

Date: November 09, 2023

To,

Catalyst Trusteeship Limited

Register office: Windsor, 6th floor, Office No.604, C.S.T Road,
Kalina, Santacruz (East), Mumbai - 400098

Sub: Listed NCD - Statutory Compliance Report for the Quarter ending September 30th, 2023

Reference: ISIN: INE934T07027

Dear Sir/Madam,

With reference to the above-mentioned subject, below are the required documents for the quarter ending September 30, 2023:

1. Updated list of the names and addresses of the Debenture Holders (as recorded in the Beneficiary Position statement i.e. "BENPOS") separately under each CL / ISIN- **Attached Benpos**

2. Details of interest and principal due but unpaid and reasons thereof, duly signed by key managerial personnel viz., Managing Director/ Whole Time Director/CEO/ CS/CFO of the Company.- **Attached as Annexure A**

3. The number and nature of grievances, received from the debenture holders and (a) number of grievances resolved by the Company (b) grievances unresolved by the Company and the reasons for the same.- **Attached as Annexure B**

4. A statement that the assets of the Company which are available by way of security are sufficient to discharge the claims of the debenture holders as and when they become due and that such assets are free from any other encumbrances except those which are specifically agreed to by the charge holders.

Said Statement to be duly signed by key managerial personnel viz., Managing Director / Whole Time Director / CEO / CS / PCA / CFO / CA of the Company. (Format in Annexure C) (Kindly refer note for the same-Annexure F)

AND

A Half-Yearly certificate regarding maintenance of hundred percent Asset Cover or higher asset cover as per the terms of offer document/ Information Memorandum and/or Debenture Trust Deed, including compliance with all the covenants, in respect of listed non-convertible debt securities, by the statutory auditor, along with the financial results, in the manner and format as specified by the Board (Applicable for secured & unsecured issuances as per Table I & II in Annexure C);

(Kindly refer note for the same-Annexure F[II])- **Attached as Annexure C**

5. A copy of the financial results submitted to stock exchanges shall also be provided to Debenture Trustees on the same day the information is submitted to stock exchanges as per

Regulation 52 (1) of SEBI (LODR) Regulation, 2015 and financial results submitted to stock exchanges shall disclose items as per Regulation 52 (4) of SEBI (LODR) Regulation, 2015.- **Attached**

6. Details of Debenture Redemption Reserve/Debenture Redemption/ maintenance of funds as per Companies (Share Capital and Debentures) Rules, 2014 (in case not applicable, please mention reason for the same)- **not applicable, since the Company does not have sufficient profit**

7. Details of Recovery Expense Fund: (If in case not applicable, please mention reason for the same)-

Sr.No.	ISIN No	ISIN Type	Issue Price (Rs.)	Face Value (Rs.)	Allotment Date	Redemption Date	O/s amount in Rs.	amount deposited	payment reference no.
1	INE934T07027	proposed to be listed	10,00,000	10,00,000	30/07/2021	30/07/2026	1000,00,00,000	10,00,000/-	UTR No. N211211581424944 date: 30/07/2021
Total								10,00,000/-	

8. Details of Accounts/ funds to be maintained in case of Municipal Debt Securities (If applicable)- **Not Applicable**

9. Utilization of issue proceeds of non-convertible securities

i) Copy of statement indicating the utilization of issue proceeds of non-convertible securities, which shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved submitted to the stock exchange within forty-five days from the end of every quarter as per granular disclosure as to object of issue in Placement Memorandum/Shelf Placement Memorandum/Offer Document. (As per Regulation 52(7) of SEBI (LODR) Regulation, 2015.- **Enclosed the End Use certificate as Annexure D**

ii) A report from the lead bank regarding progress of the project;- **Not Applicable**

iii) A certificate from the Company's Statutory Auditor (annual). (In case not applicable, reason may be mentioned)- **Not Applicable**

(a) In respect of utilization of funds during the implementation period of the project and

(b) In the case of debentures issued for financing working capital, at the end of each accounting year.

