

Brigade Properties Private Limited

(A Joint Venture between Brigade Group and GIC, Singapore)
Corporate Identity Number (CIN) : U70200KA2007PTC042824
Registered Office : 29th & 30th Floor, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road
Malleswaram - Rajajinagar, Bengaluru - 560 055, India
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BRIGADE

Building Positive Experiences

BPPL/BSE/FR/09052024

9th May, 2024

Department of Corporate Services - Listing
BSE Limited
P. J. Towers
Dalal Street
Mumbai - 400 001

Re.: Scrip ID: 16BPPL2022/Scrip Code: 951847

Dear Sir/Madam,

Sub: Audited Financial Results pursuant to SEBI (LODR) Regulations, 2015

This is in continuation to our letter dated 22nd April, 2024 with reference no. BPPL/BSE/BMN/22042024 and pursuant to SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a Meeting of the Board of Directors of the Company was held as scheduled today i.e., 9th May, 2024 and the Board inter-alia took the following decisions:

- i. Approved the audited financial results for the fourth quarter and year ended 31st March, 2024 along with the Report of the Statutory Auditors of the Company.


The financial results and Auditor's Report are enclosed pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

- ii. Approved appointment of Mr. Pawan Kumar Kakumanu (DIN: 07584653) as an Additional Director of the Company with effect from 9th May 2024.
- iii. Resignation of Mr. Amit Mathur (DIN: 01943856) from the directorship of the Company with effect from the business closing hours of 9th May 2024.

Further, pursuant to Regulation 52(3)(a) of SEBI LODR, we hereby declare that the Audit Report issued by the M/s Deloitte Haskins & Sells (Firm Registration No. 008072S) Statutory Auditors of the Company on the audited financial statements of the Company for the financial year ended 31st March, 2024 is with unmodified opinion (i.e. unqualified opinion).

The Board Meeting started at 5.00 p.m. and ended at 5.55 p.m.

Thanking you,
Yours faithfully,
For **Brigade Properties Private Limited**


Akanksha Bijawat
Company Secretary
Encl.: a/a

CC to:
Vistra ITCL (India) Limited
The IL & FS Financial Centre, Plot C-22, G Block, 7th Floor,
Bandra Kurla Complex, Bandra (East), Mumbai - 400 051



INDEPENDENT AUDITOR'S REPORT ON AUDIT OF ANNUAL FINANCIAL RESULTS AND REVIEW OF QUARTERLY FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF BRIGADE PROPERTIES PRIVATE LIMITED

Opinion and Conclusion

We have (a) audited the Financial Results for the year ended March 31, 2024 and (b) reviewed the Financial Results for the quarter ended March 31, 2024 (refer 'Other Matter' section below), which were subject to limited review by us, both included in the accompanying "Statement of Financial Results for the Quarter and Year Ended March 31, 2024" of **BRIGADE PROPERTIES PRIVATE LIMITED** ("the Company"), ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

(a) Opinion on Annual Financial Results

In our opinion and to the best of our information and according to the explanations given to us, the Financial Results for the year ended March 31, 2024:

- i. is presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended; and
- ii. gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards and other accounting principles generally accepted in India of the net loss and total comprehensive loss and other financial information of the Company for the year then ended.

(b) Conclusion on Unaudited Financial Results for the quarter ended March 31, 2024

With respect to the Financial Results for the quarter ended March 31, 2024, based on our review conducted as stated in paragraph (b) of Auditor's Responsibilities section below, nothing has come to our attention that causes us to believe that the Financial Results for the quarter ended March 31, 2024, prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Basis for Opinion on the Audited Financial Results for the year ended March 31, 2024

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in paragraph (a) of Auditor's Responsibilities section below. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical

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requirements that are relevant to our audit of the Financial Results for the year ended March 31, 2024 under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

Management's Responsibilities for the Statement

This Statement which includes the Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for the issuance. The Financial Results for the year ended March 31, 2024 has been compiled from the related audited financial statements. This responsibility includes the preparation and presentation of the Financial Results for the quarter and year ended March 31, 2024 that give a true and fair view of the net loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Financial Results, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities

(a) Audit of the Financial Results for the year ended March 31, 2024

Our objectives are to obtain reasonable assurance about whether the Financial Results for the year ended March 31, 2024 as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Annual Financial Results, whether due to fraud or error, design and perform audit procedures

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responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 52 of the Listing Regulations.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Annual Financial Results, including the disclosures, and whether the Annual Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Annual Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Annual Financial Results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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(b) Review of the Financial Results for the quarter ended March 31, 2024

We conducted our review of the Financial Results for the quarter ended March 31, 2024 in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the ICAI. A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with SAs specified under Section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Other Matter

- The Statement includes the results for the Quarter ended March 31, 2024 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us. Our report on the Statement is not modified in respect of this matter.

