

Date: 9th October, 2025

The Manager
BSE Limited
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai 400 001

The Manager
National Stock Exchange of India Limited
Listing Department
Exchange Plaza
5th Floor, Plot no C/1, G Block
Bandra Kurla Complex
Bandra (E), Mumbai – 400 051

Scrip Code : 543990

Symbol : SIGNATURE

Subject: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Issue of Rated, Listed, Secured, Redeemable, Non-Convertible Debentures on Private Placement basis

Dear Sir/ Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations) and in furtherance to our intimation dated 25th June, 2025, we hereby inform you that the Debenture Committee of the Company in its meeting held today i.e., 9th October, 2025, has approved the terms for issuance of 87,500 Rated, Listed, Secured, Redeemable, Non-Convertible Debentures, of face value of Rs. 1,00,000/- each aggregating to Rs. 875,00,00,000/- (Rupees Eight Hundred and Seventy Five Crores only) on private placement basis.

The details required pursuant to Regulation 30 of the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024, are enclosed as **Annexure – I**.

The meeting commenced at 13:30 Hours and concluded at 14:15 Hours.

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

(M R BOTHRA)
COMPANY SECRETARY

Encl: A/a

Annexure – I

Details as required under Regulation 30 read with Part A of Schedule III of the Listing Regulations and SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 are as under:

Sr. No.	Particulars	Details
I.	Type of securities proposed to be issued	Rated, Listed, Secured, Redeemable, Non-Convertible Debentures (NCDs)
II.	Type of issuance	Private Placement Basis through electronic bidding provider platform of BSE Limited
III.	Total number of securities proposed to be issued or the total amount for which the securities will be issued	Issue of 87,500 NCDs having a face value of Rs. 1,00,000/- (Rupees One Lakh only) each, aggregating up to Rs. 875,00,00,000/- (Rupees Eight Hundred and Seventy Five Crores only)
IV.	In case of issuance of debt securities or other non-convertible securities	
	a. Size of the issue	Upto Rs. 875,00,00,000/- (Rupees Eight Hundred and Seventy Five Crores only)
	b. Whether proposed to be listed? If yes, name of the stock exchange(s)	NCDs are proposed to be listed on debt market segment of BSE Limited
	c. Tenure of the instrument - date of allotment and date of maturity;	3 years, 2 months and 30 days Allotment is proposed on: 16 th October, 2025 Date of Maturity: 15 th January, 2029
	d. Coupon/interest offered, schedule of payment of coupon/interest and principal;	Coupon -11% per annum Coupon/Interest payment: Quarterly starting from January 15, 2026 till maturity. Redemption Schedule: NCDs will be redeemed in 12 quarterly instalments on April 15, July 15, October 15 and January 15 each year starting from April 15, 2026 till the final redemption date being January 15, 2029.
	e. Charge/security, if any, created over the assets;	The NCDs proposed to be issued will be secured by the following security: (a) A first ranking exclusive charge by way of equitable mortgage created / to be created by SBPL over (a) land admeasuring 131.1496 acres owned by SBPL, situated in Sohna, Haryana; (b)

		<p>over all development rights held by SBPL under the collaboration agreement with respect to land admeasuring ~1.04653 acres situated in Sohna, Haryana; and (c) the disputed land admeasuring 4.175 acres owned by SBPL (“Disputed Land”), situated in Sohna, Haryana, subject to resolution of the dispute, ((a), (b) and (c) together, aggregating to 136.3711 acres, and include 125.6 acres of land over which the project is being developed (the “Sohna Project”), in each case, together with all constructions (present and future) thereon and all related documents, concessions and authorisations (present and future) (“Immovable Properties”);</p> <p>(b) A first ranking exclusive charge by way of equitable mortgage created / to be created by SBPL over land to be acquired by SBPL from the Debenture proceeds, if any;</p> <p>(c) A first ranking exclusive charge by way of equitable mortgage by the Issuer / SBPL to be created over land acquired from excess cashflows of the Sohna Project;</p> <p>(d) A first ranking exclusive charge by way hypothecation over the Hypothecated Properties, to be created by SBPL and the Issuer;</p> <p>(e) Issuance of a corporate guarantee by SBPL;</p> <p>(f) Personal guarantees by Mr. Pradeep Kumar Aggarwal, Mr. Lalit Kumar Aggarwal, Mr. Devender Aggarwal and Mr. Ravi Aggarwal. Upon fulfilment of the following conditions: (i) Standard Chartered Bank Limited, Standard Chartered Capital Limited and any one (1) of the other Key Lenders of the Issuer absolutely, irrevocably and unconditionally releasing the personal guarantees in terms of the Deed of Personal Guarantee; and (ii) on the date of release of the Deed of Personal Guarantee, there is no Event of Default which is continuing, in each case, to the satisfaction of the Trustee (acting on Relevant Instructions), the Issuer may seek the written approval of the Trustee for release of the Deed of Personal Guarantee. Subject to the above, the Trustee (acting on Relevant Instructions) shall, within 20 (twenty) days from the date of receipt of the written request for release of the Deed of Personal Guarantee from the Issuer, issue a no-objection certificate for release of the Deed of Personal Guarantee. The Trustee shall ensure that the request for release received from the Issuer is communicated to the Debentureholders within one (1) day from the date of its receipt.</p>
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	f.	Special right/interest/privileges attached to the instrument and changes thereof;	Not Applicable
	g.	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
	h.	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
	i.	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures;	NCDs will be redeemed at par