

Ref. No. 11414/STCL/DT/2022-23Date: 15<sup>th</sup> March, 2023

To,

|  |   |
|--|---|
| <b>BSE Limited</b><br>Floor No. 25, P J Towers, Dalal Street, Mumbai<br>400001 | <b>National Stock Exchange of India Limited,</b><br>Exchange Plaza, C-1, Block G. Bandra Kurla<br>Complex, Bandra, East, Mumbai-400051. |
|--|---|

**Subject: Quarterly Reporting to Stock Exchange pursuant to SEBI Circular dated 12<sup>th</sup> November 2020 for the Quarter Ended 31<sup>st</sup> December, 2022**

Respected Sir/Madam,

We, SBICAP Trustee Company Limited ("STCL") are acting as Debenture Trustee for the issue of Listed, Non-Convertible Debentures/ Bonds issued by the companies enlisted at Annexure -I. Pursuant to SEBI Circular dated 12th November 2020, we hereby enclose the certificates received from our Empanelled Agencies as mentioned in Annexure – I in secured cases.

This is for your records.

Thanking You.

**For SBICAP Trustee Company Limited**

*L. Q. ...*  
15/3/2023



*Pr*  
Authorised Signatory

Encl: Annexure I

[www.sbicaptrustee.com](http://www.sbicaptrustee.com)

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+91 22 2204 0465

corporate@sbicaptrustee.com

**Corporate Office :**4th Floor, Mistry Bhavan,  
122, Dinshaw Vachha Road,  
Churchgate, Mumbai,  
Pin - 400 020.**Registered Office :**202, Maker Tower E,  
Cuffe Parade, Mumbai - 400 005.  
CIN : U65991MH2005PLC158386

**Annexure – I**

| <b>Sr.<br/>No.</b> | <b>Name of the Company</b>                     | <b>Particulars of Certificates/Reports</b>  |
|--------------------|--|---|
| 1.                 | Edelweiss Asset Reconstruction Company Limited | Statement of Value Pledged Securities & Statement of Value of Debt Service Reserve Account from Debenture Trustee Empanelled Agency |
| 2.                 | Embassy Office Parks REIT                      | Statement of Value Pledged Securities from Debenture Trustee Empanelled Agency  |



### Statement of Value Pledged Securities

To,

SBI CAP TRUSTEE LIMITED (Debenture Trustee)

We **R Seth & Associates (Chartered Accountants)** are appointed by the SBI CAPTRUSTEE LIMITED (debenture trustee) to certify asset cover available in respect of NCD issuance in terms of various Debenture Trust Deeds they have entered into with **Edelweiss Asset Reconstruction Company Limited** ("Company / Issuer"). In this regards, on the basis of the unaudited Standalone Financial statements of the Company as at 31<sup>st</sup> December, 2022 and verification other documents/information of the Company produced before us, we state as follows:

1. a) We have verified the Information, records and documents and other such relevant documents pertaining to the Company upto 31<sup>st</sup> December 2022.
- b) Based on the examination and discussion with the issuer/ its officers, other agencies and independent verification of the various relevant document the statement of pledged securities as follows :
  - (i) As per the details available on Registrar of Companies website, following charges registered by the Company as on date (Open and Active Charges only):

| Charge Regd          | Date       | Value in Rs. Crores |
|----------------------|------------|---------------------|
| SBI CAP TRUSTEE LTD. | 12-08-2016 | 1000                |
| SBI CAP TRUSTEE LTD. | 07-05-2017 | 500                 |
| SBI CAP TRUSTEE LTD. | 05-06-2017 | 1,000               |
| SBI CAP TRUSTEE LTD. | 06-06-2017 | 1,000               |
| SBI CAP TRUSTEE LTD. | 27-11-2019 | 1,250               |
| SBI CAP TRUSTEE LTD. | 10-05-2019 | 1,000               |
| IDBI BANK LTD.       |            | 50                  |
| DHANLAXMI BANK LTD.  |            | 75                  |
| KOOKMIN BANK         |            | 70                  |