For DELOITTE HASKINS & SELLS

Chartered Accountants
(Firm's Registration No. 008072S)

Sandeep
Ramesh
Kukreja

Digitally signed
by Sandeep
Ramesh Kukreja
Date: 2024.05.09
17:47:49 +05'30'

Sandeep Kukreja

Partner

(Membership No.220411)

(UDIN: 24220411BKERKX6953)

Place: Bengaluru
Date: May 09, 2024

BRIGADE PROPERTIES PRIVATE LIMITED

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 Fax:+91-80-2221 0784. Email: investors@brigadegroup.com Website: www.brigadecosmopolis.com

Statement of Financial Results for the quarter and year ended March 31, 2024
a. Statement of financial results

(Rs. in lakhs)

	Particulars	Quarter ended	Preceding Quarter	Corresponding Quarter	Current year ended	Previous year ended
		March 31, 2024	ended December 31, 2023	ended March 31, 2023	March 31, 2024	March 31, 2023
		[Unaudited] (Refer note 8)	[Unaudited]	[Unaudited] (Refer note 8)	[Audited]	[Audited]
1	Income					
	Revenue from operations	9,007	5,866	3,878	27,511	14,119
	Other income	308	189	166	762	427
	Total Income	9,315	6,055	4,044	28,273	14,546
2	Expenses					
	(Increase)/ decrease in inventories of work-in-progress and finished	2,115	566	(1,469)	5,107	(5,574)
	Sub-contractor cost	-	-	1,213	-	3,826
	Cost of project materials consumed	-	-	23	-	428
	Employee benefits expense	13	10	12	44	47
	Finance costs	3,693	3,642	3,033	14,522	13,905
	Depreciation and amortization expense	2,393	2,793	2,258	9,506	9,028
	Other expenses	841	1,194	759	3,918	3,311
	Total Expenses	9,055	8,205	5,829	33,097	24,971
3	Profit/(Loss) before tax (1-2)	260	(2,150)	(1,785)	(4,824)	(10,425)
4	Tax expense					
	(i) Current tax	-	-	-	-	-
	(ii) Deferred tax charge/(credit)	63	(542)	(403)	272	(2,428)
	Total	63	(542)	(403)	272	(2,428)
5	Profit/(Loss) for the period/year (3-4)	197	(1,608)	(1,382)	(5,096)	(7,997)
6	Other comprehensive income/(loss) (net of tax expenses)	-	-	-	-	-
7	Total comprehensive income/(loss) for the period/year (5+6)	197	(1,608)	(1,382)	(5,096)	(7,997)
8	Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.10)					
	a) Basic					
	Class A equity shares	-	-	-	-	-
	Class B equity shares	0.51	(4.13)	(3.55)	(13.08)	(20.53)
	Class C equity shares	0.52	(4.30)	(3.69)	(13.62)	(21.37)
	b) Diluted (refer Note 5 below)					
	Class A equity shares	-	-	-	-	-
	Class B equity shares	0.51	(4.13)	(3.55)	(13.08)	(20.53)
	Class C equity shares	0.52	(4.30)	(3.69)	(13.62)	(21.37)
9	Paid-up equity share capital (Face value per share - Rs. 10)	3,827	3,827	3,827	3,827	3,827
10	Paid-up debt capital (refer Note 7(a) below)	44,141	50,332	51,353	44,141	51,353
11	Other Equity	(15,641)	(15,641)	(14,234)	(15,641)	(14,234)
12	Net worth (refer Note 7(b) below)	(11,814)	(12,012)	(10,407)	(11,814)	(10,407)
13	Capital Redemption Reserve (CRR)	-	-	-	-	-
14	Debenture redemption reserve (DRR)	1,319	1,319	1,319	1,319	1,319
17	Ratios (refer Note 6 below)					
	a) Debt equity ratio	(12.50)	(11.74)	(14.15)	(12.50)	(14.15)
	b) Debt service coverage ratio (DSCR)	0.83	0.11	0.16	0.35	0.13
	c) Interest service coverage ratio (ISCR)	1.07	0.41	0.35	0.67	0.19
	d) CRR/DRR	-	-	-	-	-
	e) Current ratio	0.73	0.57	0.94	0.73	0.94
	f) Long term debt to working capital	(9.83)	(5.65)	(83.02)	(9.83)	(83.02)
	g) Bad debts to account receivable ratio	-	-	-	-	-
	h) Current liability ratio	0.25	0.28	0.17	0.25	0.17
	i) Total debts to total assets	0.92	0.90	0.92	0.92	0.92
	j) Debtors turnover	31.35	7.12	22.34	213.14	79.52
	k) Inventory turnover	0.12	0.03	-	0.26	-
	l) Operating margin %	40%	22%	28%	32%	22%
	m) Net profit margin %	2%	(27%)	(36%)	(19%)	(57%)

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Fax:+91-80-2221 0784. Email: investors@brigadegroup.com Website: www.brigadecosmopolis.com



b. Statement of assets and liabilities

		(Rs. in lakhs)	
	Particulars	As at March 31, 2024 (Audited)	As at March 31, 2023 (Audited)
1	ASSETS		
	Non-current Assets		
	Property, plant and equipment	19	31
	Investment property	1,10,173	1,14,792
	Investment Property under Development	-	1,667
	Financial Assets		
	Other financial assets	6,144	4,904
	Deferred Tax assets (net)	9,555	11,068
	Income Tax Assets (net)	3,004	1,025
	Sub total	1,28,895	1,33,487
	Current Assets		
	Inventories	17,024	22,087
	Financial assets		
	Trade receivables	61	197
	Cash and cash equivalents	10,920	4,106
	Bank balances other than Cash and cash equivalents	3,000	-
	Other financial assets	1,116	915
	Other assets	56	97
	Sub total	32,177	27,402
	Total Assets	1,61,072	1,60,889
2	EQUITY AND LIABILITIES		
	Equity		
	Equity share capital	3,827	3,827
	Other equity	(15,641)	(14,234)
	Sub total	(11,814)	(10,407)
	LIABILITIES		
	Non-Current Liabilities		
	Financial liabilities		
	Borrowings	1,16,722	1,34,419
	Other financial liabilities	9,476	6,784
	Other liabilities	2,631	1,080
	Sub total (i)	1,28,829	1,42,283
	Current Liabilities		
	Financial liabilities		
	Borrowings	30,409	4,719
	Trade payables		
	- Total outstanding dues of micro and small enterprises	4	21
	- Total outstanding dues of creditors other than micro and small enterprises	1,310	1,809
	Other financial liabilities	10,559	21,419
	Other liabilities	1,775	1,045
	Sub total (ii)	44,057	29,013
	Total liabilities (iii)=(i)+(ii)	1,72,886	1,71,296
	Total Equity and Liabilities	1,61,072	1,60,889

