

**Date:** April 08, 2025

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

**Scrip Code:** 960297 (Atmosphere Realty Private Limited)

**Sub:** Information under Chapter XIV – Centralized Database for corporate bonds/debentures  
Annexure XIV-B of SEBI Master Circular dated May 22, 2024.

Dear Sir/Madam,

Pursuant to Chapter XIV of SEBI Master Circular No. SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024, please find enclosed details in Annexure XIV-B as prescribed in the aforesaid SEBI Master Circular, for the debt securities issued by the Company on private placement basis.

You are requested to kindly take the same on record.

Thanking You.

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



**Vishal Adhav**  
**Company Secretary and Compliance Officer**  
**Membership No.: A650202**

**Note:** Pursuant to approval of Board of Directors at its meeting held on March 24, 2025, the Company has fully redeemed the Listed NCDs. The Company has received confirmation of debit of securities from NSDL on April 04, 2025 and has applied to BSE Limited for early redemption on April 04, 2025 and is awaiting for confirmation on the same.

On Full Redemption of debt securities the provisions of SEBI LODR Regulations, 2015 and Compliances as per SEBI Master Circulars, are not applicable to the Company.

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@thewadhwaagroup.com



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**Annexure - XIV-B**

**List of data fields to be submitted by issuer to stock exchanges on a periodical basis (once a year) and/or 'as and when' basis (event based):**

**1. Listing Details:**

Sl. No.	ISIN	Allotment date	Listing date	Listing quantity	First issue/ further issue	Exchange
1.	INE0CZT07010	09/12/2020	14/12/2020	2179*	First issue	BSE Limited

\*The details of full redemption of outstanding NCD's made during the year are described under point no. 5(c) below.

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

ISIN	Hyperlink
INE0CZT07010	<a href="https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20201211-34">https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20201211-34</a>

**3. Details of record date:**

Sl. No.	ISIN	Record Date	Interest / Redemption	Date of payment of interest/ redemption
1.	INE0CZT07010	12/06/2024	Interest Payment	28/06/2024
2.		14/09/2024	Interest Payment	30/09/2024
3.		13/12/2024	Interest Payment	31/12/2024
4.		07/03/2025	Interest Payment Full Redemption	24/03/2025

**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
INE0CZT07010	CRISIL Ratings Limited	CRISIL BBB	Stable	Upgrade	25/11/2024	Verified	25/11/2024*

\*Pursuant to Full Redemption of Listed NCDs by the Company, the CRISIL Ratings Limited ('Rating Agency') has withdrawn ratings assigned to NCDs of the Company vide its Credit Rating withdrawal letter dated April 04, 2025 having reference no. RL/AERYPL/366530/NCD/0425/113562/86674358.1.

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**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
INE0CZT07010	CRISIL Ratings Limited	CRISIL BBB-	Stable	Upgrade	01/12/2023	Verified	01/12/2023

**5. Payment Status:**

**a) Whether Interest payment/ redemption payment made (Yes/ No): Yes**

**b) Details of interest payments:**

Sl. No.	Particulars	Details			
1.	ISIN	INE0CZT07010			
2.	Issue size	INR. 217,90,00,000/- comprising of 2179 NCD's of Rs. 10,00,000/- each.			
3.	Interest Amount to be paid on due date	37.40 Lakhs	37.81 Lakhs	37.81 Lakhs	33.70 Lakhs*
4.	Frequency - quarterly/ monthly	Quarterly	Quarterly	Quarterly	Quarterly*
5.	Change in frequency of payment (if any)	No	No	No	No
6.	Details of such change	Not Applicable	Not Applicable	Not Applicable	Not Applicable
7.	Interest payment record date	12/06/2024	14/09/2024	13/12/2024	07/03/2025
8.	Due date for interest payment (DD/MM/YYYY)	30/06/2024	30/09/2024	31/12/2024	24/03/2025
9.	Actual date for interest payment (DD/MM/YYYY)	28/06/2024	30/09/2024	31/12/2024	24/03/2025
10.	Amount of interest paid	37.40 Lakhs	37.81 Lakhs	37.81 Lakhs	33.70 Lakhs*
11.	Date of last interest Payment	24/03/2025*			
12.	Reason for non-payment/ delay in payment	Not Applicable			

\* 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.

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### c) Details of redemption payments:

SI. No.	Particulars	Details
1.	ISIN	INEOCZT07010
2.	Type of redemption (full/ partial)	Full
3.	If partial redemption, then	
	a. By face value redemption	-
	b. By quantity redemption	-
4.	If redemption is based on quantity, specify, whether on:	
	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)	Not Applicable
7.	Redemption date due to call option (if any)	Not Applicable
8.	Total Quantity redeemed during the year	250
9.	Due date for redemption/ maturity	09/12/2030
10.	Actual date for redemption	24/03/2025
11.	Amount redeemed	Rs. 114,63,36,417.51 (Including premium and subject to applicable withholding taxes)
12.	Outstanding amount (Rs.)	NIL
13.	Date of last Interest payment	24/03/2025*

\* 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.

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

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
Not Applicable						

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