

Date: April 01, 2023

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

Scrip Code: 960297 (Atmosphere Realty Private Limited)

Sub: Intimation under Regulation 57(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

Pursuant to Regulation 57(1) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 ("**Listing Regulations**"), we hereby certify that the Company has made timely payment of interest and redemption amount towards partial redemption of 6% Secured, Rated, Listed, Redeemable Non-convertible Debentures (NCD's) having **ISIN:** INSE0CZT07010.

As required, please find below the details of interest and payment towards partial redemption in the prescribed format under the aforesaid Regulations.

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) | 21790.00 |
| 3 | Interest Amount to be paid on due date (Rs. in lakhs) | 322.37 |
| 4 | Frequency - quarterly/ monthly | Quarterly |
| 5 | Change in frequency of payment (if any) | None |
| 6 | Details of such change | Not Applicable |
| 7 | Interest payment record date | 29/03/2023 |
| 8 | Due date for interest payment (DD/MM/YYYY) | 31/03/2023 |
| 9 | Actual date for interest payment (DD/MM/YYYY) | 31/03/2023 |
| 10 | Amount of interest paid (Rs. in lakhs) (Gross i.e. without deduction of withholding taxes) | 322.37 |
| 11 | Date of last interest payment | 30/12/2022 |
| 12 | Reason for non-payment/ delay in payment | Not Applicable |

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@thewadhwaingroup.com



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c. Details of redemption payment:

| Sl. No. | Particulars | Details |
|---------|---|---|
| 1 | ISIN | INEOCZT07010 |
| 2 | Type of redemption (full/ partial) | Partial |
| 3 | If partial redemption, then | |
| | a. By face value redemption | - |
| | b. By quantity redemption | Yes |
| 4 | If redemption is based on quantity, specify, whether on: | |
| | a. Lot basis | Yes |
| | b. Pro-rata basis | - |
| 5 | Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any)) | Others – As per provisions of Debenture Trust cum mortgage Deed dated November 28, 2020; as amended from time to time. |
| 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) | 639 |
| 9 | Due date for redemption/ maturity | 31/03/2023 |
| 10 | Actual date for redemption (DD/MM/YYYY) | 31/03/2023 |
| 11 | Amount redeemed | Rs. 63,90,00,000/- (Principal) plus Rs. 6,39,00,000/- (Premium) aggregating to Rs. 70,29,00,000/- (Subject to applicable withholding taxes) |
| 12 | Outstanding amount (Rs.) | Rs. 154,00,00,000/- comprising of 1540 NCDs of Face Value of Rs. 10,00,000 each. |
| 13 | Date of last Interest payment | 30/12/2022 |

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

Thanking you,
Yours faithfully,
For Atmosphere Realty Private Limited



Vishal Adhav
Company Secretary and Compliance Officer
Membership No: ACS 65202

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