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c. Statement of cash flows

(Rs. in lakhs)

	Particulars	As at March 31, 2024 (Audited)	As at March 31, 2023 (Audited)
1	Cash flows from operating activities		
	Loss before tax	(4,824)	(10,425)
	Adjustments to reconcile loss before tax to net cash flows:		
	Depreciation and amortization expense	9,506	9,028
	Interest expense	14,522	13,905
	Interest income	(664)	(343)
	Advances written off	-	15
	Receivables written off	6	-
	Liability no longer required written back	(22)	(33)
	Operating profit before working capital changes	18,524	12,147
	Working capital adjustments:		
	Increase/(Decrease) in trade payables	(528)	1,039
	Increase/(Decrease) in other liabilities	2,270	(97)
	Increase/(Decrease) in other financial liabilities	3,061	4,786
	(Increase)/Decrease in inventories	5,107	(5,574)
	(Increase)/Decrease in trade receivables	130	(39)
	(Increase)/Decrease in other financial assets	(16)	(1,367)
	(Increase)/Decrease in other assets	41	1,754
	Cash generated/ (used in) operations	28,589	12,649
	Direct taxes (paid)/refunded (net)	(1,979)	289
	Net cash flows from operating activities (A)	26,610	12,938
2	Cash flows from investing activities		
	Expenditure on development of Investment Property (including Investment Property Under Development and Capital Advances)	(6,888)	(5,301)
	Purchase of property, plant and equipment	-	(22)
	Investment in bank deposits	(9,041)	(872)
	Redemption of bank deposits	4,706	355
	Interest received	574	345
	Net cash flows used in investing activities (B)	(10,649)	(5,495)
3	Cash flows from financing activities		
	Proceeds from term loan from banks	21,303	53,922
	Repayment of term loan from banks	(13,310)	(59,151)
	Proceeds from issue of debentures	-	6,000
	Interest paid	(17,140)	(9,103)
	Net cash flows (used)/from in financing activities (C)	(9,147)	(8,332)
4	Net (decrease)/increase in cash and cash equivalents (A + B + C)	6,814	(889)
	Cash and cash equivalents at the beginning of the year	4,106	4,995
	Cash and cash equivalents at the end of the year	10,920	4,106

(Rs. in lakhs)

	Components of cash and cash equivalents	As at March 31, 2024 (Audited)	As at March 31, 2023 (Audited)
	Balance with banks		
	- on current accounts	1,995	2,259
	- in deposit accounts with original maturity of less than 3 months	8,925	1,847
	Total cash and cash equivalents as reported in Balance Sheet	10,920	4,106

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Fax:+91-80-2221 0784. Email: investors@brigadegroup.com Website: www.brigadecosmopolis.com**Notes to the audited financial results for the year ended March 31, 2024**

