

**Date:** April 29, 2023

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 Operational Circular dated August 10, 2021 (updated as on  
April 13, 2022)

Dear Sir/Madam,

Pursuant to Chapter XIV of SEBI Circular No. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 updated on April 13, 2022, please find enclosed details in Annexure XIV-B as prescribed in the aforesaid SEBI 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**

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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## 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.	INEOCZT07010	09/12/2020	14/12/2020	2179*	First issue	BSE Limited

\*The details partially redeemed 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
INEOCZT07010	<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.	INEOCZT07010	15/06/2022	Interest Payment	30/06/2022
2.		15/09/2022	Interest Payment	30/09/2022
3.		15/12/2022	Interest Payment	30/12/2022
4.		29/03/2023	Interest Payment	31/03/2023
5.			Partial Redemption Payment	

### 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 on status of CRAs (verified / not verified)	Date of verification
INEOCZT07010	CRISIL Ratings Limited	CRISIL BB+	Stable	Upgrade	02/12/2022	Verified	02/12/2022

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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 BB	Stable	Reaffirm	01/12/2021	verified	09/12/2021

**5. Payment Status:****a) Whether Interest payment/ redemption payment made (Yes/ No): Yes****b) Details of interest payments:**

SI. 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	325.95 Lakhs	329.54 Lakhs	329.54 Lakhs	322.37 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	15/06/2022	15/09/2022	15/12/2022	29/03/2023
8.	Due date for interest payment (DD/MM/YYYY)	30/06/2022	30/09/2022	31/12/2022	31/03/2023
9.	Actual date for interest payment (DD/MM/YYYY)	30/06/2022	30/09/2022	30/12/2022	31/03/2023
10.	Amount of interest paid	325.95 Lakhs	329.54 Lakhs	329.54 Lakhs	322.37 Lakhs
11.	Date of last interest Payment	31/03/2023			
12.	Reason for non-payment/ delay in payment	Not Applicable			



**c) Details of redemption payments:**

<b>Sl. No.</b>	<b>Particulars</b>	<b>Details</b>
1.	ISIN	INE0CZT07010
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)	Not Applicable
7.	Redemption date due to call option (if any)	Not Applicable
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	31/03/2023

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

<b>Nature of the issue</b>	<b>Issue size</b>	<b>Due date of interest/ redemption (dd/mm/yyyy)</b>	<b>Actual payment date details (dd/mm/yyyy)</b>	<b>Default details</b>	<b>Verification status of debenture trustee (yes/ no)</b>	<b>Date of verification</b>
Not Applicable						

