

Date: March 03, 2025

To,  
The Corporate Relationship Department  
**BSE Limited**  
P. J. Towers, Dalal Street,  
Mumbai - 400 001  
**Scrip Code:** 960297 (Atmosphere Realty Private Limited)

**Sub:** Intimation of full redemption of NCDs and Record Date

Dear Sir/Madam,

Pursuant to the provisions of Regulation 51 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI LODR Regulations**"), and as mutually agreed between the Company and Debenture Holder, this is to inform you that the Company is proposing to fully redeem the outstanding 250 (*out of originally issued 2,179*) 6% Secured, Rated, Listed, Redeemable Non-convertible Debentures of Face Value of Rs. 10,00,000/- each ("**NCDs**") in accordance with the terms of Debenture Trust cum Mortgage Deed dated November 28, 2020, read with amendments thereto on February 26, 2021, September 3, 2021, March 20, 2023, September 11, 2023 and February 28, 2025.

Further, pursuant to Regulations 60(2) of SEBI LODR Regulations, we hereby inform you that the Company has fixed the record date for the purpose of full redemption and payment of interest on the said NCDs as follows:

Security Description	BSE Scrip Code/ Scrip ID	ISIN	Record Date	Purpose	Date of Payment of interest and redemption amounts
6% Secured, Rated, Listed, Redeemable Non-Convertible Debentures	960297/ 6ARPL30	INEOCZT07010	March 07, 2025	Payment of interest and Full Redemption of NCDs	March 24, 2025

\* The redemption of NCDs will be in accordance with the provisions of the Debenture Trust cum Mortgage Deed dated November 28, 2020 read with all amendments thereto and approval for change in terms of NCDs granted by BSE Limited on March 16, 2023 and February 25, 2025.

Further, the details of partial redemption of NCD's till date are as follows:

1. Original NCDs issued and allotted: **2,179**
2. No. of NCDs partially redeemed till date: **1,929**
3. Post partial Redemption, outstanding No. of NCD's as on date: **250**

Atmosphere Realty Private Limited (Previously known as Man Chandak Developers Private Limited)

Registered Office Address: 1008, 10th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai - 400089. E: office@maninfra.com W: www.atmosphere02.in CIN: U70102MH2007PTC166974

Site Address: Atmosphere O2, Goregaon-Mulund Link Road, Near Fortis Hospital, Mulund (W), Mumbai - 400080.

Sales Office: T: +91 22 25628409, +91 22 42463999 F: +91 22 25260589 E: atmosphere@thewadhwaigroup.com



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This is for your information and records.

Thanking you,

Yours faithfully,  
**For Atmosphere Realty Private Limited**



**Vishal Adhav**  
**Company Secretary and Compliance Officer**  
**Membership No.: A65202**

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