10. In case of any material deviation in the use of proceeds as compared to the objects of the issue, the same shall be indicated in the format as specified by the Board.-**Attached in Annexure E**

11. Details of any significant change in composition of Board of Directors, if any, which may amount to change in control as defined in SEBI (Substantial Acquisition of Shares and

Takeovers) Regulations, 2011 (as amended from time to time), Changes if any to be disclosed along with copies of intimation made to the stock exchanges;- **Attached in Annexure E**

12. Details of any amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by the Company;-**Not applicable**

13. Details of change, if any, in the nature and conduct of the business by the Company;-**Not Applicable**

14. Proposals, if any placed before the Board of Directors for seeking alteration in the form or nature or rights or privileges of the Debentures or in the due dates on which interest or redemption are payable, if any;-**Not Applicable**

15. Outstanding litigations, orders, directions, notices, of court/tribunal affecting, or likely to materially affect the interests of the Debenture Holders or the assets, mortgaged and charged under security creation documents, if any;-**Not Applicable**

16. Compliance of all covenants of the issue (including side letters, accelerated payment clause, etc.) and status thereof; -**Attached in Annexure E**;

17. A Statement confirming that there are no events or information or happenings which may have a bearing on the performance/operation of the Company, or there is no price sensitive information or any action as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures; -**Attached in Annexure E**;

18. Details of Fraud/default by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter; -**Attached in Annexure E**;

19. Details of requisite / pending (if any) information / documents indicated as conditions precedent/subsequent in debenture document/s in respect of your NCD -**Attached in Annexure E**

20. A Certificate confirming that the properties secured for the Debentures are adequately insured and policies are in the joint names of the Trustees; (wherever applicable copy of the Insurance Policies duly endorsed in favor of the Debenture Trustee as 'Loss Payee'), (If applicable)- **Attached in Annexure E**

21. Change in Credit rating for each ISIN if any - **Attached in Annexure E**;

22. A statement confirming that Company has complied with the provisions of Companies Act, Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, the listing agreement with stock exchange, trust deed and all other regulations issued by SEBI pertaining to debt issue from time to time. -**Attached in Annexure E**;

23. The company to submit the pre-authorisation letter or details of Redemption account to trustee with regards to clause 3.2 of SEBI Circular on Operational framework for transactions



in debt securities dated 23.06.2020, in case the same has not been submitted yet.

- **Attached in Annexure E;**

24. The 'High Value Debt Listed Entities' which has listed its non-convertible debt securities and has an outstanding value of listed non-convertible debt securities of Rupees Five Hundred Crore and above (provided that in case an entity that has listed its non-convertible debt securities triggers the specified threshold of Rupees Five Hundred Crore during the course of the year), shall ensure compliance with the provisions outlined under Regulations 16 to 26. - **Attached in Annexure E;**

Thanking You

For NAM ESTATES PRIVATE LIMITED

Richa Saxena
Company Secretary
ACS: 17163

Place: Bangalore
Date:09.11.2023

Annexure A

**Details of Interest/Principal Payment for the Quarter ended on 30-Sep-23
(1-July-23 To 30-September-23):**

Interest/Principal (ISIN wise)			
ISIN No	Due date of redemption and/or interest <i>(falling in the quarter)</i>	Actual Date of redemption	Due Type (Interest & Principal)
INE934T07027	05 th July,2023	05 th July,2023	Principal Repayment
INE934T07027	21 st July,2023	21 st July,2023	Principal Repayment
INE934T07027	02 nd August,2023	02 nd August,2023	Principal Repayment
INE934T07027	17 th August,2023	17 th August,2023	Principal Repayment
INE934T07027	25 th August,2023	25 th August,2023	Principal Repayment
INE934T07027	15 th September,2023	15 th September,2023	Principal Repayment
INE934T07027	28 th September,2023	28 th September,2023	Principal and Interest Repayment

Thanking You.

For NAM Estates Private Limited

Richa Saxena
Company Secretary
ACS: 17163

Place: Bangalore
 Date:09.11.2023

Annexure B
Details of Complaints for the Quarter ended on 30-September-23
(1-July-23 to 30-September-23)

A) Status of Investor Grievance:

No. of Complaints received during the quarter	No. of Complaints resolved during the quarter	No. of Complaints pending at the end of reporting quarter
NIL		

B) Details of complaints pending for more than 30 days:

No. of Complaints pending for more than 30 days	Nature of complaints			Steps taken for redressal	Status of complaint (if redressed, date of redressal)
	Delay in payment of interest	Delay in payment of redemption	Any other		
NIL					

Thanking You.