- 1 Brigade Properties Private Limited ('the Company' or 'BPPL') had issued 490 A Series Unsecured Non-Convertible Debentures ('NCD') of Rs.10,00,000 each on March 20, 2015, which were listed on BSE Limited ('BSE') on March 30, 2015. As the above mentioned investment is unsecured, the disclosure of asset coverage is not required.
- 2 The financial results of Brigade Properties Private Limited ("the Company") for the quarter and year ended March 31, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 09, 2024.
- 3 During the current year, the Company has incurred losses and has accumulated losses as at March 31, 2024. In addition, the Company has a net current liability position as at March 31, 2024. The Company has started selling residential units and leasing out commercial spaces of Tech Gardens Zone A, B and C and it is expected to become profitable in next couple of years. During the current year ended March 31, 2024, the company has availed Lease Rental Discounting (LRD) loan from bank, secured against rental income from leasing out spaces in Zone B and C to meet its current liabilities as they fall due. Furthermore, the Company can also obtain continued financial support from its investors to continue to run its business operations. Based on the projected cashflows including the factors mentioned above, the Company expects that the carrying value of its assets including investment property, inventories including Transfer of Development Rights (TDR), deferred tax assets and receivables as at the period end as fully recoverable.
- 4 Considering the financial position of the Company, the debentureholders have given their consent to waive off interest on debentures for the period July 01, 2023 to June 30, 2024. Accordingly, Finance Cost includes notional interest cost on these debentures recorded in the Statement of Profit and Loss to comply with the requirement of IND AS 109 and the corresponding interest payable has been taken to Equity.
- 5 In accordance with the Indian Accounting Standard (IND AS) - 33 Earnings Per Share, specified under Section 133 of the Companies Act 2013, read with relevant rules issued thereunder, there are certain class of securities which are anti dilutive and hence the impact of those securities has been ignored in the computation of diluted EPS.
- 6 (a) Debt equity ratio represents total debt [long-term borrowings (including current maturities) + short-term borrowings + interest accrued on borrowings] / total equity [equity share capital+other equity].
(b) DSCR represents profit/ loss from operations before finance cost (net of finance cost inventorised and charged to statement of profit and loss and net of finance cost capitalised), exceptional items and tax expenses/ finance cost (gross of finance cost inventorised and charged to statement of profit and loss and gross of finance cost capitalised) plus principal repayment of loan funds during the period.
(c) RRR represents profit/ loss from operations before finance cost (net of finance cost inventorised and charged to statement of profit and loss and net of finance cost capitalised), exceptional items and tax expenses/ finance cost (gross of finance cost inventorised and charged to statement of profit and loss and gross of finance cost capitalised).
(d) CRR/DRR represents Capital Redemption Reserve (CRR) / Debenture redemption reserve (DRR).
(e) Current ratio represents total current assets / total current liabilities.
(f) Long term debt to working capital represents non-current borrowings / working capital [current assets-current liabilities].
(g) Bad debts to account receivable ratio represents Bad debts incurred during the period / Average of opening and closing balances of Trade Receivables.
(h) Current liability ratio represents current liabilities / total liabilities.
(i) Total debts to total assets represents total debts [long-term borrowings, short-term borrowings and interest accrued (included in other financial liabilities)] / total assets.
(j) Debtors turnover represents Revenue from operations / Average of opening and closing balances of Trade Receivables.
(k) Inventory turnover represents Cost of sales [Sub-contractor cost + Cost of project materials consumed + (Increase)/ decrease in inventories of work-in-progress + finance cost inventorised] / Average of opening and closing balances of inventories.
(l) Operating margin % represents Operating profit [Loss before exceptional items and tax - Other income + Finance cost] / Revenue from operations.
(m) Net profit margin % represents Profit for the year/Revenue from operations.
- 7 a) Paid up debt capital represents outstanding debt portion of redeemable preference shares, optionally convertible debentures, compulsory convertible debentures, non-convertible debentures and fully convertible debentures issued by the Company and interest outstanding thereon.
b) Net worth represents total equity, i.e., sum of equity share capital and other equity.
- 8 The financial results for the year ended March 31, 2024 have been audited and for the quarter ended March 31, 2024 have been reviewed by the statutory auditors of the Company. The figures of the last quarters ended March 31, 2024 and March 31, 2023 are the balancing figures between unaudited figures in respect of the full financial years upto March 31, 2024 and March 31, 2023 and the unaudited published year-to-date figures upto December 31, 2023 and December 31, 2022, being the date of the end of the third quarters of the respective financial years, which were subjected to limited review.
- 9 The financial results and notes are also available on the website of the stock exchange viz. www.bseindia.com and also website of the Company viz. www.brigadecosmopolis.com.

**For and on behalf of the Board of Directors of
Brigade Properties Private Limited****Roshin
Mathew**
Roshin MathewDigitally signed by
Roshin Mathew
Date: 2024.05.09
17:35:07 +05'30'Place : Bengaluru, India
Date : May 09, 2024

The Board of Directors
Brigade Properties Private Limited,
29th Floor, World Trade Center,
Brigade Gateway Campus,
26/1, Dr. Rajkumar road,
Malleshwaram-Rajajinagar,
Bangalore – 560055,
Karnataka, India

Independent Auditor’s Certificate on Status of Compliance with Covenants in respect of Listed Unsecured Redeemable Non-Convertible Debentures of the Company for the year ended and as at March 31, 2024

1. This certificate is issued in accordance with the terms of our engagement letter dated July 14, 2023.
2. We, Deloitte Haskins & Sells, Chartered Accountants, the Statutory Auditors of Brigade Properties Private Limited (“the Company”), have been requested by the Management of the Company to certify “Statement of Compliance Status of Financial Covenants in respect of Listed Unsecured Redeemable Non-Convertible Debentures (hereinafter referred to as “Listed Debt Securities”) of the Company for the year ended and as at March 31, 2024” (hereinafter referred to as “the Statement”).

The Statement is prepared by the Company from audited books of account and other relevant records and documents maintained by the Company as at March 31, 2024 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD _ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as “the SEBI Regulations”), as amended, solely for the purpose of submission to Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited), Debenture Trustee of the above mentioned Listed Debt Securities (hereinafter referred to as “the Debenture Trustee”). The responsibility for compiling the information contained in the Statement is of the Management of the Company and the same is initialled by us for identification purposes only.

Management’s Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal controls relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances.
4. The Management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and for providing all relevant information to the Debenture Trustee and for complying with all the covenants as prescribed in the Debenture Trust Deed.

