

To,
The Assistant Manager,
National Stock Exchange of India Limited
Listing Department, 'Exchange Plaza',
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400051

To,
The General Manager,
BSE Limited,
Corporate Relationship Department,
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

05 December 2025

Subject: Outcome of Debenture Allotment Committee – allotment of Non-Convertible Debentures

ISIN: Equity: INE094I01018 and Debt: INE094I07049, INE094I07064, INE094I07072 and INE094I07080

Ref: NSE Symbol and Series: KOLTEPATIL and EQ

BSE Code and Scrip Code - Equity: 9624 and 532924

**BSE Security Code and Security Name – Debt: 1. 974771 and KPDLZC33;
2. 975276 and KPDL221223;
3. 976030 and 0KPDL34
4. 977231 and KPDL161025**

Dear Sir/Madam,

With reference to our earlier intimation dated 29 July 2025 and pursuant to Regulation 30 and 51 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read together with Para A of Part A of Schedule III of the Regulations, we wish to inform you that the Debenture Allotment Committee of Board of Directors of Kolte-Patil Developers Limited ("**Company**") at their meeting held on **Friday, 05 December 2025, approved** allotment of 10,994 (ten thousand nine hundred ninety four) Series 4 fully, secured, listed, rated, redeemable, non-convertible debentures of par value Rs. 1,00,000/- (Rupees One Lakh only) each aggregating to Rs. 109,94,00,000/- (Rupees One Hundred Nine Crore and Ninety Four Lakhs only), on a private placement basis to Marubeni Corporation, Japan. The funds raised from this issuance will be utilized towards general corporate purposes of the Company including without limitation, towards construction and development of the Project.

The other required details in terms of the above regulations read with Circular no. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July 2023 issued by the Securities and Exchange Board of India are as follows:

Sr. No.	Details	Particulars
1.	Nature and Tenure of the instrument	Series 4, Fully Secured, Listed, Rated, Redeemable, Non-Convertible Debentures. The Debentures will be listed on BSE Limited.

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KOLTE-PATIL DEVELOPERS LTD.

CIN: L45200PN1991PLC129428

Pune Regd. Office: 8th Floor, City Bay, CTS NO. 14 (P), 17 Boat Club Road, Pune-411 001, Maharashtra India

Tel.: +91 20 6742 9200

Bangalore Office: 121, The Estate Building, 10th floor, Dickenson Road, Bangalore 560042, India. Tel.: 080- 4662 4444 / 2224 3135/ 2224 2803

Web.: www.koltepatil.com Email id: kpdl.info@koltepatil.com

Sr. No.	Details	Particulars
		Unless redeemed earlier, the tenure of the Debentures shall be a period of 9 (nine) years 11 (eleven) months and 1 (one) day from 5 December 2025 (" Deemed Date of Allotment ").
2.	Coupon/ interest offered,	Zero Coupon.
3.	Schedule of payment of coupon/interest and principal	<p>Coupon/ Interest: Not applicable</p> <p>Principal: The Debentures shall be redeemed at par at the end of 9 (nine) years 11 (eleven) months and 1 (one) day from from the Deemed Date of Allotment.</p> <p>Further, the Company is required to do the redemption of Debentures for every fortnightly period, by way of:</p> <ul style="list-style-type: none"> (i) payment of amounts calculated for each Reference Period towards payment of the outstanding Principal Amounts, resulting in the pro rata reduction of the face value of each, on each Redemption Date; and (ii) payment of amounts calculated for each Reference Period towards the payment of the Redemption Premium payable on such payment of the outstanding Principal Amounts, on each Redemption Date <p>in such a manner that the full redemption of the Debentures, together with the payment of the Redemption Premium, occurs upon the completion of the sale of all the Earmarked Units.</p>
4.	Charge/security, if any, created over the assets	<p>(A)Secured Property 1: First ranking exclusive mortgage and charge in respect of all the right, title and interest possessed by Company in the Unsold Earmarked Units and all movables assets in relation to the Earmarked Units including but not limited to all furniture, fittings and also all rights to use common areas and facilities and incidentals attached thereto together with 394 (three Hundred ninety and Four) car parking spaces together with all easements and appurtenances whatsoever to the Unsold Earmarked Units in relation thereto and hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto TOGETHER WITH all right, title, interest,</p>

