

Date: 23.09.2023

Department of Corporate Services
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

BSE Scrip Code-523329

The Manager, Listing Department
The National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor, C - 1,
Block G, Bandra - Kurla Complex,
Bandra (E), Mumbai – 400051

NSE Symbol- ELDEHSG

Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“the SEBI Listing Regulations”)

Dear Sir/Madam,

This is in continuation to the earlier intimation made on September 13, 2023 wherein the Board had considered and approved to avail a Rupee Term Loan not exceeding Rs. 80,00,00,000/- (Rupees Eighty Crores only) from ICICI Bank Limited having its registered office address at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat – 390007 (the “Lender”) where the money to be borrowed, together with the money already borrowed by the Company will not exceed aggregate of its paid-up share capital and free reserves and securities premium, apart from temporary loans obtained from the Company’s bankers in the ordinary course of business.

This is to inform you that the Facility/Loan agreement has been executed on September 23, 2023 and disclosure pursuant to Regulation 30 of the SEBI Listing Regulations read with Schedule III of the SEBI Listing Regulations, is enclosed herewith as 'Annexure A'.

The above information is also being disclosed on the website of the Company at www.eldecogroup.com

You are requested to take the above information on record.

Thanking you,
For **Eldeco Housing and Industries Limited**

Chandni Vij
Company Secretary
Mem. No. : A46897

Eldeco Housing & Industries Ltd.

Annexure –A

Disclosure under Regulation 30 of the SEBI Listing Regulations

S. No.	Particulars	Responses
1.	Name(s) of the Parties with whom the agreement is entered	Facility/Loan Agreement between the Company ("the Borrower) and ICICI Bank Limited ("the Lender").
2.	Purpose of entering into the agreement	a) Towards reimbursement and transaction-related expense of cost already incurred in the Projects of Eldeco Housing & Industries Limited and its subsidiaries. b) Towards balance cost of the Project of the Company namely Eldeco Latitude27 situated at Eldeco City, IIM Road, Lucknow-Uttar Pradesh.
3.	Size of the agreement	Rs. 80,00,00,000/- (Rupees Eighty Crores only)
4.	Shareholding, if any, in the entity with whom the agreement is executed	Not applicable
5.	Significant terms of the agreement (in brief), special rights like right to appoint directors, first right to share subscription in case of issue of shares, right to restrict change in capital structure etc.	ICICI Bank Limited, at its sole discretion, in the event of payment default, shall have the right to appoint its nominee as a Nominee Director on the Board of the Borrower.
6.	Whether, the said parties are related to the promoter/ promoter group/ group companies in any manner. If yes, nature of relationship	No
7.	Whether the transaction would fall within related party transaction? If yes, whether the same is done at "arms' length"	Not applicable
8.	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not applicable
9.	In case of loan/facility agreements, details of lender, nature of the loan, total amount of loan granted, total amount outstanding, date of execution of the loan agreement / sanction letter, details of security provided to the lenders for such loan	<p>Lender- ICICI Bank Limited Nature of Loan- Rupee Term Loan Total amount of loan granted- Rs. 80,00,00,000/- (Rupees Eighty Crores only) Total amount outstanding- Rs. 80,00,00,000/- (Rupees Eighty Crores only) Date of execution of the agreement- 23.09.2023 Details of security provided-</p> <ol style="list-style-type: none"> 1. Exclusive charge by way of equitable mortgage on the Project Eldeco Latitude 27 (including the property), excluding the sold units but including any cancellations. 2. Exclusive charge by way of hypothecation on the future scheduled receivables of the Project Eldeco Latitude 27 (Borrower's share) and all insurance proceeds, both present and future.

		<p>3. Exclusive charge by way of hypothecation on the escrow accounts opened by ICICI Bank for the funding of Project Eldeco Latitude 27 and the DSR account all monies credited/ deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be).</p> <p>Other details: Corporate Guarantee from Artistry Construction Private Limited, Erudite Constructions Private Limited, Frozen Constructions Private Limited and Utsav Constructions Private Limited (“the wholly owned subsidiaries of the Company and the Guarantors”)</p>
10.	Any other disclosures related to such agreements, viz. details of the nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not applicable
11.	<p>In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s):</p> <ul style="list-style-type: none"> i. Name of the parties to the agreement ii. Nature of the agreement iii. Date of execution of the agreement iv. Details of the amendment and impact thereof or reasons of termination and impact thereof 	Not applicable