

VARDHITA PROPERTIES PVT. LTD.

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

Date: December 31, 2025

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 December 5, 2025, 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 and therefore, the Distributions Committee approved the NIL payment of the Coupon (interest), redemption of principal 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 May 21, 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)

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Sl. No.	Particulars	Details
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.
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	15/12/2025
8	Due date for interest payment (DD/MM/YYYY)	31/12/2025
9	Actual date for interest payment (DD/MM/YYYY)	N.A.
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).*

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.

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Sl. No.	Particulars	Details
5	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	N.A.
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	31/12/2025
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

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