For NAM Estates Private Limited

Richa Saxena
Company Secretary
ACS: 17163

Place: Bangalore
 Date:09.11.2023



To
The Department of Corporate Services,
BSE Limited
P.J. Towers, Dalal Street,
Mumbai- 400 001

November 9th, 2023

Sub: **Statement on compliance under regulation 52(4) and 52(7) SEBI (LODR) Regulations, 2015.**

Ref: **Scrip Code: 973358**

Dear Sir,

We wish to inform you that pursuant to regulation 52(4) and 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, the Company hereby submits the Asset Cover Ratio for the quarter ended on 30th September, 2023.

Asset Cover Report issued by the auditor are enclosed for your reference.

The same is also available on the website of the Company at www.namestates.in

Thanking you,

For NAM ESTATES PRIVATE LIMITED

Richa Saxena
Company Secretary
17163



NSVM & ASSOCIATES

CHARTERED ACCOUNTANTS

Independent Auditor's certificate on Security Cover and Compliance with all Covenants as at September 30, 2023 under Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 (as amended) for submission to Catalyst Trusteeship Limited (the 'Debenture Trustee') in respect of the Listed secured rated redeemable non-convertible debentures issued by the Company.

To the Board of Directors
Nam Estates Private Limited

1. This certificate is issued in accordance with the terms of our engagement letter dated 05th October 2023.
2. We NSVM & Associates, Chartered Accountants (Firm Registration Number 010072S), are the statutory auditors of NAM Estates Private Limited (hereinafter referred to as "the Company") and have been requested by the Company to examine the accompanying Statements showing 'Asset Cover as per the terms of information memorandum and/or debenture trust deed and compliance with covenants' for its listed non-convertible debt securities as at September 30, 2023 (hereinafter the "Statement") which has been prepared by the Company from the unaudited financial interim financial statements and other relevant records and documents maintained by the Company as at and for the period ended September 30, 2023 pursuant to the requirements of the Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (hereinafter the "SEBI Regulations") and annexed to this report.
The Statement is stamped and initialled by us for identification purpose only.

Management's Responsibility

3. The preparation of the Statement from the unaudited books of account and other relevant records and documents, and compliance with covenants as per the respective debenture trust deeds and with relevant regulations issued by Securities Exchange Board of India, in respect of the debentures, are the responsibilities of the Management of the Company. This responsibility includes preparation and maintenance of the books of account and the records of the Company, and the design, implementation, and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management of the Company is also responsible for the adherence with the Regulation, including, amongst others, ensuring compliance with all the covenants as per respective Debenture Trust Deeds, in respect of listed non-convertible debt securities.

Auditor's Responsibility

5. Pursuant to the requirements of the Regulation, our responsibility is to provide a limited assurance as to whether the particulars contained in the Statement are in agreement with the unaudited books of account, unaudited financial results and other relevant records and documents maintained by the Company and whether Asset Cover is correctly computed as per the terms of the debenture deeds. This did not include the evaluation of adherence by the Company with all the applicable terms of the Offer Document / Information Memorandum, Debenture Trust Deed, and guidelines of the Regulations.
6. The unaudited financial results, referred to in paragraph 5 above, have been reviewed by us. We have issued an unmodified conclusion vide our Audit report dated 30th September 2023 pursuant to the Regulations 52 of SEBI (Listing obligations and Disclosures Requirements) Regulations, 2015. Our review of the unaudited financial results was conducted in accordance with the Standards on Auditing (SAs), issued by the Institute of Chartered Accountants of India ('the ICAI'). This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial information is free of material misstatement. A review is limited primarily to inquiries of the company personnel and analytical procedures applied to the financial data and thus, provides less assurance than an audit. We have not performed an audit and accordingly, we did not express an audit opinion .
7. The procedures performed with respect to the Statement is a limited assurance engagement which vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation the accompanying Statement:
 - a. Traced the principal and interest outstanding amount of the secured non-convertible debenture to the unaudited financial results and unaudited interim financial results underlying books of account and other relevant records and documents maintained by the Company for the period ended September 30, 2023.
 - b. Verified the details of ISIN, series and asset cover details from the respective Information memorandum and/or debenture trust deed.
 - c. Traced the value of secured assets forming part of the asset cover details of the secured non-convertible debenture from the valuation report issued by independent valuer engaged by the management for the period ended September 30, 2023.
 - d. Obtained confirmation from Management that there is no significant event or transaction to impact the market value as stated in (c) above.
 - e. Verified that the computation of asset cover is in accordance with the basis of computation given in the Statement and the amounts used in such computation have been accurately extracted from the information obtained above and the calculation thereof is arithmetically accurate.
 - f. Verified whether the Company has maintained hundred and fifty percent asset cover or asset cover as per the terms of debenture trust deed.
 - g. Verified whether the other information given in the statement is matching to the books of accounts.
8. Nothing contained in this Certificate, nor anything said or done in the course of, or in connection with the services that are subject to this Certificate, will extend any duty of care that we may have in our capacity of the statutory auditors of any financial statements of the Company.

9. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India (“ICAI”). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
10. We have complied with the relevant applicable requirements of the Standard on Quality Control (“SQC”) 1, Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Conclusion

11. On the basis of aforementioned procedures and according to the information and explanations furnished to us by the Management of the Company, we certify that the unaudited interim financial results and other information contained in the Statement read with the notes thereon are in agreement with the unaudited books of account and relevant records and documents of the Company and the Asset Cover is correctly computed and the company is in compliance with all the covenants as mentioned in the trust deed as on 30th September 2023.

Restriction in Use

12. The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 2 above and to be submitted with the accompanying Statement to the Debenture Trustees and is not to be used or referred to for any other person. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For NSVM & Associates

Chartered Accountants

Firm registration number: 010072S

G.C.S Mani

Partner

Membership No: 036508

UDIN: 23036508BGYSPY3795

Place: Bengaluru

Date: 9th November 2023

Statement containing details of Secured, listed, Rated, redeemable, non-convertible debentures ('NCDs') of the company outstanding as at 30th September 2023, the covenants criteria as per the terms of debenture trust deed ('DTD'), and the company's compliance with such covenants.

I. Details of secured, listed, rated, redeemable NCDs' of the company outstanding as at 30th September 2023

Sl.No	ISIN	Series	Date of Issue	Outstanding as on 30 th September 2023
1	INE934T07027	Non-Convertible Debentures (NCD) Bond	30 th July 2021	INR 2,680.00 million

II. The covenants criteria as per the terms of debenture trust deed, and the company's compliance with such covenants.

Financial Covenants for secured, rated, redeemable, and listed non-convertible debentures (DTD dated 24th July 2021)

Sn.No	Particulars	Financial statements as at 30 th September 2023	Remarks
1	The company shall ensure that the Loan to Value Ratio ('LTV') on any LTV Testing date shall not be more than 70%	18.49% as on 30 th September 2023.	Refer Note 'A' below

Notes: -

A. Loan to value

The company shall ensure that the Loan to Value Ratio (LTV) on any LTV Testing Date shall not be more than 66.66%.

As mentioned in DTD dated 19th July 2021.

“LTV Testing Date” means the following dates.

The first Pay in Date or the last date of each 6 Month period falling thereafter.

“Pay In Date” means, in relation to each Tranche of Debentures, the date on which each applicant for such Tranche of Debentures makes payment to the company for the Debentures to be allotted to it in accordance with the relevant Information Memorandum, and which is identified in the relevant Information Memorandum as the “Pay in Date.”

LTV formula as per the debenture trust deed $LTV=[CSO/EV]X100$

“CSO” is on any day the aggregated amount of the Common Secured Obligations as at that date provided that where the Loan to Value Ratio is being calculated as at (i) any Pay In Date, such calculation shall be made as if all Debentures proposed to be allotted on such Pay In Date have already been paid for and allotted:

CSO= Common Secured Obligation for Rs.2,680.00 million debentures allotted value (Including interest).

“EV” is, on any date, the aggregate value of the Immovable Assets (Project) mortgaged in favor of the Common Security Trustee, set out in the then most recent Valuation Report provided by the Company, pursuant to this Deed.