Deloitte Haskins & Sells

Auditor's Responsibility

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD _ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the Statement of Compliance Status of Financial Covenants in respect of Listed Debt securities of the Company for the year ended and as at March 31, 2024 have been accurately extracted and ascertained from the audited books of account of the Company and other relevant records and documents maintained by the Company.
6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to the Statement:

- a) Obtained the Statement prepared by the Management.
 - b) Verified that the information contained in the Statement have been accurately extracted and ascertained from the audited books of account of the Company for the year ended and as at March 31, 2024 and other relevant records and documents maintained by the Company, in the normal course of its business.
 - c) Made necessary inquiries with the Management and obtained relevant representations in respect of matters relating to the Statement.
7. The financial results for the year ended March 31, 2024, have been audited by us, on which we have issued unmodified opinion vide our report dated May 09, 2024. Our audit of these financial results was conducted in accordance with the Standards on Auditing and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement.
 8. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI). This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
 9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

Conclusion

10. Based on the procedures performed as referred to in paragraph 6 above and according to the information and explanations provided to us by the Management of the Company, nothing has come to our attention that causes us to believe that the

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information contained in the Statement of Compliance Status of Financial Covenants has not been accurately extracted and ascertained from audited books of accounts of the Company for the year ended and as at March 31, 2024 and other relevant records and documents maintained by the Company.

Restriction on Use

11. This certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of submission to the Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For DELOITTE HASKINS & SELLS
Chartered Accountants
(Firm's Registration No. 008072S)

Sandeep
Ramesh
Kukreja

Digitally signed
by Sandeep
Ramesh Kukreja
Date: 2024.05.09
17:50:07 +05'30'

Sandeep Kukreja
Partner
(Membership No. 220411)
(UDIN: 24220411BKERKY1722)

Place: Bengaluru
Date: May 09, 2024

Brigade Properties Private Limited

(A Joint Venture between Brigade Group and GIC, Singapore)
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Statement of information on the utilisation of funds and maintenance of security cover, including compliance with all the covenants as at and for the half-year ended March 31, 2024 in respect of listed unsecured non-convertible debentures

This Statement contains details of the utilisation of funds, maintenance of security cover and compliance with the covenants as on March 31, 2024 in respect of the Listed Unsecured Redeemable Non-Convertible Debentures ('NCD') ('the Statement') issued by the Company. The Statement is prepared by the Company from the financial results and other relevant records and documents maintained by the Company as on March 31, 2024 pursuant to the requirements of the Regulation 56 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Regulations').

This Statement is prepared by the Company for the purpose of submission with Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited) (hereinafter the "Debenture Trustee") to ensure compliance with the SEBI Regulations in respect of the NCD issued by the Company pursuant to the agreement entered by the Company with Reco Iris Private Limited ('the Debenture-holder') and the Debenture Trustee vide the Debenture Trust Deed dated March 18, 2015 ('the Debenture Trust Deed').

a) Utilisation of funds

There are no receipts from subscription of NCD during the half-year ended March 31, 2024.

For the utilisation of subscription receipts of NCD during the period ended March 31, 2015, refer our Statement dated May 8, 2015.

b) Maintenance of security cover

NCD issued are unsecured and there is no requirement regarding maintenance of security cover, as at March 31, 2024.

c) Compliance with the covenants

The Company has complied with all the covenants including affirmative and informative covenants, as prescribed in the aforesaid Debenture Trust Deed, as at March 31, 2024.

Further, we confirm that the aforesaid Debenture Trust Deed does not prescribe any financial covenants to be complied with by the Company and hence, no such covenant is applicable and need to be disclosed in this Statement.

We confirm that the details furnished above in respect of utilisation of funds, maintenance of security cover and compliance with the covenants are in compliance with the terms of the Debenture Trust Deed, as at March 31, 2024.

For Brigade Properties Private Limited

Roshin

Mathew

Roshin Mathew
Director

Digitally signed by
Roshin Mathew
Date: 2024.05.09
16:45:57 +05'30'

Place: Bengaluru, India

Date: May 9, 2024



Compliance Report for the quarter ended 31st March 2024

Name of Issuer Company: Brigade Properties Private Limited

1	Confirmation of having complied with Foreign Account Tax Compliance Act (FATCA) as regards the investors, borrowers and other intermediaries (If Applicable - along with supporting documents, registration number etc)	NA
2	Outstanding amount as on March 31, 2024, Confirm if high value debt listed entity as on date pursuant to SEBI (LODR) (Fifth amendment) Regulation, 2021 (basis of value of principal outstanding of listed debt securities as on March 31, 2021)	Rs. 49 Crores NA
2.1	Date of the Board Meeting for current quarter.	9th May 2024
3	Previous Interest Payment Date and Amount paid	The interest amount of Rs. 151,12,15,342/- (gross) as on 31st December 2023 has been paid on 22nd February 2024
4	Next Interest Payment Date and Amount	19.03.2025 Amount: Rs. 4,23,68,219/- (Gross interest upto 19.03.2025)
5	Previous Principal Repayment Date and Amount paid	NA
6	Next Principal Repayment Date and Amount	19.03.2025 and 49 Crores
7	Whether there has been any delay / default in payment of interest and/or principal amount? If yes, the due dates thereof & date of payment and confirm if the additional interest of atleast @ 2% p.a. over the coupon rate is paid to the debenture holders. .	No
8	No. of debenture holders as on last day of this quarter, (Please provide details of NCD Holder viz. Names, Holding, Mailing Address, Email id, Contact Nos. (Benpos))	1
9	Whether RTA / Company has forwarded the details of debenture holders (Benpos) to the DT by the seventh working day of every month.	Yes
10	Whether any security is pending to be created for the Debentures, if yes provide details of the same along with the date by which such security is to be / was to be created	NA
11	Whether the Secured Assets are insured? If yes, attach the latest renewed copies thereof	NA
12	Half yearly results statement should indicate material deviation, if any. This should cover deviation in use of proceeds of issue other than the object stated in offer document	NA
13	Publication of financial results and statements within 2 working days of the conclusion of the Board Meeting. (atleast in one English national daily newspaper)	Yes

