distributable Surplus was available as per the terms of the DTD.

The details of which are mentioned below are in the format as prescribed under SEBI Master Circular dated 21st May, 2024, as updated from time to time.

- a) Whether Interest Payment / ~~Redemption payment~~ made (yes/no): **No**
- b) Details of Interest Payments:

Sl. No.	Particulars	Details
1	ISIN	INE1DF208035
2	Issue Size*	Rs. 3,08,24,00,000/- (Indian Rupees Three Hundred Eight Crores Twenty Four Lakhs Only)
3	Interest Amount to be paid on due date	As per the DTD, a coupon of 8% shall accrue but be due or payable only once the affirmative availability of sufficient Distributable Surplus for payment of Coupon is determined. For the period under consideration, no Distributable Surplus has been determined to be available by the Distributions Committee as per the terms of the DTD. Therefore the Interest Amount to be paid on the due date is Nil



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4	Frequency	Quarterly in accordance with the terms of the DTD.
5	Change in frequency payment (if any)	N.A
6	Details of such change	N.A
7	Interest payment record date	16/06/2025
8	Due date for interest payment (DD/MM/YYYY)	30/06/2025
9	Actual date for interest payment (DD/MM/YYYY)	NA
10	Amount of interest paid	As mentioned in Sr. no 3 above, the Coupon payable is NIL
11	Date of last interest payment	N.A
12	Reason for non-payment/ delay in payment	As mentioned in Sr. no 3 above, the Coupon payable is NIL. Accordingly, there has been no non-payment/delay in payment.

**the total subscribed value of Debentures is Rs. 2,80,22,00,000 (Indian Rupees Two Hundred Eighty Crores Twenty-Two Lakhs Only).*

Capitalised terms used but not defined herein shall have the meanings ascribed to such terms under the debenture trust deed dated January 24, 2025, executed by and between the Vardhita Properties Private Limited (as the issuer) and Vistra ITCL (India) Limited (as the debenture trustee)

The above-mentioned non-convertible debentures are listed on the BSE Limited.

In Compliance with SEBI Listing Regulations, the above information is being hosted on the company's website at <https://vardhitaproperties.com/>

Kindly take the above information on record and oblige.

Thanking you,

Yours faithfully,

For Vardhita Properties Private Limited

Yukti Taneja
Company Secretary & Compliance Officer
Membership No: A24870