EV= Fair value of immovable Assets project as on 30th September 2023 being Rs. 14,492 million.

LTV as on LTV Testing date (30th September 2023) is 18.49%.



9th November 2023



Independent Auditor's Report on the Statement of utilisation of the proceeds received by NAM Estates Private Limited on issuance of Listed, redeemable and non-convertible debentures as on 30th July, 2021

To,

The Board of Directors

NAM Estates Private Limited

1st Floor, Embassy Point

150, Infantry Road

Bengaluru – 560 001

Karnataka

1. This certificate is issued in accordance with the terms of our engagement letter.
2. We have examined the accompanying Statement of utilization of the proceeds received by NAM Estates Private Limited ('the Company') on issuance of Listed, redeemable and non-convertible debentures as on 30th July, 2021(hereinafter referred to as the "**Statement**") prepared by the Company's Management for the purpose of filing the same with Bombay Stock Exchange (BSE).

Management's Responsibility for the Statement

3. The preparation of the Statement from the unaudited books of account and other relevant records and documents, and compliance with covenants as per the respective debenture trust deeds and with relevant regulations issued by Securities Exchange Board of India, in respect of the debentures, are the responsibilities of the Management of the Company. This responsibility includes preparation and maintenance of the books of account and the records of the Company, and the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management of the Company is also responsible for the adherence with the Regulation, including, amongst others, ensuring compliance with all the covenants as per respective Debenture Trust Deeds, in respect of listed non-convertible debt securities.



Auditors' Responsibility

5. Pursuant to terms as per the engagement letter, it is our responsibility to express limited assurance that nothing has come to our attention that cause us to believe that the details stated in the Statement have not been accurately extracted from the unaudited financial information and other relevant records and documents of the Company.
6. The unaudited standalone financial results, referred to in paragraph 5 above, have been reviewed by us, on which we have issued an unmodified conclusion vide our review report dated 6th January, 2022. Our review of these standalone financial results was conducted in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India ('the ICAI'). This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial information is free of material misstatement. A review is limited primarily to inquiries of the company personnel and analytical procedures applied to the financial data and thus, provides less assurance than an audit. We have not performed an audit and accordingly, we did not express an audit opinion.
7. The procedures performed with respect to the Statement is a limited assurance engagement which vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation the accompanying Statement:
 - a. Traced the amount received by the Company on issuance of the Listed, redeemable and non-convertible debentures as on 30th July, 2021 in the books of accounts and the Bank statements as provided by the Management for the period 25th July, 2021 till 30th July, 2021.
 - b. Examined the fund flow subsequent to receipt of the amount in the Bank Statements as provided by the Management for the period 25th July, 2021 till 30th July, 2021.
 - c. Traced the amount of utilisation in the books of accounts.
8. Nothing contained in this Certificate, nor anything said or done in the course of, or in connection with the services that are subject to this Certificate, will extend any duty of care that we may have in our capacity of the statutory auditors of any financial statements of the Company.
9. We conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India and Standards on Auditing specified under the Act, in so far as applicable for the purpose of this Report. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
10. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.



Opinion

11. Based on our examination and procedures performed as above, and according to the evidence obtained and the information and explanations provided to us, along with representations made by the Management of the Company, in our opinion, nothing has come to our attention that causes us to believe that the amounts stated in the Statement have not been accurately extracted from the unaudited financial information and other relevant records and documents of the Company.

Other Matters

12. The details as stipulated in Statement includes an amount of Rs 8,89,64,347 utilized for repayment of loan as subsisting in the books of Embassy Property Developments Private Limited, Holding Company is NAM Estates Private Limited. The books of accounts of Embassy Property Developments Private Limited have not been reviewed or audited by us. The above details as included in the Statement have been furnished to us by the Management and has been relied upon by us for the purpose of our examination of the Statement. Our conclusion is not modified in respect of this matter.