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14	<p>Whether financial results for the quarter ended March 31, 2024 submitted to the Stock exchange as per the format specified by SEBI through its circular dated March 31, 2024.</p> <p>Whether unaudited financial results are accompanied by Limited Review Report (LRR)*</p> <p>*LRR is not required if the company has intimated to exchanges in advance that it shall submit annual audited results within 60 days from the end of Financial Year.</p>	<p>Yes. The company has submitted Audited Financial Results along with the Audit Report for the quarter and year ended 31st March 2024 on 9th May 2024.</p>
15	<p>Whether all taxes, cesses, insurance premium, any other government charges with respect to Secured Assets for the issue have been paid. If No, please give details and reasons for the same</p>	<p>NA</p>
16	<p>Whether Debenture Redemption Reserve (DRR) as per SEBI Regulations and Companies Act has been maintained. Please mention the Amount of DRR maintained</p> <p>If No, please give reasons for the same. Please provide details / issue wise DRR amount and date of transfer till date.</p>	<p>Yes INR 1319 Lakhs as on 31.03.2024</p>
17	<p>Whether any material change has taken place in the nature and the conduct of the business of the Issuer since the date of Issue which is detrimental to the interest of debenture holders. If yes, please provide details</p>	<p>No</p>
18	<p>Whether any orders, directions, notice of court/ tribunal / authority affecting or likely to affect the Secured Assets has been passed. If yes, please provide details</p>	<p>NA</p>
19	<p>Whether any major change in the composition of the Board of directors or shareholders as defined in SEBI (Substantial Acquisition and Take Over) Regulations, 2011 which amounts to change in control of Issuer Company has occurred. If yes, please provide details</p>	<p>No</p>
20	<p>Security Cover certified by the Statutory Auditor for the quarter ended March 31, 2024 (Mandatory for Secured issuance)</p> <p>Note: 1) Refer Annexure I of SEBI circular dated March 31, 2023 for the format of Security Cover certificate. 2) Please provide the security cover table in the excel form along with working.</p>	<p>NA</p>
21	<p>Security Cover certified by the Statutory Auditor of third party/subsidiary/group/holding company (“entities”) in case assets being offered as underlying Security by said entities. Including details of encumbrances in case of pari-passu charge.</p>	<p>NA</p>
22	<p>Compliance with all the covenants, in respect of listed non-convertible debt securities, by the statutory auditor, along with the financial results for the quarter December 31, 2023 as per regulation 59 of the SEBI LODR</p>	<p>Yes</p>
23	<p>Attach the statement of value of pledged securities, if applicable .- Quarterly (SEBI circular dated March 31, 2023)</p>	<p>NA</p>
24	<p>Attach the statement of value for Debt Service Reserve Account or any other form of security offered- Quarterly (SEBI circular dated March 31, 2023)</p>	<p>NA</p>
25	<p>Attach the Net worth certificate of guarantor (secured by way of personal guarantee), applicable for March and September (SEBI circular dated March 31, 2023)</p>	<p>NA</p>
26	<p>Attach the Financials/value of guarantor prepared on basis of audited financial statement etc. of the guarantor (secured by way of corporate</p>	<p>NA</p>



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	guarantee), applicable for March (SEBI circular dated March 31, 2023)	
27	Attached the Valuation report and title search report for the immovable/movable assets, applicable for March (not older than 3 years) (SEBI circular dated March 31, 2023)	NA
28	Any change in terms of the NCDs, during the quarter pursuant to Regulation 59 of SEBI (LODR) Regulations, 2015 and SEBI circular dated March 31, 2023.	Not Applicable
29	Any change in security, creation of additional security or conversion of NCDs from unsecured to secured in compliance with SEBI circular dated August 04, 2022.	NA
30	Whether charge over the same assets have been created in favor of multiple trustees. If yes, please mention the name of the trustee, charge amount and asset value	Not Applicable
31	Whether Register of Debenture Holders has been maintained with their addresses and whether the transfers and changes in ownership have been recorded. If no, please give reasons.	Yes
32	In case of Partially / Fully Convertible Debentures, whether the debentures have been converted into equity in accordance with the terms of issue? If no, please give reasons.	NA
33	Whether all the terms of issue of debentures or covenants of the transaction documents are complied with? If no, provide details along with reason for non-compliance	Yes
34	Whether the provisions of the following laws applicable to debentures have been complied with: a) Companies Act, 2013 and Rules made thereunder (For all Issuers) b) SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 c) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 d) Circulars issued by SEBI from time to time.	Yes Yes Yes Yes
35	Whether the company has submitted a certificate to the stock exchange within one working day of the interest or dividend or principal becoming due regarding status of payment in case of non-convertible securities. (Regulation 57(1) SEBI (LODR) Regulations, 2015) (Pursuant to Regulation 57 of SEBI (LODR), Regulations, 2015)	Yes
36	Nature of investor grievances received for quarter ended March 31, 2024 its status as on date of the submission of QCR and reason for the non-resolution/ delay if any (Details to be separately provided in annexure as enclosed) Whether statement of investor grievances has been filed to Exchanges within 21 days from the end of quarter. (Pursuant to Regulation 13(3) of SEBI (LODR), Regulations, 2015)	NIL. Yes, the same has been filed with Stock Exchanges on 1st April 2024
35	Any Buy Back of NCDs during the quarter and details of the same	No
36	Whether the company has maintained functional website containing requisite information (Regulation 62 of SEBI (LODR) Regulations, 2015)	Yes



