

VARDHITA PROPERTIES PVT. LTD.

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

Date: April 02, 2026

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

Scrip Code: 976433

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

Dear Sir/Madam,

This is in continuation to our earlier intimation dated March 09, 2026, wherein we had intimated about the Record Date for payment of Coupon (interest) due on the Debentures. We hereby inform you that in compliance with Regulation 57 of the SEBI Listing Regulations and in accordance with the terms of the Debenture Trust Deed (“**DTD**”), 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 and also to make payment towards redemption of principal only subject to affirmative availability of sufficient Distributable Surplus in accordance with the terms of the DTD.

For this purpose, the Distributions Committee approved the payment of the Coupon (interest) towards the Debentures since affirmative availability of sufficient Distributable Surplus for payment of Coupon (interest) is determined 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 May 21, 2024, as updated from time to time.

- Whether Interest Payment / ~~Redemption payment~~ made (yes/no): Yes
- 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, sufficient 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 Rs. 17,29,45,380 (Rupees Seventeen Crores Twenty-Nine Lakhs Forty-Five Thousand and Three Hundred and Eighty).
4	Frequency	Quarterly in accordance with the terms of the DTD.



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Sl. No.	Particulars	Details
5	Change in frequency payment (if any)	N.A.
6	Details of such change	N.A.
7	Interest payment record date	16/03/2026
8	Due date for interest payment (DD/MM/YYYY)	31/03/2026
9	Actual date for interest payment DD/MM/YYYY **	02/04/2026
10	Amount of interest paid	As mentioned in Sr. no 3 above, the Coupon (interest) paid is Rs. 17,29,45,380 (Indian Rupees Seventeen Crores Twenty-Nine Lakhs Forty-Five Thousand and Three Hundred and Eighty)
11	Date of last interest payment	N.A.
12	Reason for non- payment/ delay in payment	Payment of interest to the debenture holders was made on April 2, 2026, because March 31, 2026, was a public holiday on the occasion of 'Shri Mahavir Jayanti' and April 1, 2026, was a mandatory annual bank closing holiday for transitioning to the new Financial Year. As per the terms of the DTD, whenever any Coupon Payment Date falls on a day other than a Working Day, the payment shall be made on the immediately succeeding Working Day.

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

** Payment of interest to the debenture holders was made on April 2, 2026, because March 31, 2026, was a public holiday on the occasion of 'Shri Mahavir Jayanti' and April 1, 2026, was a mandatory annual bank closing holiday for transitioning to the new Financial Year. As per the terms of the DTD, whenever any Coupon Payment Date falls on a day other than a Working Day, the payment shall be made on the immediately succeeding Working Day.

c) Details of redemption payment:

Sl. No.	Particulars	Details
1	ISIN	INE1DF208035
2	Type of redemption (full/partial)	N.A.
3	If partial redemption, then	
	a. By face value redemption	N.A.
	b. By quantity redemption	N.A.
4	If redemption is based on quantity, specify, whether on: a. Lot basis b. Pro-rata basis	N.A.
5	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	N.A.

VARDHITA PROPERTIES PRIVATE LIMITED

(Formerly known as Birla Century Exports Private Limited)

Regd. Off.: Century Bhavan, Dr. Annie Besant Road, Worli, Mumbai 400 025.

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CIN: U51909MH2018PTC317024 (Old) / U68100MH2018PTC317024 (New)



BIRLA ESTATES

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Sl. No.	Particulars	Details
6	Redemption date due to put option (if any)	N.A.
7	Redemption date due to call option (if any)	N.A.
8	Quantity redeemed (no. of NCDs)	0
9	Due date for redemption/ maturity	31/03/2026
10	Actual date for redemption (DD/MM/YYYY)	N.A.
11	Amount redeemed	0
12	Outstanding amount (Rs.)	Rs. 2,80,22,00,000/-
13	Date of last Interest payment	N.A.
14	Reason for non-payment/ delay in payment	N.A.

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

Kamal Ramani

Company Secretary and Compliance Officer

Membership No.: A59242

Address: Century Bhavan, Dr. Besant Road, Worli,
Mumbai – 400025.