Restriction on Use

13. The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 2 above and to be submitted with the Bombay Stock Exchange and is not to be used or referred to for any other person. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For NSVM & Associates

Chartered Accountants

Firm Registration No: 010072S



D N Sree Hari

Partner

Membership Number: 027388



UDIN: 22027388AAAAAF8308

Place: Bengaluru

Date: 25th January, 2022

Statement of utilisation of the proceeds received by NAM Estates Private Limited on issuance of Listed, redeemable and non-convertible debentures as on 30th July, 2021

NAM Estates Private Limited ('the Company') has raised an amount of Rs 1000 crores as on 30th July 2021 through issuance of listed, redeemable and non-convertible debentures as per terms as stipulated in Debenture Trust Deed dated 24th July 2021 executed between the Company and Catalyst Trusteeship Limited. The following is the utilisation of Rs 1000 crores as reflected in books of accounts and records maintained by the Company.

Particulars	Amount	Amount
Disbursed by Bain to HDFC Ltd on 31st July 2021		10,00,00,00,000
Less: Payments as per below appropriation		
Towards Principal repayment of Loan from HDFC Limited taken by the Company*	9,71,85,01,524	
Towards Interest Accrued and due on Loans from HDFC Limited taken by the Company*	13,16,74,680	
Towards Interest Accrued and due on Loans from HDFC Limited taken by the Company	1,02,24,658	
Towards Interest Accrued and due on Loans from HDFC Limited taken by Embassy Property Developments Private Limited	8,89,64,347	
Towards Penal Interest on Loans from HDFC Limited taken by the Company	5,06,34,791	
		10,00,00,00,000

*The Loan and interest accrued was demerged to NAM Estates Private Limited from Embassy Property Developments Private Limited under the Scheme of Amalgamation approved as on 4th August, 2021 with the appointed date from 1 April 2020

The above break up of payment towards Principal and Interest is as per Books of accounts maintained by the Company and Embassy Property Developments Private Limited. As per Bank Statements, the amount of Rs 1000 crores has been transferred to HDFC Limited as on 31-Jul-2021

For and on behalf of NAM Estates Private Limited


Director

Place : Bengaluru

Date: 25th January, 2022

NAM ESTATES PRIVATE LIMITED

Registered Office : Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001

T: +91 80 4179 9999 F: +91 80 2228 6912 www.embassyindia.com

Annexure E

Company hereby declares the following:

- i) Interest and Principal due on debentures are paid on due dates.
- ii) There is No change in credit rating of the issues.
- iii) There is no material deviation in the use of proceeds as compared to the objects of the issue.
- iv) There is no significant change in composition of Board of Directors.
- v) The properties secured for the Debentures are adequately insured and policies are in the joint names of the Trustees; (wherever applicable),
- vi) All requisite information / documents indicated as per conditions precedent/subsequent in debenture document/s in respect of NCD are submitted from time to time (If not submitted details of the same)
- vii) There are no events or information or happenings which may have a bearing on the performance/operation of the Company, or there is no price sensitive information or any action as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures.
- viii) Company has submitted the pre-authorization as per SEBI Circular on Operational framework for transactions in defaulted debt securities dated 23.06.2020 and if there is any change in the provided bank details same will be shared within 1 day. (If same is not provided please share at earliest)
- ix) Company has complied with the provisions of Companies Act, Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, the listing agreement with stock exchange, trust deed and all other regulations issued by SEBI pertaining to debt issue from time to time.
- x) Compliance of all covenants of the issue (including side letters, accelerated payment clause, etc.) and status thereof;



- xi) There are no Fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter;
- xii) Company has complied with para 2.2 of the SEBI circular dated 12.11.2020, for all existing debt securities, listed entities and trustees are required to enter into supplemental/amended debenture trust deed incorporating the changes in the debenture trust deed.
- xiii) The 'High Value Debt Listed Entities' which has listed its non-convertible debt securities and has an outstanding value of listed non-convertible debt securities of Rupees Five Hundred Crore and above (provided that in case an entity that has listed its non-convertible debt securities triggers the specified threshold of Rupees Five Hundred Crore during the course of the year), shall ensure compliance with the provisions outlined under Regulations 16 to 27.
- xiv) We confirm that a functional website containing, amongst others, Email address for grievance redressal and other relevant details and Name of the debenture trustees with full contact details is maintained by the Company.

Thanking You

For NAM ESTATES PRIVATE LIMITED

Richa Saxena
Company Secretary
ACS: 17163

Place: Bangalore
Date:09.11.2023