- (ii) Particular of Assets hypothecated with SBICAP Trustee Ltd. for secured NCDs as at 31<sup>st</sup> December, 2022.

| Particulars   | Value (in Rs. Crores) |
|---|-----------------------|
| Immovable Property  | 0.20                  |
| Investments in Security receipts<br>(Quantity Verified from the Pledge Master Report with DP EDELWEISS BROKING LTD. and Valuation done by the Company is adopted) | 3,997.11              |
| Cash & Cash Equivalents   | 131.27                |
| Trade receivables   | 78.25                 |
| Other receivables as defined in DTD dated 27-11-2019  | 287.25                |



**R. SETH & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
M: 9314660221, 7715017974



104-F, HDIL RESIDENCY PARK-2<sup>ND</sup>,  
VIRAR WEST THANE,  
MUMBAI-401303 (MAH).  
Email- [rsethandassociates@gmail.com](mailto:rsethandassociates@gmail.com)

Total Value of Pledged Securities for SBI CAP TRUSTEE as on 31-12-  
2022

4,494.08

This Certificate has been issued for the sole use of the SBI CAP TRUSTEE Limited pursuant to Trust deed / its acceptance to act as Debenture Trustee for the NCD issues as mentioned above. Accordingly, our Certificate should not be quoted or referred to in any other document or made available to any other person or persons without our prior written consent. Also, we neither accept nor assume any duty or liability for any other purpose or to any other party to whom our report is shown or into whose hands it may come without our prior consent in writing. Further, the Certificate is issued in terms of the Regulation 15(1)(s) and 15(1)(t) of the SEBI (Debenture Trustee) Regulation, 1993 as amended solely for the purpose of identification of assets for which SBI CAP TRUSTEE LIMITED is acting Debenture Trustee. The receivables maintained by the Company as security cover for NCD's are fungible.

For R Seth & Associates  
Chartered Accountants,  
FRN :006188C



CA Pawan Par-ek  
Partner  
Membership No.: 409444

**UDIN: 23409444BGWAPJ3118**

Place: Mumbai  
Date: January 27, 2023



# A T K & ASSOCIATES

Chartered Accountants

SF-3, Gaur Empire, Plot No. ML-2, Near  
Axis bank, Sector 11, Vasundhara  
Ghaziabad – 201012 (U.P)  
Ph: 8882854825, +91 9818830255  
E-Mail : atkandassociates@gmail.com

## Statement of Value Pledged Securities

To,  
**Mr. Prashant Joshi,**  
**SBICAP Trustee Company Limited**  
**Mistry Bhavan, 4th Floor, 122 Dinshaw Vachha Road,**  
**Churchgate, Mumbai – 400 020**

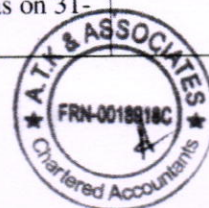
Based on Financial Results (subject to Limited Review) of “Embassy Office Parks REIT” for the period ended 31.12.2022 and verification of documents/information of the Company produced before us and as per the record available with Registrar of Companies, we hereby certify that:

1. a) We have verified the Information, records and documents and other such relevant documents pertaining to the Company upto 31<sup>st</sup> December, 2022.
- b) Based on the examination and discussion with the issuer/ its officers, other agencies and independent verification of the various relevant document the statement of pledged securities as follows:
- (i) As per the details available on Registrar of Companies website, following charges registered by the Company as on date (Open and Active Charges only):

| Charge Regd.                           | Date of Creation | Amount in INR Millions |
|--|------------------|------------------------|
| Embassy Pune Tech Zone Private Limited | 10/03/2021       | 15,000                 |

- (ii) Particular of Assets hypothecated with SBICAP Trustee Ltd. for secured NCDs as at 31<sup>st</sup> December, 2022.

