

Date: April 03, 2024

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@thewadhwaigroup.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 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
INE0CZT07010	https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20201211-34

3. Details of record date:

Sl. No.	ISIN	Record Date	Interest / Redemption	Date of payment of interest/ redemption
1.	INE0CZT07010	14/06/2023	Interest Payment	30/06/2023
2.		14/09/2023	Interest Payment	30/09/2023
			Partial Redemption Payment	
3.		14/12/2023	Interest Payment	30/12/2023
4.	13/03/2024		Interest Payment	28/03/2024
			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 status of CRAs (verified/ not verified)	Date of verification
INE0CZT07010	CRISIL Ratings Limited	CRISIL BBB-	Stable	Upgrade	01/12/2023	Verified	01/12/2023

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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	Upgrade	02/12/2022	verified	02/12/2022

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	230.37 Lakhs	232.90 Lakhs	136.11 Lakhs	134.63 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	14/06/2023	14/09/2023	14/12/2023	13/03/2024
8.	Due date for interest payment (DD/MM/YYYY)	30/06/2023	30/09/2023	31/12/2023	31/03/2024
9.	Actual date for interest payment (DD/MM/YYYY)	30/06/2023	30/09/2023	30/12/2023	28/03/2024
10.	Amount of interest paid	230.37 Lakhs	232.90 Lakhs	136.11 Lakhs	134.63 Lakhs
11.	Date of last interest Payment	28/03/2024			
12.	Reason for non-payment/ delay in payment	Not Applicable			

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c) Details of redemption payments:

SI. No.	Particulars	Details
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.	Total Quantity redeemed (no. of NCDs): 1,290	
	Particulars	Partial Redemptions Made During F.Y. 2023-24
		I
		II
	Quantity Redeemed during the year	640
	Due date for redemption/ maturity	30/09/2023
	Actual date for redemption	30/09/2023
	Amount redeemed	Rs. 64,00,00,000/- (Principal) plus Rs. 6,40,00,000/- (Premium) aggregating to Rs. 70,40,00,000/- (Subject to applicable withholding taxes)
		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	28/03/2024

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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