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Sr. No.	Details	Particulars
		<p>benefit, claims and demands whatsoever of Company in all the Investor Receivables / cash-flows arising from the Earmarked Units including but not limited to the Investor Receivables and all rights, title, interest, benefits, claims and demands whatsoever of Company in, to or in respect of the said amounts as well as all the rights, title and interest of Company in, to or in respect of any bank accounts/ KPDL Project Accounts where the aforementioned Investor Receivables are held (excluding the bank accounts which are required to be opened in terms of the RERA) and all insurance proceeds received by Company in relation to the Earmarked Units.</p> <p>(B) Secured Property 2: First ranking exclusive mortgage and charge in respect of all development rights of Company in respect of the Project and the Project Land in terms of the Development Agreements and the right to consume FSI to the extent of 145090.46 square meters for construction and development of the Project on the Project Land, together with all the right, title and interest of KPDL in the Residential Units together with 1026 (One Thousand and Twenty Six) car parking spaces (save and except the KPDL Excluded Inventory and the Sold Units and allocated car parks for such Sold Units) and all movables assets in relation to the KPDL Units (save and except the Sold Units and allocated car parks for such Sold Units) including but not limited to all furniture, fittings and also all rights to use common areas and facilities and incidentals attached thereto together with all cash-flows attributable to the KPDL Units together with all the hereditaments or premises or any part thereof whether presently in existence or in future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto (excluding any FSI or any development potential over and above the FSI of 145090.46 square meters). It being clarified that Secured Property 2 shall not include the (i) KPDL Excluded Inventory, together with all furniture, fittings and also all rights to use common areas and facilities and incidentals attached thereto together with 369 (Three Hundred and Sixty Nine) car parking spaces together with all easements and appurtenances whatsoever in the KPDL Excluded Inventory in relation thereto and hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto, and (ii) KPDL Excluded Inventory Receivables / cash-flows arising</p>

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Sr. No.	Details	Particulars
		<p>from the KPDL Excluded Inventory including but not limited to the KPDL Excluded Inventory Receivables and all rights, title, interest, benefits, claims and demands whatsoever of KPDL in, to or in respect of the said amounts.</p> <p>(C) SECURED PROPERTY 3: first ranking exclusive charge by way of hypothecation in respect of all the Investor Receivables/ cash-flows arising from the Earmarked Units (both, Sold Earmarked Units and Unsold Earmarked Units) including but not limited to the Investor Receivables and all rights, title, interest, benefits, claims and demands whatsoever of KPDL in, to or in respect of the said amounts as well as all the rights title and interest of KPDL in, to or in respect of any bank accounts where the aforementioned Investor Receivables are held (excluding the bank accounts which are required to be opened in terms of the RERA).</p> <p>All and singular, KPDL's tangible property (both present and future) in relation to the Earmarked Units (both, Sold Earmarked Units and Unsold Earmarked Units) including, without limitation, all actionable claims, inventory, insurance policies, all moveable plant and machinery (whether attached or otherwise), raw materials, all items of equipment, building materials and all other fixed assets other than land and buildings, both present and future, in respect of the Earmarked Units, whether installed or not, whether now belonging to or that may at any time during the continuance of the term of the Debentures belong to KPDL and/or that may at present or hereafter be held by any party anywhere to the order or disposition of KPDL and all replacements thereof and additions thereof whether by way of substitution, addition, replacement, conversion, realisation or otherwise howsoever together with all benefits, rights and incidentals attached thereto which are now or shall at any time hereafter be owned by KPDL AND all estates, rights, title, interest, property, claims and demands whatsoever of KPDL in, to and upon the same.</p> <p>All the amounts/ cashflows deposited in the KPDL Redemption Account.</p>
5.	Special right/interest/privileges attached to the	Special consent rights and exits rights in accordance with the Debenture Trust Deed and other documents executed with regard to the issue of Debentures.

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Sr. No.	Details	Particulars
	instrument and changes thereof;	
6.	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal;	Not Applicable
7.	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any	Not Applicable

The Debenture Allotment Committee Meeting was commenced at 11:15 AM (IST) and concluded at 11:30 AM (IST).

We request you to take the above information on record and the same be treated as compliance under the applicable provision(s) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is for your information and record.

For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258