

**Date:** March 24, 2025

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

**Sub:** Certificate pursuant to Regulation 57 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

In continuation to our earlier intimation dated March 24, 2025 for Full redemption of Non-Convertible Debentures, we hereby inform and certify that the Company has redeemed in full the outstanding 250 6% Secured, Rated, Listed, Redeemable Non-convertible Debentures (NCD's) of Rs.10,00,000/- each by making payment towards principal amount of NCDs with premium and accrued interest to the NCDs holder, the details of which are as follows:

**a. Whether Interest payment / redemption payment made:** Yes

**b. Details of interest payment:**

Sl. No.	Particulars	Details
1	ISIN	INE0CZT07010
2	Issue size (Rs. in lakhs)	21,790.00
3	Interest Amount to be paid on due date (Rs. in lakhs)	33.70*
4	Frequency - quarterly/ monthly	Quarterly*
5	Change in frequency of payment (if any)	N.A.
6	Details of such change	N.A.
7	Interest payment record date	07/03/2025
8	Due date for interest payment (DD/MM/YYYY)	24/03/2025
9	Actual date for interest payment (DD/MM/YYYY)	24/03/2025
10	Amount of interest paid (Rs. in lakhs) (Gross i.e. without deduction of withholding taxes)	33.70*
11	Date of last interest payment	31/12/2024
12	Reason for non-payment/ delay in payment	N.A.

\* The frequency for interest payment is on Quarterly basis. However, due to Full redemption of NCDs on March 24, 2025 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, the interest is calculated for the period from January 01, 2025 upto March 23, 2025.

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 02, 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@thewadhwaingroup.com



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**c. Details of redemption payment:**

Sl. No.	Particulars	Details
1	ISIN	INE0CZT07010
2	Type of redemption (full/ partial)	Full
3	If partial redemption, then	N.A.
	a. By face value redemption	-
	b. By quantity redemption	-
4	If redemption is based on quantity, specify, whether on:	N.A.
	a. Lot basis	-
	b. Pro-rata basis	-
5	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Pursuant to clause 1.1 (definition of 'Scheduled Redemption Date') read with Clause 3.1 of Schedule V (Redemption) 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.
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)	250
9	Due date for redemption/ maturity	09/12/2030
10	Actual date for redemption (DD/MM/YYYY)	24/03/2025
11	Amount redeemed	Rs. 114,63,36,417.51 (Including premium and subject to applicable withholding taxes)
12	Outstanding amount (Rs.)	N.A.
13	Date of last Interest payment	31/12/2024
14	Reason for non-payment/ delay in payment	N.A.

We request you to kindly take note of the above on your record.

Yours faithfully,

**For Atmosphere Realty Private Limited**



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

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*Handwritten signatures*