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37	Whether the company has intimated exchange(s) about its intention to raise funds through issue of new NCD and such intimation was given prior to holding Board meeting. (Pursuant to Regulation 50 of SEBI (LODR), Regulations, 2015)	NA
38	Compliance with Accounting Standard and Financial disclosures.	Yes
39	Compliance with Corporate Governance provisions as specified in Chapter IV viz Related Party framework, Independent Directors, submission of quarterly compliance report on corporate governance to Exchange(s), prior intimation to exchanges, disclosure of material information/event, shareholding pattern	<ul style="list-style-type: none"> • Related Party framework: Yes • Independent Directors: Yes • Submission of quarterly compliance report on corporate governance to Exchange: NA • Prior intimation to exchange: Yes • Disclosure of material information/event: Yes • Shareholding pattern: NA
40	Whether Directors and KMPs have disclosed to Board of Directors whether they are directly or indirectly having material interest in any transaction.	Yes
41	Whether the company has appointed qualified Company Secretary as the Compliance Officer. (Pursuant to Regulation 6 of SEBI (LODR), Regulations, 2015)	Yes
42	Whether the Company has appointed Share transfer agent or manages the same in house. (Pursuant to Regulation 7 of SEBI (LODR), Regulations, 2015)	Yes. Share Transfer Agents
43	Whether the Company has preserved the transactions records at least for 5 years/as per the archival policy of the Company.	Yes
44	Whether the Company is registered on the SEBI SCORES and Online Dispute Resolution Portal.	Yes
45	Whether the Company has constituted following committees and held meetings in compliance with the provisions, as applicable: <ul style="list-style-type: none"> • Audit Committee • Nomination and Remuneration Committee • Stakeholders Relationship Committee • Risk Management Committee 	Yes Yes NA NA
46	Whether the Company has made disclosure of information having bearing on performance/operation of listed entity and/or price sensitive information to Exchanges and Debenture Trustee, if any pursuant to Regulation 51 read with Part B of Schedule III of SEBI (LODR) Regulations	Yes
47	Whether company has complied with SEBI (LODR) Regulation 50 i.e. Intimation to stock exchange(s)	Yes
48	Whether the Company has submitted a compliance certificate to the Exchange(s), duly signed by both Compliance Officer of the listed entity and the authorized representative of the transfer agent (RTA)	Yes



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49	Whether the Company and its directors are / were involved in any civil or criminal proceedings, litigation connected with the securities market, or any order has / had been passed against them for violation of any laws.	No
50	Whether any NCLT proceedings has been initiated against the company, if yes, provide details.	No
51	In case of default in payment of Interest/principal, whether the company has made disclosures to the Credit Rating Agencies in timely manner.	NA
52	Please confirm if disclosure is made to stock exchanges in case of default in payment of interest / instalment obligations on loans, including revolving facilities like cash credit, from banks / financial institutions, whether the company has made disclosure to the Stock exchange. (Refer SEBI circular No. SEBI/HO/CFD/CMD1/CIR/P/2019/140 dated November 21, 2019). Please provide a copy of disclosure made, if any	NA
53	Confirm if there is any breach in providing information to the Debenture Trustee(s) regarding the status of payment or otherwise to the Stock Exchanges and Depositories. (Pursuant to chapter XI of SEBI Circular dated July 07, 2023)	NA
54	If the REF is maintained in the form of Bank Guarantee then the Company needs to ensure that it remains valid for a period of 6 months post the maturity date of the listed debt security and the issuer has kept the bank guarantee in force and renewed the Bank Guarantee at least 7 working days before its expiry.	NA
55	Whether the Security cover Percentage as specified in the Term Sheet/PAS4/Information Memorandum/ is maintained.	NA
56	Details of Corporate Debt Restructuring (if any);	No
57	Details of lenders/creditors joining or entering into Inter Creditor Agreement as per RBI guidelines, including all such information/ documents required to be submitted by the Company to the RBI on an annual basis in respect of such Financial Year, as applicable	NA
58	Details of Fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter;	NA
59	Details of one-time settlement with any bank (if any);	NA
60	Details of Reference to Insolvency or a petition (if any) filed by any creditor	NA
61	Whether the company has forwarded the documents and intimation to the debenture trustee promptly pursuant to Regulation 56 of SEBI (LODR) Regulations, 2015	Yes
62	Details of unclaimed interest/dividend/redemption amount in the escrow account	NA
63	Details of penalty levied (if any) by the stock exchanges pursuant to SEBI circulars dated November 13, 2020 or July 29, 2022.	NA
64	Whether all material events and/or information as disclosed under regulation 51 of SEBI LODR Regulations have been informed to the Debenture trustee immediately in so far as it relates to the interest, principal, issue and terms of non-convertible debt securities, rating, creation of charge on the assets, notices, resolutions, and meetings of holders of non-convertible debt securities.	Yes



