

POWAI LAKE RESIDENTIAL PRIVATE LIMITED

Date: April 29, 2025

To,
BSE Limited
Listing Compliance Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai 400001

Subject: Disclosure under Clause 2.2(b) of Chapter-XIV of the Securities and Exchange Board of India Master Circular no. SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024 (“SEBI Master Circular”).

Pursuant to the Clause 2.2(b) of Chapter XIV of the Securities and Exchange Board of India (SEBI) Master Circular no. SEBI/HO/DDHS/PoD1/P/CIR/2024/54, dated May 22, 2024, as may be amended from time to time, read with Annex - XIV-B thereto, we hereby submit, in Annexure A, the relevant information with respect to listed Non-Convertible Debt Securities issued by Powai Lake Residential Private Limited.

We request you to take the same on your records.

Thanking you.

Yours faithfully,
For Powai Lake Residential Private Limited

Dhara Vipin Dalal
Company Secretary and Compliance Officer

CIN: U68200MH2024FTC428724

Regd Address: The Capital, Level 7, Unit 65, Plot no. C-70, BKC, Bandra (East), Mumbai-400051, Maharashtra

Email ID: Atul.arora@hines.com; Website: www.residenceslakeview.com/

TEL + 91 124 480 2222

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Annexure-A

List of data fields to be submitted by issuer to stock exchanges on a periodical basis as on March 31, 2025 (once a year) ~~and/or as and when basis (event based)~~

1. Listing Details:

Private Placement basis:

Sl. No.	ISIN	Allotment date	Listing date	Listing quantity	First issue/ further issue	Exchange
1.	INE17UL08039	28-03-2025	04-04-2025	18500	First Issue	Bombay Stock Exchange
2.	INE17UL08047	04-04-2025	17-04-2025	1500	First Issue	Bombay Stock Exchange

2. A hyperlink of 'Listing Notification by stock exchange' [final approval] hyperlink (downloadable):

Sl. No.	ISIN	Hyperlink
1.	INE17UL08039	https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20250404-21
2.	INE17UL08047	https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20250417-25

3. Details of record date:

Sl. No.	ISIN	Record date*	Interest/ redemption	Date of payment of interest/ redemption
1	INE17UL8039	March 10, 2029	Interest	March 31, 2029
2	INE17UL8039	March 10, 2030	Interest	March 31, 2030
3	INE17UL8039	March 10, 2031	Interest	March 31, 2031
4	INE17UL8039	March 10, 2032	Interest	March 31, 2032
5	INE17UL8039	March 10, 2033	Interest	March 31, 2033
6	INE17UL8039	March 10, 2034	Interest	March 31, 2034
7	INE17UL8039	March 05, 2035	Redemption	March 27, 2035
8	INE17UL8047	March 10, 2029	Interest	March 31, 2029
9	INE17UL8047	March 10, 2030	Interest	March 31, 2030
10	INE17UL8047	March 10, 2031	Interest	March 31, 2031
11	INE17UL8047	March 10, 2032	Interest	March 31, 2032
12	INE17UL8047	March 10, 2033	Interest	March 31, 2033
13	INE17UL8047	March 10, 2034	Interest	March 31, 2034
14	INE17UL8047	March 13, 2025	Redemption	April 03, 2035

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*The Company will make relevant intimations to the Stock Exchange pursuant to Regulation 60(2) of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 (“Listing Regulations”) as and when due.

4. Details of credit rating:

a. Current rating details:

ISIN	Name of the CRA	Credit rating	Outlook	Rating action (new, upgrade, downgrade, reaffirm)	Date of credit rating	Verification status of CRAs (verified/ not verified)	Date of verification
INE17UL08039	CARE Rating Limited	BBB-	Stable	Reaffirm	17-02-2025	Verified	08-04-2025
INE17UL08047	CARE Rating Limited	BBB-	Stable	Reaffirm	17-02-2025	Verified	08-04-2025

b. Earlier rating details:

ISIN	Name of the CRA	Credit rating	Outlook	Rating action (new, upgrade, downgrade, reaffirm)	Date of credit rating	Verification status of CRAs (verified/ not verified)	Date of verification
INE17UL08039	CARE Rating Limited	BBB-	Stable	Reaffirm	26-09-2024	Verified	08-04-2025
INE17UL8047	CARE Rating Limited	BBB-	Stable	Reaffirm	26-09-2024	Verified	08-04-2025

5. Payment Status:

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a) Whether Interest payment/ redemption payment made (yes/ no): *Not Applicable, since interest and redemption payment due dates are future dated*

b) Details of interest payments: NA

Sl. No.	Particulars	Details
1	ISIN	NA
2	Issue size	NA
3	Interest Amount to be paid on due date	NA
4	Frequency - quarterly/ monthly	NA
5	Change in frequency of payment (if any)	NA
6	Details of such change	NA
7	Interest payment record date	NA
8	Due date for interest payment (DD/MM/YYYY)	NA
9	Actual date for interest payment (DD/MM/YYYY)	NA
10	Amount of interest paid	NA
11	Date of last interest payment	NA
12	Reason for non-payment/ delay in payment	NA

Details of redemption payments:

Sl. No.	Particulars	Details
1	ISIN	NA
2	Type of redemption (full/ partial)	NA
3	If partial redemption, then	NA
	a. By face value redemption	NA
	b. By quantity redemption	NA
4	If redemption is based on quantity, specify, whether on: a. Lot basis b. Pro-rata basis	NA
5	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	NA
6	Redemption date due to put option (if any)	NA
7	Redemption date due to call option (if any)	NA
8	Quantity redeemed (no. of NCDs)	NA
9	Due date for redemption/ maturity	NA
10	Actual date for redemption (DD/MM/YYYY)	NA
11	Amount redeemed	NA
12	Outstanding amount (Rs.)	NA
13	Date of last Interest payment	NA

6. Default history information: Have there been any defaults/ delays in servicing any other debt security issued by the issuer? If yes, details thereof:

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Nature of the issue	Issue size	Due date of interest/ redemption (dd/mm/yyyy)	Actual payment date details (dd/mm/yyyy)	Default details	Verification status of debenture trustee (yes/no)	Date of verification
NA						

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