PODDAR HOUSING AND DEVELOPMENT LTD.

February 12, 2019

To, **The Bombay Stock Exchange Limited** Phireze Jeejeebhoy Towers, Dalal Street, Mumbai-400001 Scrip Code- 523628	To **National Stock Exchange of India Limited** Exchange Plaza, Bandra Kurla Complex Bandra, Mumbai-400051 Scrip Symbol-PODDARHOUS

Sub: Intimation with respect of Allotment of Secured, Redeemable, Non-Convertible Debentures (NCDs).

Ref: Regulation 30 of SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015.

Dear Sir,
We wish to inform you that,

The Debenture allotment Committee at its meeting held today i.e. February 12, 2019, has inter - alia approved the allotment of Secured, Redeemable, Non-Convertible Debentures (NCDs):

1. The Company has raised Rs. 50 Crore (Rupees Fifty Crore only) by issue of NCD's on private placement basis.
2. The Debenture Committee has inter - alia approved allotment of 50,000 NCDs having Face Value of Rs. 10,000/- (Rupees Ten Thousand Only) each.

We further to inform the following in relation to said issue of NCD's on private placement basis:

1. The Debentures shall not be listed at any Exchanges and the tenure will be 60 months.
2. The rate of interest applicable to the Investment Amount shall be fixed at 6% per annum, payable in terms of the DTD
3. Principal amount to be repaid in 3 equal installments (post the period of Moratorium) in the following manner:

Year	%age repayment	Quarterly Installment
End of 48th month	33.33%	Rs. 16.66 Crores plus corresponding Redemption Premium
End of 54th month	33.33%	Rs. 16.67 Crores plus corresponding Redemption Premium

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End of 60th month	33.34%	Rs. 16.67 Crores plus corresponding Redemption Premium

4. Premium payable on the principal amount of each Debenture proposed to be redeemed upon occurrence of an Event of Default, such that the yield to each Debenture Holder on the principal amount of each such Debenture held by it (including the Coupon already paid by the Company on each such Debenture) is equal to the IRR of 17.5 % on the Investment Amount.
5. The Debentures are secured by charge by way of mortgage over (i) Property 1- All that pieces and parcels of agricultural land, situate, lying and being at Village Mharal, Taluka Kalyan, District Thane, Maharashtra, admeasuring in the aggregate 7 Hectares 2 Ares; and (ii) Property 2- All that pieces or parcels of land or ground situate, lying and being at Village Joveli, TalukaAmbarnath, District Thane, in the manner set out in the Transaction Documents;
6. There is no any special rights to the instrument and changes thereof

We request you to kindly take the same on your records and oblige.

Thanking you,

Yours faithfully,
For Poddar Housing and Development Limited

Chandrakant Sharma
Company Secretary
FCS No. 8322

Poddar Housing and Development Limited Mumbai