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65	Whether Structured Digital Database (“SDD”) is maintained by the company. (Pursuant to Regulation 3(5) and 3(6) of SEBI (PIT) Regulations, 2015.	Yes
66	Whether the company has submitted a quarterly SDD compliance certificate certified either by compliance officer or practicing company secretary to the stock exchanges.	NA
67	A copy of the annual report at the same time as it is issued along with a copy of certificate from the listed entity's auditors in respect of utilization of funds during the implementation period of the project for which the funds have been raised: Provided that in the case of debentures or preference shares issued for financing working capital or general corporate purposes or for capital raising purposes the copy of the auditor's certificate may be submitted at the end of each financial year till the funds have been fully utilized or the purpose for which these funds were intended has been achieved	Yes
68	Whether issuer has obtained and reported Legal Entity Identifier (“LEI”) code in corporate bond database system pursuant to SEBI circular dated May 03, 2023. a) Issuer proposing to issue and list NCDs- on or after September 01, 2023 b) Issuer having outstanding NCDs as on August 31, 2023- on or before September 01, 2023	Yes
60	Confirm if registration with Financial Intelligence Unit (FIU) is applicable. If yes, please confirm if the registration with FIU is completed.	NA
70	Confirm if clause relating to appointment of Nominee Director is inserted in Articles of Association and Debenture Trust Deed pursuant to amendment in NCS Regulation dated February 02, 2023.	Yes, the Debenture Trust Deed has been amended
71	Confirm if the issuer has assign the DT to each of the listed ISINs are made available in the listing center on exchanges.	Yes

Please enclose the below:

MANDATORY ANNEXURES

1	Updated list of name, addresses contact details and email id of debenture holders.
2	Number and nature of grievances received from debenture holders and time frame within which the same were resolved by the Issuer Company. NIL statement to be submitted in case of no grievances. Companies Statutory Auditors Certificate certifying the following, for March and September : a. Annual basis - End utilization certificate of the Debenture Subscription receipts from issuer’s statutory auditor (Refer Regulation 15 (1A)(c) of SEBI (Debenture Trustees) Regulations, 1993). b. Half yearly basis- Certificate regarding maintenance of hundred percent Security cover or higher Security cover as per the terms of offer document/ Information Memorandum and/or Debenture Trust Deed, including compliance with all the covenants, in respect of listed non-convertible debt securities, by the statutory auditor, along with the financial results. (Refer Regulation 15(t)(ii)(a) of SEBI (Debenture Trustees) Regulations, 1993 and Regulation 56(1)(d) of SEBI (LODR), Regulations, 2015), Applicable to secured listed debts.
3	Quarterly Basis-



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	<p>a. Security Cover certified by the Statutory Auditor for the quarter ended March 31, 2024 (Mandatory for Secured issuance) Note: Refer Annexure I of SEBI circular dated March 31, 2023 for the format of Security Cover certificate (Attached)</p> <p>b. Financial Covenant Confirmation from Statutory Auditor for the quarter ended March 31, 2024 (Covenants for Secured and Unsecured issuance) Note: Refer Annexure II of SEBI circular dated March 31, 2023 for list of covenants</p> <p>c. Audited / unaudited financials (along with LRR) of the Issuer company whichever applicable. Notes to Accounts (calculation of Security Cover Ratio)</p> <p>d. A statement of value of pledged securities. (Refer SEBI Circular dated March 31, 2023)</p> <p>e. A statement of value for the Debt Service Reserve Account or any other form of security offered. (Refer SEBI Circular dated March 31, 2023)</p>
4	Insurance Policy of the security charged in favour of DT. In case Insurance Policy has expired, please provide Renewed Insurance Policies & Endorsed in favour of the debenture Trustee.
5	Report of the Lead Bank regarding (Applicable for public issue) (Refer Regulation 15(1A) of DT Regulations, 1993) <ol style="list-style-type: none"> progress of the Project report on monitoring of utilization of funds raised for the issue, as applicable
6	Copy of all notices, resolutions and circulars relating to new issue of non-convertible debt securities, proceedings of meetings of debenture holders, advertisement issued in the media (Refer Regulation 56 of SEBI (LODR) Regulations, 2015)
7	Letter issued by Credit Rating agency for revised credit rating during the quarter.
8	Half yearly Basis -Net worth certificate of guarantor (secured by way of personal guarantee), as applicable. (Refer SEBI Circular dated March 31, 2023)
9	Annual Basis - Financials/value of guarantor prepared on basis of audited financial statement etc. of the guarantor (secured by way of corporate guarantee), as applicable. (Refer SEBI Circular dated March 31, 2023)
10	Annual Basis -Valuation report (Registered Valuer) and title search report for the immovable/movable assets, as applicable. (Refer SEBI Circular dated March 31, 2023)

	<p>Contact Details :</p> <ol style="list-style-type: none"> Name of Authorised Signatory: Akanksha Bijawat Email Address: akankshab@brigadegroup.com Contact Numbers: 080 4137 9200 Name, Address and Email id of R&T Agent: M/s Integrated Registry Management Services Pvt Ltd (formerly known as Integrated Enterprises Limited) No. 30, Ramana Residency, 4th Cross, Sampige Road, Malleswaram, Bangalore – 560003 Name, Address and Email id of the Credit Rating Agency: ICRA Limited, The Millenia Tower-B, Unit No. 1004, 10th Floor, 1 & 2 Murphy Road, Ulsoor, Bangalore - 560008
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For **Brigade Properties Private Limited**

Akanksha
 Bijawat
 Akanksha Bijawat
 Company Secretary
 Date: May 9, 2024

Digitally signed by
 Akanksha Bijawat
 Date: 2024.05.09
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