



Creation, not construction.

To,
The Assistant Manager,
National Stock Exchange of India Limited
Listing Department, 'Exchange Plaza',
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400051

To,
The General Manager,
BSE Limited,
Corporate Relationship Department,
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

17 April 2023

Subject: Allotment of Senior, Secured, Listed, Rated, Redeemable Non-Convertible Debentures

Ref: - NSE: Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code: 9624 and 532924

Dear Sir/Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read together with Para A of Part A of Schedule III of the Regulations, we wish to inform you that the Debenture Allotment Committee of Board of Directors of Kolte-Patil Developers Limited ("Company") at their meeting held on **Monday, 17 April 2023, approved** allotment of 20,650 (twenty thousand six hundred fifty) senior, secured, listed, rated, redeemable non-convertible debentures ("Debentures") of face value Rs. 1,00,000/- each, on a private placement basis, aggregating to Rs. 206,50,00,000/- (Rupees Two Hundred Six Crores and Fifty Lakhs Only) to Marubeni Corporation, Japan. The funds raised from this issuance will be utilized towards general corporate purposes of the Company.

The other required details in terms of the above regulations read with Circular no. CIR/CFD/CMD/4/2015 dated September 9, 2015 issued by the Securities and Exchange Board of India are as follows:

Sr. No.	Details	Particulars
1.	Nature and Tenure of the instrument	Senior, Secured, Listed, Rated, Redeemable Non-convertible debentures. The Debentures will be listed on BSE Limited. Unless redeemed earlier, the tenure of the Debentures shall be a period of 10 years.
2.	Coupon/ interest offered,	Zero Coupon.
3.	Schedule of payment of coupon/interest and principal	Coupon/Interest: Not Applicable.

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KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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Web : www.koltepatil.com

Sr. No.	Details	Particulars
		Principal: The Debentures shall be redeemed at par at the end of 10 years from the Date of Allotment.
4.	Charge/security, if any, created over the assets	<p>(a) Secured Property 1: First ranking exclusive mortgage and charge in respect of all the right, title and interest possessed by the Company in the Earmarked Units including the entire rights, title, interest of the Company in relation to the Project Land situated at Pimpri Chinchwad (Municipal Corporation), Pimple Nilakh Village, Haveli, Pune attributable to such Earmarked Units and all movables assets in relation to the Earmarked Units.</p> <p>(b) Secured Property 2: First ranking exclusive mortgage and charge in respect of all 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</p> <p>(c) Secured Property 3: First ranking exclusive charge by way of hypothecation on all the 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.</p>
5.	Special right/interest/privileges attached to the instrument and changes thereof;	Special Consent Rights and Exits rights in accordance with the Debenture Trust Deed and amendments thereto and other documents executed with regard to the issue of debentures




Sr. No.	Details	Particulars
6.	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal;	Not Applicable
7.	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any	Not Applicable

The Debenture Allotment Committee Meeting was commenced at 11.30 AM and concluded at 11.45 AM.

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.

For Kolte-Patil Developers Limited




Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258