

VARDHITA PROPERTIES PVT. LTD.

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

Date: December 5, 2025

To,
BSE Limited
Department of Corporate Services
P. J. Towers, Dalal Street,
Mumbai -400001.

Scrip Code: 976433

Dear Sir/ Madam,

Subject: Intimation of Record Date under Regulations 51 and 60(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("LODR Regulations")

Please note that pursuant to (i) Regulations 51 and 60(2) read along with Part B of Schedule III of the LODR Regulations and (ii) the provisions of the debenture trust deed dated January 24, 2025, executed by and between Vardhita Properties Private Limited ("Issuer") and Vistra ITCL (India) Limited (as the debenture trustee) ("Debenture Trust Deed"), the Issuer has fixed December 15, 2025, as the Record Date for payment of the Coupon (interest)/ partial redemption, if any, towards the following listed non-convertible debentures:

Scrip Code	ISIN	Security	Record Date	Due Date of Payment	Purpose
976433	INE1DF208035	Listed, Unsecured, Rated, Redeemable, Principal- Protected, Non Convertible Debentures	December 15, 2025	December 31, 2025 *	Coupon/interest/pa rtial redemption, if any

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*The payment of Coupon and partial Redemption, if any, shall be made by the Issuer in accordance with the provisions of the Debenture Trust Deed (subject to determination of the affirmative availability of sufficient Distributable Surplus for this purpose).

Capitalised terms used but not defined herein shall have the meanings ascribed to such terms under the Debenture Trust Deed.

Request you to kindly take note of the above and oblige.

Thanking you,

For Vardhita Properties Private Limited

Keyur Sanat Shah
Director (DIN: 00332145)
Address: Century Bhavan,
Dr Besant Road Worli,
Mumbai -400025