

Date: March 28, 2024

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 650 6% Secured, Rated, Listed, Redeemable Non-convertible Debentures (NCD's) having **ISIN:** INE0CZT07010.

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)	134.63
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	13/03/2024
8	Due date for interest payment (DD/MM/YYYY)	31/03/2024
9	Actual date for interest payment (DD/MM/YYYY)	28/03/2024
10	Amount of interest paid (Rs. in lakhs) (Gross i.e. without deduction of withholding taxes)	134.63
11	Date of last interest payment	30/12/2023
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@thewadhwaigroup.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)	650
9	Due date for redemption/ maturity	NA
10	Actual date for redemption (DD/MM/YYYY)	28/03/2024
11	Amount redeemed	Rs. 65,00,00,000/- (Principal) plus Rs. 6,50,00,000/- (Premium) aggregating to Rs. 71,50,00,000/- (Subject to applicable withholding taxes)
12	Outstanding amount (Rs.)	Rs. 25,00,00,000/- comprising of 250 NCDs of Face Value of Rs. 10,00,000 each.
13	Date of last Interest payment	30/12/2023

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: A65202

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