| Particular  | (Amount in INR Millions) |
|---|--------------------------|
| Immovable Property  | -                        |
| Investments<br>A sole and exclusive first ranking charge by way of mortgage created by EPTPL on the constructed buildings and related parcels identified as block 2, Food Court, Block 3, Block 6, Block 1, Block 11 and Block 5 having an aggregate leasable area of 2,00,674 square meters and forming part of the development known as Embassy Tech Zone together with portion of land admeasuring 96,630 square meters on which the aforesaid buildings are constructed out of the aggregate area of the land measuring 67.45 acres equivalent to 2,72,979 sq. mtrs (value as determined by valuer) & Aggregate value of portfolio assets of Indian Express Newspaper (Mumbai) Pvt. Ltd. (value as determined by valuer as per valuation report as on 30.09.2022) | 33,209.00                |
| Cash & Cash Equivalents   | -                        |
| Trade receivables   | -                        |
| Other receivables as defined in DTD   | -                        |
| Total Value of Pledged Securities for SBI CAP TRUSTEE as on 31-12-2022  | 33,209.00                |





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Chartered Accountants

SF-3, Gaur Empire, Plot No. ML-2, Near  
Axis bank, Sector 11, Vasundhara  
Ghaziabad – 201012 (U.P)  
Ph: 8882854825, +91 9818830255  
E-Mail : atkandassociates@gmail.com

This Certificate has been issued for the sole use of the SBI CAP TRUSTEE Limited pursuant to Trust deed / its acceptance to act as Debenture Trustee for the NCD issues as mentioned above. Accordingly, our Certificate should not be quoted or referred to in any other document or made available to any other person or persons without our prior written consent. Also, we neither accept nor assume any duty or liability for any other purpose or to any other party to whom our report is shown or into whose hands it may come without our prior consent in writing. Further, the Certificate is issued in terms of the Regulation 15(1)(s) and 15(1)(t) of the SEBI (Debenture Trustee) Regulation, 1993 as amended solely for the purpose of identification of assets for which SBI CAP TRUSTEE LIMITED is acting Debenture Trustee. The receivables maintained by the Company as security cover for NCD's are fungible.

For A T K & Associates

Chartered Accountants

FRN: 018918C

*Ankur Tayal*



CA Ankur Tayal

Partner

Membership No.: 404791

UDIN: 23404791BGRITY2578

Place: Ghaziabad

Date: 27.02.2023



**Statement of Value Pledged Securities**

To,  
**Mr. Prashant Joshi,**  
**SBICAP Trustee Company Limited**  
**Mistry Bhavan, 4th Floor, 122 Dinshaw Vachha Road,**  
**Churchgate, Mumbai – 400 020**

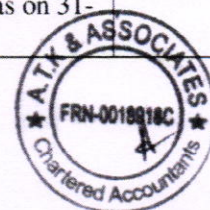
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| Particular  | (Amount in INR Millions) |
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| Immovable Property  | -                        |
| Investments<br>A sole and exclusive first ranking charge by way of mortgage created by EPTPL on the constructed buildings and related parcels identified as block 2, Food Court, Block 3, Block 6, Block 1, Block 11 and Block 5 having an aggregate leasable area of 2,00,674 square meters and forming part of the development known as Embassy Tech Zone together with portion of land admeasuring 96,630 square meters on which the aforesaid buildings are constructed out of the aggregate area of the land measuring 67.45 acres equivalent to 2,72,979 sq. mtrs (value as determined by valuer) & Aggregate value of portfolio assets of Indian Express Newspaper (Mumbai) Pvt. Ltd. (value as determined by valuer as per valuation report as on 30.09.2022) | 33,209.00                |
| Cash & Cash Equivalents   | -                        |
| Trade receivables   | -                        |
| Other receivables as defined in DTD   | -                        |
| Total Value of Pledged Securities for SBI CAP TRUSTEE as on 31-12-2022  | 33,209.00                |





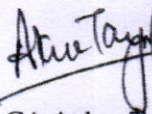

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For **A T K & Associates**  
Chartered Accountants  
FRN: 018918C

CA Ankur Tayal  
Partner

Membership No.: 404791

UDIN: 23404791BGRITY2578

Place: Ghaziabad

Date: 27.02.2023